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ACQUISITION OF LAND - VARIOUS PROJECTS
TOWN OF WHITCHURCH-STOUFFVILLE, PROJECT 7814
AND
TOWN OF MARKHAM, PROJECT 8070

The Transportation and Works Committee recommends the adoption of the recommendation contained in the following report December 16, 2004, 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 purchase the following properties for the construction of an elevated water tank in the Town of Whitchurch-Stouffville and the construction of the Markham By-pass in the Town of Markham.

2.1 Property No. 1

OWNER:	Greater Toronto Transit Authority
PROJECT:	The construction of an elevated water tank on the Tenth Line south of Bloomington Road in the Town of Whitchurch-Stouffville
SUBJECT PROPERTY:	Part of Lot 6, Concession 10, Town of Whitchurch-Stouffville, in the Regional Municipality of York (Attachment 1)
AUTHORITY:	By-law No. R-1367-2003-039
TOTAL OWNERSHIP:	8.596 ha (21.24 acres)
AREA TAKEN:	Fee simple interest in Part of Lot 6, Concession 10, shown as Part 1 on Reference Plan 65R-26902, Town of Whitchurch-Stouffville, being 3,600 m ² (0.890 acres)

Permanent easements in Part of Lot 6, Concession 10, shown as Parts 1 and 4 on Reference Plan 65R-27421, Town of Whitchurch-Stouffville, being 1,248 m² (0.308 acres)

Temporary easement for 3.3 years, terminating December 31, 2007, in Part of Lot 6, Concession 10, shown as Parts 2, 3, 5 and 6 on Reference Plan 65R-27421, Town of Whitchurch-Stouffville, being 7,537 m² (1.862 acres)

COMMENTS: The subject property that is located on the north side of the Bethesda Sideroad, east of Tenth Line, was purchased by GO Transit for parking purposes. The Region's requirements are located through central portions of the site and fronting Bethesda Sideroad. There are no development applications or site plan approvals pending on this property.

PROJECT NUMBER: 7814

2.2 Property No. 2

OWNER: Chris Kambouris and Vasilios Marcou

PROJECT: The construction of the Markham By-Pass, in the Town of Markham

SUBJECT PROPERTY: Part of Lot 20, Concession 8, in the Town of Markham, in the Regional Municipality of York, designated as Part 2 on Expropriation Plan D834 (Attachment 2)

AUTHORITY: By-law No. R-1269-2002-011

TOTAL OWNERSHIP: 4.048 ha (10.002 acres)

AREA TAKEN: Fee simple interest in Part 2, Expropriation Plan D834

COMMENTS: The subject property is vacant land located on the south side of Major Mackenzie Drive, east of Highway 48. The highest and best use is estimated to be future development land.

PROJECT NUMBER: 8070

3. FINANCIAL IMPLICATIONS

The total amount of compensation involved in connection with the above transactions is \$114,055.00 for Property 1; and \$255,275.00 for Property 2. In addition to the foregoing, interest together with legal and consulting fees are payable. Funds will be included in the 2005 budget for these offers.

4. LOCAL MUNICIPAL IMPACT

Property No. 1 described in this report is required for the construction of an elevated tank in the Town of Whitchurch-Stouffville, which is necessary to provide municipal water capacity to the community of Stouffville in order to support projected population and economic growth.

Property No. 2 is an expropriation settlement for land required for the construction of the Markham By-Pass in the Town of Markham.

5. CONCLUSION

In order for these projects to proceed without interruption it is recommended that these acquisitions be completed.

(The attachments referred to in this clause were included in the agenda for the January 5, 2005 Committee meeting.)