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COMPENSATION FOR EXPROPRIATION STOUFFVILLE ROAD PROJECT 9712, TOWN OF WHITCHURCH-STOUFFVILLE

The Transportation Services Committee recommends the adoption of the recommendation contained in the following report dated January 8, 2010, from the Commissioner of Corporate Services.

1. RECOMMENDATION

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 the land required for improvements on Stouffville Road (YR 14), in the Town of Whitchurch-Stouffville.

2. PURPOSE

This report is to receive authorization from Regional Council to serve offers under the *Expropriations Act*, for the widening and reconstruction of Stouffville Road from Woodbine Avenue to Highway 48, on those parties who have a registered interest in the property being expropriated. The subject land is a 0.035 acre strip abutting the north side of Stouffville Road, between Woodbine Avenue and Stalwart Industrial Avenue.

3. BACKGROUND

The Environmental Assessment for this project was approved in 2007. Utility relocation is underway and is anticipated to be completed in February/March 2010. Construction is to commence in the spring of 2010.

4. ANALYSIS AND OPTIONS

Independent appraisal report establishes compensation for Section 25 Offer

An independent appraisal firm has prepared an appraisal report estimating the market value of the following property. 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.

Regional Council Expropriation Authorization

On October 18, 2007, Regional Council authorized the expropriation of properties required for the widening and reconstruction of Stouffville Road, Town of Whitchurch-Stouffville.

Property No. 1 *(see attachment 1)*

OWNER:	The Bench Press Ltd.
PROPERTY:	Part of Lot 1, Concession 4
TOTAL OWNERSHIP:	0.424 ha (1.047 acres)
EXPROPRIATED PROPERTY:	Fee simple interest in Part 1 on Expropriation Plan YR1313964, Town of Whitchurch-Stouffville
AREA EXPROPRIATED:	0.014 ha (0.035 acres)
COMMENTS:	The subject is a commercial property located on the north side of Stouffville Road. It is improved with a residential dwelling that has been converted into an office building. There are two other out buildings, an insulated garage/workshop and an insulated driving shed.

5. FINANCIAL IMPLICATIONS

The property was appraised by an external appraisal firm who estimated market value of the expropriated lands. Funds for this offer were included in the 2009 Capital Budget.

6. LOCAL MUNICIPAL IMPACT

The widening and reconstruction of Stouffville Road will support the future growth and improve safety of the travelling public for the Stouffville community.

7. CONCLUSION

It is recommended this report be accepted in order to provide the required lands of the Stouffville Road widening and reconstruction.

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 attachment referred to in this clause was included in the agenda for the February 3, 2010 Committee meeting.)



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LOCATION PLAN

PROJECT NUMBER 9712

2402 STOUFFVILLE ROAD

TOWN OF WHITCHURCH-STOUFFVILLE



0 90 180 360 Metres

PROPERTY SERVICES

