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ACQUISITION OF LAND VARIOUS PROJECTS

The Transportation and Works Committee recommends the adoption of the recommendations contained in the following report, November 27, 2003, from the Commissioner of Corporate Services:

1. RECOMMENDATIONS

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 purchase the following properties. These properties are required to proceed with the construction of road and sewer projects throughout the Region.

2.1 Property No. 1

OWNER:	Commerce Point Developments Inc.
PROJECT:	Intersection improvements at 16 th Avenue (YR 73) and Mural Street/Vogell Road in the Town of Richmond Hill
SUBJECT PROPERTY:	Part of Blocks 14, 15 and 16, Plan 65M-2705, Town of Richmond Hill, Regional Municipality of York shown as Parts 11 to 21 inclusive on Reference Plan 65R-25867, and Parts 3 and 4 on Reference Plan 65R-25866
AUTHORITY:	By-law No. R-1367-2003-039
TOTAL OWNERSHIP:	3.997 ha (9.876 acres)
AREA TAKEN:	Fee simple interest in Parts 11 to 21, 65R-25867, and Parts 3 and 4, 65R-25866 1,374 m ² (0.340 acres)
COMMENTS:	The subject property is a vacant rectangular shaped parcel located on the northeast corner of 16 th Avenue and Vogell

Road, just west of Highway 404, in the Town of Richmond Hill.

PROJECT NUMBER: 8090

2.2 Property No. 2

OWNER: Alpha Properties Inc.

PROJECT: Intersection improvements at 16th Avenue (YR 73) and Mural Street/Vogell Road in the Town of Richmond Hill

SUBJECT PROPERTY: Part of Lots 7 and 8, Registered Plan 65M-2139, Town of Richmond Hill, Regional Municipality of York shown as Parts 1 and 2 on Reference Plan 65R-25867 and Part 1 on Reference Plan 65R-25866

AUTHORITY: By-law No. R-1367-2003-039

TOTAL OWNERSHIP: 1.011 ha (2.5 acres)

AREA TAKEN: Fee simple interest in Parts 1 and 2 on Reference Plan 65R-25867 and Part 1 on Reference Plan 65R-25866, being 337 m² (0.083 acres)

COMMENTS: The subject property is improved with an office building and is located at the southeast corner of 16th Avenue and Mural Street, just west of Highway 404, in the Town of Richmond Hill.

PROJECT NUMBER: 8090

2.3 Property No. 3

OWNER: Menkes Office Parks Ltd.

PROJECT: Intersection improvements at 16th Avenue (YR 73) and Mural Street/Vogell Road in the Town of Richmond Hill

SUBJECT PROPERTY: Part of Lots 8 and 9, Registered Plan 65M-2139, Town of Richmond Hill, Regional Municipality of York shown as Parts 3, 4, 5, 6 and 7 on Reference Plan 65R-25867

AUTHORITY: By-law No. R-1367-2003-039

TOTAL OWNERSHIP: 1.518 ha (3.75 acres)

AREA TAKEN:	Fee simple interest in Parts 3, 4, 5, 6 and 7 on Reference Plan 65R-25867, being 286 m ² (0.071 acres)
COMMENTS:	The subject property is improved with an office building and is located at the south side of 16 th Avenue, east of Mural Street in the Town of Richmond Hill.
PROJECT NUMBER:	8090

2.4 Property No. 4

OWNER:	Jolis Investments (Ontario) Limited
PROJECT:	The construction of the 404 Corridor Trunk Sewer, in the Town of Markham.
SUBJECT PROPERTY:	Part of Lot 17, Concession 3, Town of Markham, Regional Municipality of York shown as Parts 1, 2 and 3 on Reference Plan 65R-21312 and Parts 1, 2 and 3 on Reference Plan 65R-21313
AUTHORITY:	Clause 1 of Report 17, adopted by Regional Council at its meeting held on October 22, 1998
TOTAL OWNERSHIP:	11.376 ha (28.11 acres)
AREA TAKEN:	Permanent Limited Interest in Part 1, 65R-21312 and Part 1, 65R-21313, being 4,913 m ² (1.214 acres); Temporary Limited Interest in Parts 2 and 3, 65R-21312, and Parts 2 and 3, 65R-21313, being 10,217 m ² (2.524 acres)
COMMENTS:	The subject property is vacant land located on the west side of Woodbine Avenue in the Town of Markham.
PROJECT NUMBER:	9383

