

10

COMPENSATION FOR EXPROPRIATION KENNEDY ROAD/ELGIN MILLS ROAD INTERSECTION IMPROVEMENTS PROJECT 8381, TOWN OF MARKHAM

The Transportation and Works Committee recommends the adoption of the recommendation contained in the following report dated January 7, 2009, from the Commissioner of Corporate Services.

1. RECOMMENDATIONS

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:
 - a) the land required for intersection improvements at Kennedy Road and Elgin Mills Road in the Town of Markham.

2. PURPOSE

This report is to receive authorization from Regional Council to serve an offer, under the *Expropriations Act*, on those parties who have a registered interest in the property being expropriated.

3. BACKGROUND

Independent Appraisal Reports Establish Compensation for Section 25 Offers

An independent appraiser has prepared an appraisal report of the following property. In compliance with Section 25 of the *Expropriations Act*, Council authorizes the appraisal report in order to be served upon the owner. The offer is made based on 100% of the market value and such offer must be made prior to taking possession of the property.

On June 19, 2008, Regional Council authorized the expropriation of the following property for intersection improvements at Kennedy Road and Elgin Mills Road in the Town of Markham (*see Attachment 1*).

3.1 Property No. 1

OWNER:	4551 Elgin Mills Developments Limited
PROPERTY:	Part of Lot 25, Concession 6, Town of Markham, The Regional Municipality of York
TOTAL OWNERSHIP:	23.67 ha (58.48 acres)
EXPROPRIATED PROPERTY:	Fee simple interest in Part 1 on Expropriation Plan D1042, Town of Markham
AREA EXPROPRIATED:	2,126 m ² (0.525 acre)
OFFER OF COMPENSATION:	\$78,750
COMMENTS:	The property is located at the southeast corner of Elgin Mills Road and Kennedy Road, Town of Markham. The site is deemed to be vacant as the improvements have no contributory value. The lands are being held for future development. There are no pending site plan applications or approvals impacting the property.
PROJECT NUMBER:	8381

4. FINANCIAL IMPLICATIONS

Amount of Compensation

The total amount of compensation for this expropriation is \$78,750.

The property was appraised by an independent appraiser who estimated the market value at \$150,000 per acre. Funds for this offer will come from the 2009 Capital Budget.

5. LOCAL MUNICIPAL IMPACT

The completion of the intersection improvements at Kennedy Road and Elgin Mills Road will provide safer movement for vehicles through this intersection and help meet local community growth demands.

6. CONCLUSION

It is recommended that the above offer, together with a copy of the related appraisal report be served by registered mail on those parties with a registered interest in the subject property. Under the *Expropriations Act*, the offer must be served in order for the Region to obtain possession and commence construction.

For more information on this report, please contact Paul J. Roberts, Manager Realty Services 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 February 4, 2009 meeting.)