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COMPENSATION FOR EXPROPRIATION VARIOUS PROJECTS

The Finance and Administration Committee recommends the adoption of the recommendation contained in the following report dated January 19, 2011, from the Commissioner of Corporate Services.

1. RECOMMENDATION

It is recommended that:

1. The Commissioner of Corporate Services be authorized to make the following offers on behalf of the Regional Corporation in accordance with the *Expropriations Act* for the land required for:
 - a) The widening and reconstruction of Bloomington Road in the Towns of Aurora and Richmond Hill.
 - b) The widening and reconstruction of Highway 50 in the City of Vaughan from Highway 7 to Rutherford Road.

2. PURPOSE

The purpose of this report is to receive authorization from Regional Council to serve Section 25 offers under the *Expropriations Act*, on those parties who have a registered interest in the property being expropriated.

3. BACKGROUND

Bloomington Road in Aurora/Richmond Hill is being widened

Regional Council, on May 19, 2005, adopted By-Law A-3062-2005-035 that authorized the widening and reconstruction of Bloomington Road (YR 40) from Bathurst Street (YR 38) to Highway 404 in the Towns of Aurora and Richmond Hill, and the Township of King. The By-law authorizes:

- a) the widening and reconstruction of Bloomington Road
- b) the carrying out of all related works and undertakings in connection with the above
- c) the acquisition of the necessary lands and interests in lands for the work described above

Highway 50 in Vaughan is being reconstructed

Highway 50 is a boundary road between The Regional Municipality of Peel and The Regional Municipality of York. Peel Region has operated and maintained Highway 50 since it was transferred jointly to Peel and York in 1997 from the Province.

York Region's approved 2008, 10-Year Roads Construction Program identified four capital projects for Highway 50 one of which included the reconstruction from Highway 7 to Rutherford Road. With respect to the capital improvements, York Region anticipated the costs would be shared equally with Peel Region taking the lead in the project. York Region is responsible for acquiring the properties on the east side of Highway 50.

4. ANALYSIS AND OPTIONS

Independent appraisal reports established compensation for the serving of the Section 25 offers

Independent appraisal firms have prepared appraisal reports estimating the market value of the following properties. 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. Staff have reviewed the appraisal reports and agree with them.

Regional Council Expropriation Authorization will allow the projects to proceed on schedule

On June 22, 2006, Regional Council authorized the expropriation of properties required for the widening and reconstruction of Bloomington Road in the Towns of Aurora and Richmond Hill.

On May 21, 2009, Regional Council authorized the expropriation of properties required for the widening and reconstruction of Highway 50 in the City of Vaughan.

Property No. 1 (see attachment 1)

OWNER: Charles Orenstein (first mortgagee under recent Power-of-Sale actions affecting this property)

Prior owner originally expropriated: 1478238 Ontario Inc.

PROPERTY:	Part of Lot 70 (King), Concession 1, now in the Town of Richmond Hill
TOTAL OWNERSHIP:	1.23 ha (3.05 acres)
EXPROPRIATED PROPERTY:	Fee Simple Interest in Part 1 on Expropriation Plan YR1464637 Permanent Easement Interest in Part 2 on Expropriation Plan YR1464637 Temporary Easement Interest to December 31, 2011 in Parts 3 and 4 on Expropriation Plan YR1464637
AREA EXPROPRIATED:	Fee Simple Interest: 905.9 sq. metres (0.224 acres) Permanent Easement Interest: 63.7 sq. metres (0.0157 acres) Temporary Easement: 593.7 sq. metres (0.147 acres)
COMMENTS:	The subject property is located on the south side of Bloomington Road, west of Yonge Street, and directly opposite Academy Drive. It is a vacant property that was the subject of an old subdivision application, but which is now the subject of power-of-sale proceedings by the first mortgagee.

Property No. 2 *(see attachment 2)*

OWNER:	Bathurst Bloomington Investments Limited
PROPERTY:	Part of Lot 70 (King), Concession 1, now in the Town of Richmond Hill
TOTAL OWNERSHIP:	2.22 ha (5.5 acres)
EXPROPRIATED PROPERTY:	Fee Simple Interest in Part 1 on Expropriation Plan YR1465695
AREA EXPROPRIATED:	Fee Simple Interest: 227.1 sq. metres (0.056 acres)

COMMENTS: The subject property is located on the south side of Bloomington Road, east of Bathurst Street generally, and immediately east of Red Cardinal Drive. It is a vacant future development property.

Property No. 3 (*see attachment 3*)

OWNER: 694917 Ontario Limited

PROPERTY: Part of Lot 8, Concession 10, City of Vaughan

TOTAL OWNERSHIP: 4.00 ha (9.881 acres)

EXPROPRIATED PROPERTY: Fee Simple Interest in Part 1 on Expropriation Plan YR1463501

Permanent Easement Interest in Part 2 on Expropriation Plan YR1463501

AREA EXPROPRIATED: Fee Simple Interest: 74 sq. metres (0.018 acres)

Permanent Easement Interest: 244 sq. metres
(0.060 acres)

COMMENTS: The subject is a vacant parcel of land located in the Vaughan West Corporate Business Park with frontage on the east side of Highway 50 and the west side of Huntington Road.

5. FINANCIAL IMPLICATIONS

The total amount of compensation for these expropriations is \$206,600. Funds for these projects have been carried forward to the 2011 Capital Budget.

6. LOCAL MUNICIPAL IMPACT

Bloomington Road is presently a two-lane paved road with gravel shoulders and roadside ditches and is expected to be beyond capacity for this type of road within the next ten years. The widening and reconstruction of Bloomington Road will provide additional east-west capacity to improve traffic operations for the travelling public and will meet the expected growth in this area.

The reconstruction of Highway 50 from Highway 7 to Rutherford Road will accommodate the increase in traffic from anticipated growth in the area and make travelling safer for the public.

7. CONCLUSION

It is recommended that this report be authorized in order to provide the required lands for the widening and reconstruction of Bloomington Road and the widening and reconstruction of Highway 50.

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 three attachments referred to in this clause were included in the agenda for the February 3, 2011 Committee meeting.)



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LOCATION PLAN

Compensation for Expropriation - Bloomington Road Project 99530

Charles Orenstein (owner under Power of Sale actions)

TOWN OF RICHMOND HILL



0 95 190 380 Metres

PROPERTY SERVICES





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LOCATION PLAN

Compensation for Expropriation - Bloomington Road Project 99530
 Bathurst Bloomington Investments Limited
 TOWN OF RICHMOND HILL



0 80 160 320 Metres

PROPERTY SERVICES





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LOCATION PLAN

Compensation for Expropriation - Highway 50 Project 81810

694917 Ontario Limited

CITY OF VAUGHAN



0 170 340 680 Metres

PROPERTY SERVICES

