

14

EXPROPRIATION SETTLEMENTS VARIOUS PROJECTS

The Transportation and Works Committee recommends the adoption of the recommendation contained in the following report, November 29, 2006, from the Commissioner of Corporate Services:

1. RECOMMENDATION

It is recommended that:

1. The following agreements be accepted and that the Commissioner of Corporate Services be authorized to complete these transactions in accordance with the terms of the agreements.

2. PURPOSE

The purpose of this report is to obtain Regional Council's approval to accept the following expropriation settlements for the property required for the Lake Simcoe Water Treatment Facility and Pumping Station in the Town of Georgina and for the widening and reconstruction of Leslie Street, in the Town of Richmond Hill.

2.1 Property No. 1

OWNERS: Manolis Gaidatsis and Helen Gaidatsis

PROJECT: The construction of the Lake Simcoe Water Treatment Facility and Pumping Station, in the Town of Georgina

SUBJECT PROPERTY: Part of Lot 11, Concession 9, Town of Georgina, in The Regional Municipality of York, designated as Part 1 on Expropriation Plan D780, being 1.837 ha (4.54acres)

AREA TAKEN: Complete buyout

COMMENTS: The subject property was required for a water filtration plant in connection with the Lake Simcoe long term water supply. The subject is a flat and irregular shape and is located on the east side of Kennedy Road just south of Lake Simcoe. At the time of the expropriation, January 2000, the property was improved with an older, one storey, eight room, brick school. Because of the threat of the pending expropriation the owners did not maintain the building and

the roof deteriorated to the point that part of it collapsed. The owners stated that, if the Region had not been threatening expropriation, they were planning to open a day care centre in the building. The building was demolished immediately after the expropriation.

PROJECT NUMBER: 7962

2.2 Property No. 2

OWNERS: Ambercroft Labourer's 506 Training Centre

PROJECT: The widening and reconstruction of Leslie Street from Major Mackenzie Drive East (YR 25) to Elgin Mills Road (YR 49), in the Town of Richmond Hill

SUBJECT PROPERTY: Part of Lot 21, Concession 3, Town of Richmond Hill, in The Regional Municipality of York, being 7.1 ha, (17.54 acres)

AREA TAKEN: Fee simple interest in Parts 3 and 4 on Reference Plan 65R-21275, being 1154 m² (0.285 acre)

Area to be deeded to the Region over and above the Region's requirements – Tableland 1,500 m² (0.371 acres) and Flood Plain (Valleylands) 8.744 m² (2.161 acres)

COMMENTS: The subject property is located in the northeast corner of Leslie Street and Major Mackenzie Drive. The property is divided into two parts by a ravine through which runs a tributary of the Rouge River. The table land area on the west side of the river is zoned Rural Residential (RR3) and had been improved with a residence. The river area is zoned Floodland (F) and the area to the east is zoned RR4 and is improved with a residence and east of that is two large buildings that are used as training centres.

The Region's requirements were located along the Leslie Street frontage of the property. The taking eliminated the possibility of replacing the residence on the table lands adjacent to Leslie Street.

PROJECT NUMBER: 9211

3. FINANCIAL IMPLICATIONS

The total amount of compensation in connection with these expropriation settlements is \$327,500.00, of which \$120,855.00 has been paid previously under the *Expropriations Act*, leaving the outstanding compensation at \$206,645.00. In addition to the foregoing, interest as per the *Expropriations Act*, legal and consulting fees are payable. Funds will come from the 2007 budget for these offers.

4. LOCAL MUNICIPAL IMPACT

There is no local municipal impact associated with this report.

5. CONCLUSION

The agreements, which are the subject of this report, are expropriation settlements for properties for the construction of the Lake Simcoe Water Treatment Facility and Pumping Station as part of the Lake Simcoe long term water supply plan in the Town of Georgina and for the widening and reconstruction of Leslie Street in the Town of Richmond Hill. These projects are complete and negotiations have been ongoing to settle these outstanding expropriations. It is recommended that these agreements be accepted.

The Senior Management Group has reviewed this report.

(The attachments referred to in this clause were included in the agenda for the January 10, 2007 Committee meeting.)