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ACQUISITION OF LAND VARIOUS PROJECTS

The Transportation and Works Committee recommends the recommendation contained in the following report, November 8, 2005, from the Commissioner of Corporate Services be replaced with the following:

- 1. The agreements for Property Nos. 1 and 2 be accepted and the Commissioner of Corporate Services be authorized to complete these transactions in accordance with the terms of the agreements; and**
- 2. Property No. 3 be referred back to staff for a further report.**

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 agreements for the purchase of property for the widening and reconstruction of Langstaff Road (*see Attachment 1*) and the construction of the Bathurst Street/Langstaff Road sanitary trunk sewer (*see Attachment 2*) in the City of Vaughan.

2.1 Property No. 1

OWNER:	Squire Ridge Investments Limited
PROJECT:	The widening and reconstruction of Langstaff Road
SUBJECT PROPERTY:	Part of Lot 10, Concession 9, City of Vaughan, Regional Municipality of York
TOTAL OWNERSHIP:	40.2676 ha (99.5 acres)
AUTHORITY:	By-law A-0362-2005-035

AREA TAKEN:	Fee simple interest in Part 1 on Reference Plan 65R-27881, Part 2 on Reference Plan 65R-27882 and Part 1 on Reference Plan 65R-27883, being 5,625 m ² (1.39 acres)
COMMENTS:	The subject is a future industrial/commercial property that is located at the southeast corner of Langstaff Road and Huntington Road in the City of Vaughan. The Region's requirements are located across the frontage of the subject property. There are no development applications or site plan approvals pending on this property.
PROJECT NUMBER:	9857

2.2 Property No. 2

OWNER:	699581 Ontario Limited
PROJECT:	The widening and reconstruction of Langstaff Road
SUBJECT PROPERTY:	Part of Lot 10, Concession 9, City of Vaughan, Regional Municipality of York
TOTAL OWNERSHIP:	3.97 ha (9.81 acres)
AUTHORITY:	By-law A-0362-2005-035
AREA TAKEN:	Fee simple interest in Part 4 on Reference Plan 65R-27880, being 993 m ² (0.245 acres)
COMMENTS:	The subject is a vacant parcel designated for future industrial/commercial development and is located on the south side of Langstaff Road in the City of Vaughan. The Region's requirements are located across the frontage of the subject property. There are no development applications or site plan approvals pending on this property.
PROJECT NUMBER:	9857

2.3 Property No. 3

OWNER:	Baif Developments Limited
PROJECT:	The construction of the Bathurst Street/Langstaff Road sanitary trunk sewer in the City of Vaughan

SUBJECT PROPERTY:	Part of Block 1, Registered Plan 65M-2700, City of Vaughan, Regional Municipality of York
TOTAL OWNERSHIP:	3.274 ha (8.090 acres)
AUTHORITY:	Clause 2, Report 19 of the Transportation and Works Committee adopted by Regional Council on November 26, 1998
AREA TAKEN:	Temporary limited interest in Parts 1, 2 and 3 on Reference Plan 65R-25929, commencing October 18, 2006 and terminating December 31, 2008
COMMENTS:	The subject is a vacant part high density residential and part commercial site that is located on the west side of Bathurst Street between New Westminster Drive and Beverly Glen Boulevard in the City of Vaughan.
PROJECT NUMBER:	7709/7710

3. FINANCIAL IMPLICATIONS

The total amount of compensation involved in connection with the above transactions is \$1,284,785.00. In addition to the foregoing, legal, appraisal, interest and construction costs, as stated within the agreements are payable. Funds have been included in the 2005 budget for these offers.

4. LOCAL MUNICIPAL IMPACT

Property Nos. 1 and 2 are acquisitions for the widening and reconstruction of Langstaff Road and will provide additional east-west capacity within this corridor to improve traffic operations and reduce traffic congestion and delays.

Property No. 3 is for an extension to the termination date for the temporary easement to construct the Bathurst Street/Langstaff Road sanitary sewer that is part of the YDSS Master Plan and will accommodate growth in the City of Vaughan and the Town of Richmond Hill.

5. CONCLUSION

The properties in this report are required for the widening and reconstruction of Langstaff Road and the construction of the Bathurst Street/Langstaff Road sanitary trunk sewer in the City of Vaughan 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.

(The attachments referred to in this clause were included in the Agenda for the November 30, 2005 Committee meeting.)