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COMPENSATION FOR EXPROPRIATION STOUFFVILLE ROAD HIGHWAY 404 TO HIGHWAY 48, PROJECT 9712, 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 offer on behalf of the Regional Corporation in accordance with the *Expropriations Act* for the land required for improvements on Stouffville Road (YR 14), 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. Authorization will enable Section 25 offers under the *Expropriations Act* to be served upon owners facilitating the Region obtaining possession of the expropriated lands. The lands are required for the widening and reconstruction of Stouffville Road from Highway 404 to Highway 48 which will accommodate future growth and improve safety for the public and the Stouffville community.

3. BACKGROUND

The Environmental Assessment for this project was approved in 2007. Utility relocation is underway and is anticipated to be complete in February/March 2010. Construction to commence in the spring of 2010.

4. ANALYSIS AND OPTIONS

Independent appraisal report establishes compensation for Section 25 Offer

An independent appraisal firm has prepared an appraisal report estimating the market value of the following property. 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 October 18, 2007, Regional Council authorized the expropriation of properties required for the widening and reconstruction of Stouffville Road, Town of Whitchurch-Stouffville.

Property No. 1 (*see attachment 1*)

OWNERS:	Cesaroni Technology Holdings Corp.
PROPERTY:	Part of Lot 35, Concession 4
TOTAL OWNERSHIP:	7.301 ha (18.041 acres)
EXPROPRIATED PROPERTY:	Fee simple interest in Parts 1, 2 and 3 on Expropriation Plan YR1313971, Town of Whitchurch-Stouffville
AREA EXPROPRIATED:	0.464 ha (1.146 acres)
COMMENTS:	The subject property is located on the south side of Stouffville Road between Woodbine Avenue and Warden Avenue. The land is zoned prestige industrial with a small portion zoned open space environmental. It is improved with an industrial building and smaller out buildings.

5. FINANCIAL IMPLICATIONS

The property was appraised by an external appraisal firm who estimated market value of the expropriated lands. Funds for this offer were included in the 2009 Capital Budget.

6. LOCAL MUNICIPAL IMPACT

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

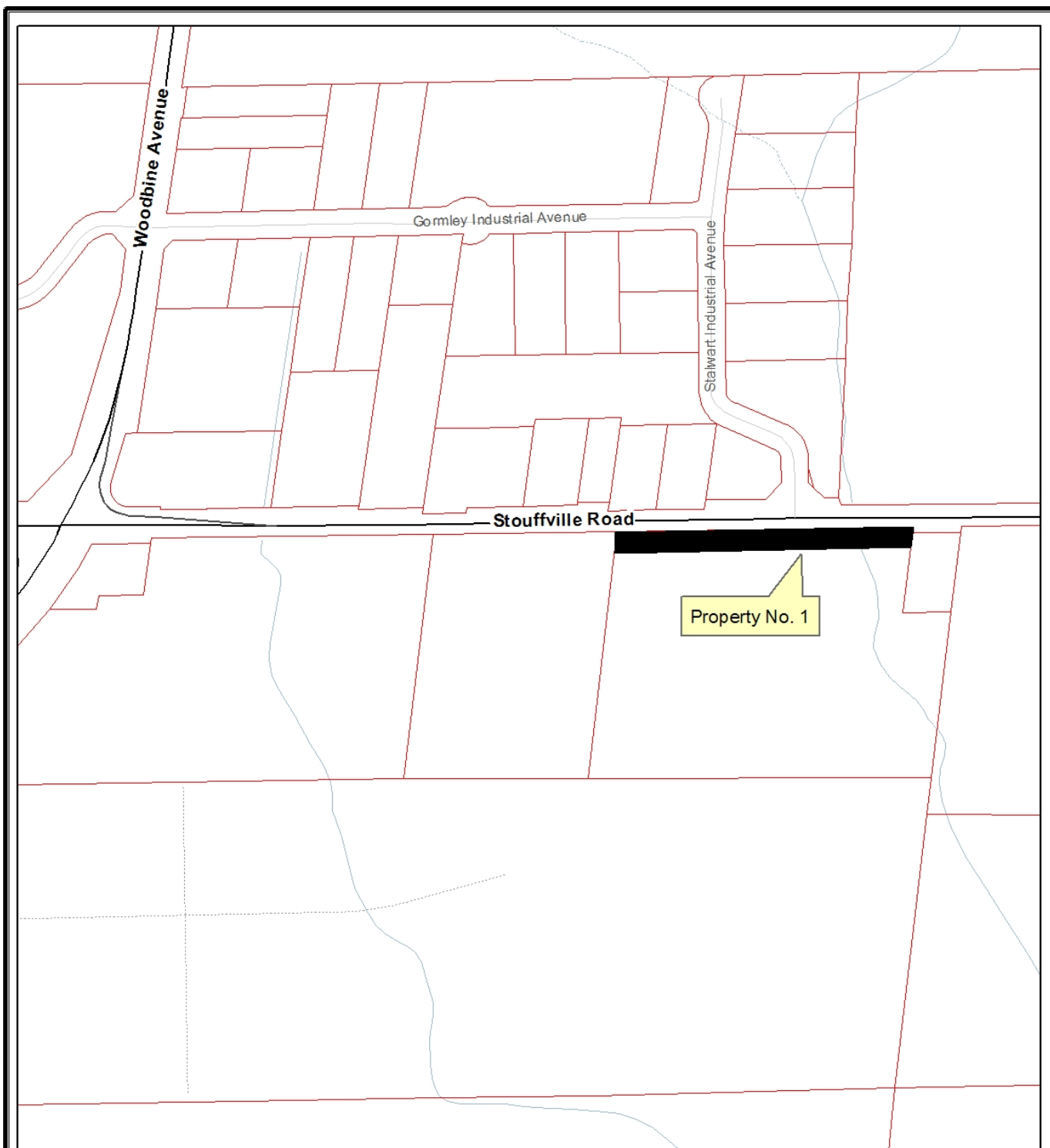
7. CONCLUSION

It is recommended this report be accepted in order to provide the required lands of the Stouffville Road widening and reconstruction.

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.)



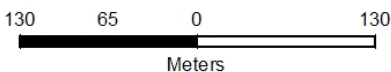
LOCATION PLAN

Compensation for Expropriation Stouffville Road, Project 9712

Cesaroni Technology Holdings Corp.

Town of Whitchurch-Stouffville

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PROPERTY SERVICES

