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COMPENSATION FOR EXPROPRIATION RECONSTRUCTION AND RECONNECTION OF BATHURST STREET TOWN OF EAST GWILLIMBURY AND TOWNSHIP OF KING

(Regional Council at its meeting on November 15, 2012 adopted this Clause, as amended by the private memorandum from the Commissioner of Corporate Services dated November 14, 2012.)

The Finance and Administration Committee recommends the adoption of the recommendation contained in the following report dated October 17, 2012, from the Commissioner of Corporate Services.

1. RECOMMENDATION

It is recommended that:

1. Council authorize an offer of compensation under the *Expropriations Act* to be made to all entitled owners for lands expropriated for the reconstruction and reconnection of Bathurst Street, in the Town of East Gwillimbury and Township of King.

2. PURPOSE

This report seeks Council approval to serve an offer of compensation under section 25 of the *Expropriations Act* (the “Act”) to owners whose lands have been expropriated for the reconstruction and reconnection of Bathurst Street, from Green Lane West to Highway 11, in the Town of East Gwillimbury and the Township of King.

3. BACKGROUND

Council authorized the expropriation of properties for the Bathurst Street project in June, 2012

On June 28, 2012, Council authorized the expropriation of properties required for the reconstruction and reconnection of Bathurst Street, from Green Lane West to Highway 11, in the Town of East Gwillimbury and the Township of King. Expropriation plans were registered on July 19, 2012 and September 14, 2012 vesting ownership of the lands in the Region. The *Act* requires the Region to serve offers of compensation within three (3) months of registration of the plan. These offers are based on appraisals of market value and injurious affection.

4. ANALYSIS AND OPTIONS

Independent appraisal reports have established values which form the basis of the offers

An independent appraisal firm prepared appraisal reports estimating the market value of the subject properties and any damages for injurious affection. Section 25 of the Act requires the Region to offer (a) full compensation for the owner's interest and (b) immediate payment of 100 per cent of the market value.

Property No. 1 *(see Council attachment 2)*

OWNER:	Federation of Ontario Naturalists
LEGAL DESCRIPTION:	Part of Lot 7, Concession 2 Old Survey, Township of King
TOTAL OWNERSHIP:	107.81 ha (266.4 acres)
EXPROPRIATED PROPERTY:	Fee Simple interest in Part 1, Expropriation Plan YR1856634, Part 1, Expropriation Plan YR1856865 Temporary easement in Parts 2 & 3, Expropriation Plan YR1856634 and Part 2, Expropriation Plan YR1856865
AREA EXPROPRIATED:	Fee Simple: 3,779 m ² (0.93 acre) Temporary Easement: 718m ² (0.18 acre)

Property No. 2 *(see Council attachment 1)*

OWNER:	Antonino Simone, Maria Simone, Estate of Giuseppe Simone, Estate of Francesca Simone, Estate of Vito Simone
LEGAL DESCRIPTION:	Part of Lot 13, Concession 2 (Old Survey), Township of King
TOTAL OWNERSHIP:	20.235 ha (50 acres)
EXPROPRIATED PROPERTY:	Fee Simple interest in Part 1, Expropriation Plan YR1856593
AREA EXPROPRIATED:	3,125 m ² (0.77 acre)

Property No. 3 *(see Council attachment 2)*

OWNER:	Alan Edwin Bray, Kent Bray, Patricia Eek
LEGAL DESCRIPTION:	Part of East ½ of Lot 11, Concession 2 (Old Survey) Township of King
TOTAL OWNERSHIP:	65.48 ha (161.8 acres)
EXPROPRIATED PROPERTY:	Fee Simple interest in Part 1, Expropriation Plan YR1856768
AREA EXPROPRIATED:	21,056 m ² (5.2 acres)

Property No. 4 *(see Council attachment 1)*

OWNER:	Allan Edwin Bray, Estate of Marjorie Grace Bray, Kent Bray, Patricia Eek
LEGAL DESCRIPTION:	Part of Lots 14 & 15, Concession 2 (Old Survey) Township of King
TOTAL OWNERSHIP:	46.56 ha (115.05 acres)
EXPROPRIATED PROPERTY:	Fee Simple interest in Part 1, Expropriation Plan YR1856571
AREA EXPROPRIATED:	5543 m ² (1.37 acres)

