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COMPENSATION FOR EXPROPRIATION VIVIAN ROAD PROJECT 9988, TOWN OF WHITCHURCH-STOUFFVILLE

The Transportation Services Committee recommends the adoption of the recommendation contained in the following report dated January 6, 2010, from the Commissioner of Corporate Services.

1. RECOMMENDATION

It is recommended that:

1. The Commissioner of Corporate Services be authorized to make the following offers on behalf of the Regional Corporation in accordance with the *Expropriations Act* for the land required for improvements on Vivian Road (YR 74), in the Town of Whitchurch-Stouffville.

2. PURPOSE

This report is to receive authorization from Regional Council to serve offers under the *Expropriations Act*, on those parties who have a registered interest in the property being expropriated. The properties are required for a road widening project near the Ninth Line and Vivian Road.

3. BACKGROUND

The Environmental Assessment for this project was approved in May 2006. Utility relocation will likely occur in 2010 and construction is anticipated to begin in 2015.

4. ANALYSIS AND OPTIONS

Independent appraisal reports established compensation for Section 25 Offers

An independent appraisal firm has prepared appraisal reports estimating the market value of the following properties. In compliance with Section 25 of the *Expropriations Act*, an offer based on 100% of the market value must be presented to an owner prior to taking possession of the property.

Regional Council Expropriation Authorization

On February 19, 2009, Regional Council Authorized the expropriation of properties required for the widening and reconstruction of Vivian Road, Town of Whitchurch-Stouffville.

Property No. 1 *(see attachment 1)*

OWNER:	Barbara Ann Reid Duthie
PROPERTY:	Part of Lot 30, Concession 9
TOTAL OWNERSHIP:	0.919 ha (2.271 acres)
EXPROPRIATED PROPERTY:	Fee simple interest in Parts 1 and 2 on Expropriation Plan YR1323493, Town of Whitchurch-Stouffville
AREA EXPROPRIATED:	0.034 ha (0.084 acres)
COMMENTS:	The subject property is located on the south east corner of Vivian Road and Ninth Line. It is improved with a single storey, 3 bedroom home, detached garage and outdoor pool.

Property No. 2 *(see attachment 1)*

OWNER:	Helen Rea
PROPERTY:	Part of Lot 31, Concession 8
TOTAL OWNERSHIP:	4.033 ha (9.966 acres)
EXPROPRIATED PROPERTY:	Fee simple interest in Part 1 on Expropriation Plan YR1323487, Town of Whitchurch-Stouffville
AREA EXPROPRIATED:	0.042 ha (0.104 acres)
COMMENTS:	The subject is located on the north side of Vivian Road, east of Ninth Line. It is improved with a 1¼ storey, 3 bedroom home and attached garage.

5. FINANCIAL IMPLICATIONS

Total amount of compensation is \$20,160

The total amount of compensation for these expropriations is \$20,160 which includes land and loss of trees and landscaping. Funds for these offers are included in the 2009 budget.

6. LOCAL MUNICIPAL IMPACT

The widening and reconstruction of Vivian Road will support the future growth and improve safety of the travelling public.