2.5 Property No. 5

OWNER:	Amir-Hessam Limited and 668152 Ontario Limited
PROJECT:	The construction of the Leslie Street Trunk Sewer, in the Town of Richmond Hill.

SUBJECT PROPERTY:	Part of Lot 29, Concession 2, Town of Richmond Hill, Regional Municipality of York shown as Parts 1, 2 and 3 on Reference Plan 65R-25730
AUTHORITY:	Clause 27 of Report 6, adopted by Regional Council at its meeting held on June 26, 2003
TOTAL OWNERSHIP:	40 ha (98.87 acres)
AREA TAKEN:	Fee Simple Interest in Parts 1, 2 and 3, 65R-25730, being 2,841 m ² (0.702 acres)
COMMENTS:	The subject property is vacant land located on the west side of Leslie Street, between Elgin Mills Road and 19 th Avenue in the Town of Richmond Hill
PROJECT NUMBER:	7605

2.6 Property No. 6

OWNER:	Katherine Jean Mitchell-Mabilia and Hazel Mitchell
PROJECT:	The construction of the Bathurst Street/Langstaff Road Trunk Sewers.
SUBJECT PROPERTY:	Part of Lot 15, Concession 2, City of Vaughan, Regional Municipality of York shown as Parts 1 and 2 on Reference Plan 65R-25388
AUTHORITY:	Clause 2 of Report 19 of the Transportation and Works Committee adopted by Regional Council on November 26, 1998
TOTAL OWNERSHIP:	10.664 ha (26.35 acres)
AREA TAKEN:	Permanent Limited Interest in Part 1, 65R-25388, being 3,608 m ² (0.892 acres); Temporary Limited Interest in Part 2, 65R-25388, commencing January 1, 2004 and terminating December 31, 2006, being 5,123 m ² (1.266 acres)
COMMENTS:	The subject property is an improved residential property that is located on the west side of Bathurst Street. The Region's requirements are located across the westerly portion of the subject property. There are no development applications or site plan approvals pending on this property.

PROJECT NUMBER: 7710

3. FINANCIAL IMPLICATIONS

The total amount of compensation involved in connection with the above transactions is \$1,113,076.40. In addition to the foregoing, legal and consulting fees are payable. Funds have been included in the 2003 budget for these offers.

4. LOCAL MUNICIPAL IMPACT

The properties described in this report are required for intersection improvements at 16th Avenue and Mural Street/Vogell Road in the Town of Richmond Hill and for the construction of the Bathurst Street/Langstaff Road sanitary trunk sewer in the City of Vaughan, the 404 Corridor Trunk Sewer in the Town of Markham and the Leslie Street Trunk Sewer in the Town of Richmond Hill.

The intersection improvements at 16th Avenue and Mural Street/Vogell Road will greatly improve traffic flow and safety problems.

The construction of the sanitary trunk sewer projects will accommodate growth in the City of Vaughan and the Towns of Markham and Richmond Hill.

5. CONCLUSION

The lands which are the subject of this report, are required for road and sewer projects within the Region and in order for these projects to proceed without interruption it is recommended that these acquisitions be completed.

The Senior Management Group has reviewed this report.

(A copy of the attachments referred to in the foregoing has been forwarded to each Member of Council with the January 7, 2004 Transportation and Works Committee agenda and a copy thereof is on file in the Office of the Regional Clerk.)