Property No. 5 *(see Council attachment 1)*

OWNER:	Alan Bray
LEGAL DESCRIPTION:	Part of Lot A, Block 1, Registered Plan 16 Town of East Gwillimbury
TOTAL OWNERSHIP:	6,369 m ² (1.57 acres)
EXPROPRIATED PROPERTY:	Fee Simple interest; Parts 1, 2 & 3, Expropriation Plan YR1856824
AREA EXPROPRIATED:	6,369 m ² (1.57 acres)

Property No. 6 (see Council attachment 1)

OWNER:	1289430 Ontario Inc.
LEGAL DESCRIPTION:	Part of East ½ of Lot 12, Concession 2 (Old Survey) Township of King
TOTAL OWNERSHIP:	59 ha (145.8 acres)
EXPROPRIATED PROPERTY:	Fee Simple interest in Part 1, Expropriation Plan YR1856588
AREA EXPROPRIATED:	15,299 m ² (3.78 acres)

Property No. 7 (see Council attachment 1)

OWNER:	Carling Properties Inc.
LEGAL DESCRIPTION:	Part of Lot 2 north side of Centre Street, Plan 143 Town of East Gwillimbury
TOTAL OWNERSHIP:	3.56 ha (8.8 acres)
EXPROPRIATED PROPERTY:	Fee simple interest in Part 1, Expropriation Plan YR1856338
AREA EXPROPRIATED:	298 m ² (0.07 acre)

Property No. 8 (see Council attachment 1)

OWNER:	Cilcorn Consult Inc.
LEGAL DESCRIPTION:	Part of Lot 1 north side of Centre Street, Plan 143 Town of East Gwillimbury
TOTAL OWNERSHIP:	1,087 m ² (0.27 acre)
EXPROPRIATED PROPERTY:	Fee Simple interest in Part 1, Expropriation Plan YR1856615
AREA EXPROPRIATED:	470 m ² (0.12 acre)

Property No. 9 (see Council attachment 1)

OWNER:	Ramesh Gaglani and Allan Tapani Laaksonen
LEGAL DESCRIPTION:	Part of East ½ of Lot 16, Concession 2 (Old Survey), Township of King
TOTAL OWNERSHIP:	1, 416 m ² (15,246 sq.ft.)
EXPROPRIATED PROPERTY:	Fee Simple interest in Part 1, Expropriation Plan YR1856611
AREA EXPROPRIATED:	303 m ² (3,262 sq.ft.)

Property No. 10 (see Council attachment 2)

OWNER:	Lisa Thompson
LEGAL DESCRIPTION:	Part of Lot 103, Concession 1 West of Yonge Street Town of East Gwillimbury
TOTAL OWNERSHIP:	4.12 ha (10.18 acres)
EXPROPRIATED PROPERTY:	Fee Simple interest in Part 1, Expropriation Plan YR1856788
AREA EXPROPRIATED:	1,318 m ² (0.33 acre)

Property No. 11 (see Council attachment 2)

OWNER:	Strachan Bowen and Karen Bowen
LEGAL DESCRIPTION:	Part of East ¾ of Lot 8, Concession 2 (Old Survey) Township of King
TOTAL OWNERSHIP:	20.235 ha (50 acres)
EXPROPRIATED PROPERTY:	Fee Simple interest in Part 1, Expropriation Plan YR1856575
AREA EXPROPRIATED:	2,217 m ² (0.55 acre)

Property No. 12 (see Council attachment 2)

OWNER: Evelyn Anne Ballard

LEGAL DESCRIPTION: Part of East ½ of Lot 10, Concession 2 (Old Survey)
Township of King

TOTAL OWNERSHIP: 24.4 ha (60.3 acres)

EXPROPRIATED PROPERTY: Fee Simple interest in Part 1, Expropriation Plan
YR1856830

AREA EXPROPRIATED: 2,446 m² (0.60 acre)

Property No. 13 (see Council attachment 2)

OWNER: 2289758 Ontario Inc.