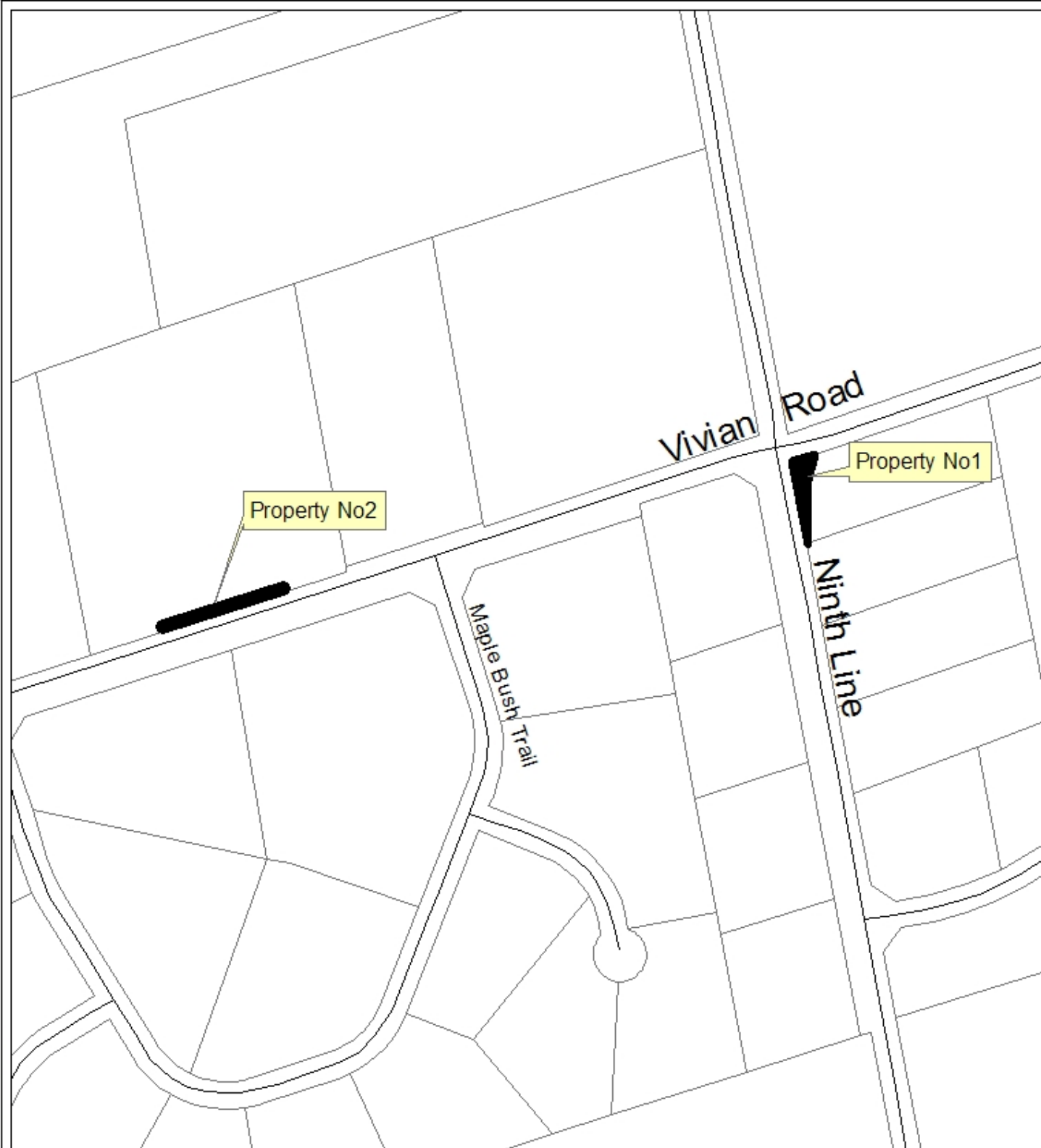
7. CONCLUSION

It is recommended this report be accepted in order to provide the required lands for the Vivian Road widening and reconstruction project.

For more information on this report, please contact Paul J. Roberts, Manager, Realty Services, Property Services Branch at Ext. 1424.

The Senior Management Group has reviewed this report.

(The attachment referred to in this clause was included in the agenda for the January 6, 2010 Committee meeting.)



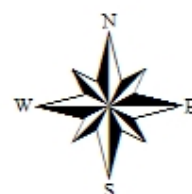
LOCATION PLAN

Compensation for Expropriation Vivian Road Project 9988

Highway 48 to York/Durham Line

Town of Whitchurch-Stouffville

0 0.025 0.05 0.1 0.15 0.2 Kilometers



PROPERTY SERVICES