LEGAL DESCRIPTION: Part of East ½ of Lot 10, Concession 2 (Old Survey)
Township of King

TOTAL OWNERSHIP: 10.485 ha (25.91 acres)

EXPROPRIATED PROPERTY: Fee Simple interest in Part 1, Expropriation Plan
YR1856876

AREA EXPROPRIATED: 9,837 m² (2.43 acres)

Property No. 14 (see Council attachment 2)

OWNER: James Michael Bradley and Susan Jane Bradley

LEGAL DESCRIPTION: Part of Lot 103, Concession 1 West of Yonge Street
Town of East Gwillimbury

TOTAL OWNERSHIP: 6.868 ha (16.97 acres)

EXPROPRIATED PROPERTY: Fee Simple interest in Parts 1 & 2, Expropriation
Plan YR1856808

AREA EXPROPRIATED: 2,391 m² (0.59 acres)

Property No. 15 (see Council attachment 2)

OWNER:	Gilbert William Robins
LEGAL DESCRIPTION:	Part of Lot 103, Concession 1 West of Yonge Street Town of East Gwillimbury
TOTAL OWNERSHIP:	4.05 ha (10.01 acres)
EXPROPRIATED PROPERTY:	Fee Simple interest in Part 1, Expropriation Plan YR1856343 Temporary easement in Part 2, Expropriation Plan YR1856343
AREA EXPROPRIATED:	Fee Simple: 1,316 m ² (0.33 acre) Temporary Easement: 544 m ² (0.13 acre)

Property No. 16 (see Council attachment 1)

OWNER:	Donald Earl Shoebridge and Donna Christine Shoebridge
LEGAL DESCRIPTION:	Part of Lot 1 north of Centre Street, Plan 143 Town of East Gwillimbury
TOTAL OWNERSHIP:	3.157 ha (7.8 acres)
EXPROPRIATED PROPERTY:	Fee Simple interest in Part 1, Expropriation Plan YR1885454
AREA EXPROPRIATED:	1,132 m ² (0.28 acre)

Property No. 17 (see Council attachment 1)

OWNER:	Holland Marsh District Christian School Society
LEGAL DESCRIPTION:	Part of Lot 15, Concession 2 (Old Survey), Township of King
TOTAL OWNERSHIP:	6.21 ha (15.34 acres)
EXPROPRIATED PROPERTY:	Fee Simple interest in Parts 1 and 2, Expropriation Plan YR1856607
AREA EXPROPRIATED:	4,482 m ² (1.11 acres)

Link to Key Council - approved Plans

From Vision to Results: 2011 to 2015 Strategic Plan

Priority Area – Focus Growth along Regional Centres and Corridors

Optimize the transportation capacity and services in Regional Centres and Corridors

The acquisition of these lands will assist the Region in meeting its transportation needs.

5. FINANCIAL IMPLICATIONS

Total amount of compensation to be offered under section 25 of the *Expropriations Act* is \$905,285.24

Funds for the acquisition of these lands are included in the 2012 Capital Budget, Capital Delivery - Roads, Transportation and Community Planning Department.

6. LOCAL MUNICIPAL IMPACT

The reconstruction and reconnection of Bathurst Street, between Green Lane West and Highway 11, Town of East Gwillimbury and Township of King will provide an additional north-south route for anticipated traffic volumes due to growth in the area.

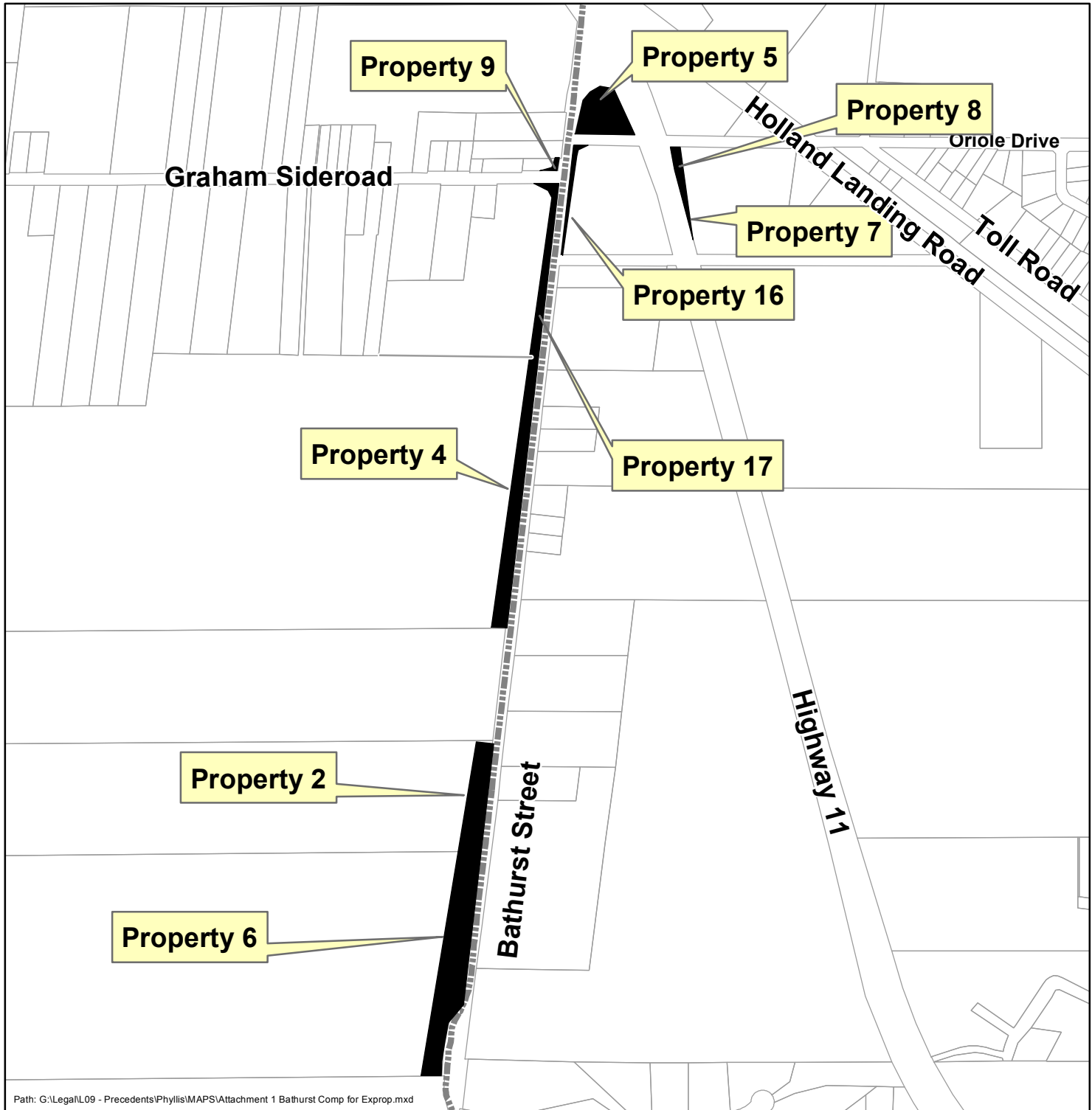
7. CONCLUSION

On July 19, 2012 and September 14, 2012, expropriation plans were registered with respect to certain lands required for the Bathurst Street project. The Act requires that the offers of compensation for expropriated lands be served on the former owners. It is recommended the offers set out in this report be served in accordance with the Act.

For more information on this report, please contact Barry Crowe, Director, Property Services at Ext. 1684.

The Senior Management Group has reviewed this report.

(The two attachments referred to in this clause are attached to this report.)

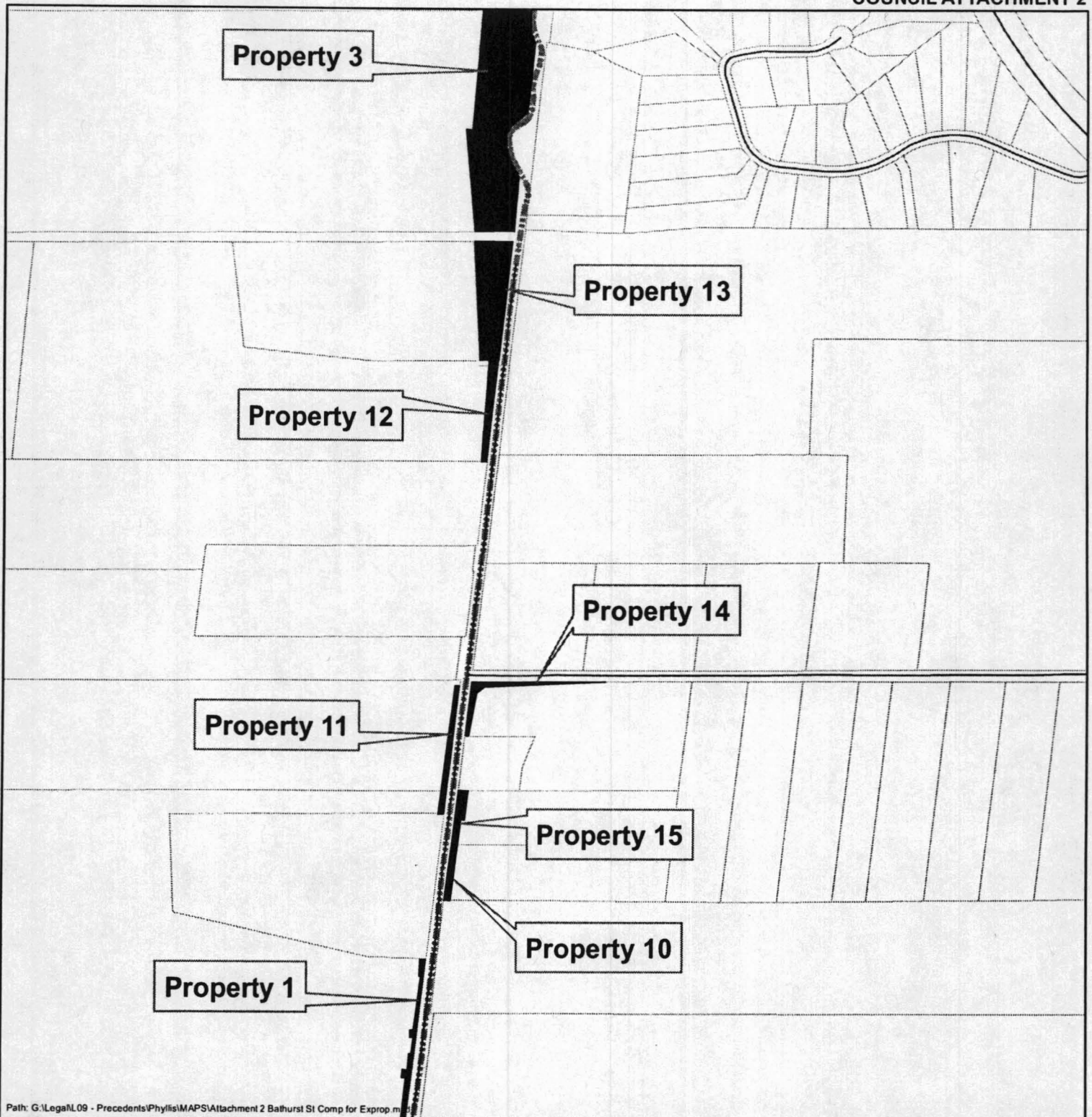


LOCATION PLAN

Compensation for Expropriation Reconstruction and Reconnection of Bathurst Street
Green Lane West to Highway 11, Town of East Gwillimbury and Township of King,
November 15, 2012

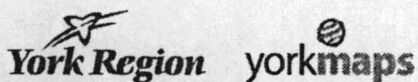


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LOCATION PLAN

Compensation for Expropriation Reconstruction and Reconnection of Bathurst Street
Green Lane West to Highway 11, Town of East Gwillimbury and Township of King,
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