

9

ACQUISITION OF LAND VARIOUS PROJECTS

The Transportation and Works Committee recommends the adoption of the recommendation contained in the following report dated January 6, 2009, from the Commissioner of Corporate Services.

1. RECOMMENDATIONS

It is recommended that:

1. The following agreements be accepted and the Commissioner of Corporate Services be authorized to complete these transactions in accordance with the terms of the agreements.

2. PURPOSE

This report is to obtain Regional Council's approval to accept the following agreements.

2.1 Property No. 1

This property is an Expropriation Settlement under the *Expropriations Act* and was required for the Teston Road/Highway 400 interchange, in the City of Vaughan.

OWNERS: Vellore Park Holdings Inc.

PROJECT: Construction of an interchange at Teston Road and Highway 400 in the City of Vaughan

SUBJECT PROPERTY: Part of Lot 24, Concession 5, City of Vaughan

AREA TAKEN: Fee simple interest in Parts 1, 2, 3 and 4 on Expropriation Plan D976 being 1.4079 ha (3.479 acres)

Temporary limited interest in Part 5 on Expropriation Plan D976 being 0.4263 ha (1.054 acres)

COMMENTS: The subject property is located on the east side of Weston Road, south of Teston Road and adjacent to the west side of Highway 400, in the City of Vaughan. The portion of the property abutting Highway 400 is designated High Performance Employment Area.

PROJECT NUMBER: 9861

2.2 Property No. 2

This property is an Expropriation Settlement under the *Expropriations Act* and was required for the Teston Road/Highway 400 interchange, in the City of Vaughan.

OWNERS: Keystar Developments Inc.

PROJECT: Construction of an interchange at Teston Road and Highway 400 in the City of Vaughan

SUBJECT PROPERTY: Part of Lot 25, Concession 5, City of Vaughan

AREA TAKEN: Fee simple interest in Parts 3, 4, 5, 6 and 7 on
Expropriation Plan D977 being 1.8197 ha (4.496 acres)

Temporary limited interest in Parts 1 and 2 on
Expropriation Plan D977 being 1.3203 ha (3.263 acres)

COMMENTS: The subject property is located on the south side of Teston Road and adjacent to the west side of Highway 400, in the City of Vaughan. The portion of the property abutting Highway 400 is designated High Performance Employment Area.

PROJECT NUMBER: 9861

2.3 Property No. 3

This property is a Section 30 agreement under the *Expropriations Act* and is required for the Highway 404 interchange at Doane Road in the Town of East Gwillimbury.

OWNERS: Sheri Cooper
Robert Frieze

PROJECT: Construction of an interchange at the Highway 404 extension and Doane Road in the Town of East Gwillimbury

SUBJECT PROPERTY: Part of Lot 16, Concession 3, Town of East Gwillimbury

AREA TAKEN: Complete Buyout

COMMENTS: The subject is improved with a single family detached dwelling located on the north side of Doane Road between

Woodbine Avenue and Leslie Street. The Highway 404 interchange project significantly impacts the property requiring a complete buyout.

PROJECT NUMBER: 8673

3. FINANCIAL IMPLICATIONS

The total amount of compensation for Property No. 1 is \$3,065,000 of which \$1,862,500 was paid in 2005 as an advance payment in accordance with the *Expropriations Act* realizing an outstanding balance of \$1,202,500. In addition to the advanced payment, the *Expropriations Act* requires the Region to pay legal, appraisal, consulting fees and interest calculated from December 29, 2005 on the outstanding balance.

The total amount of compensation for Property No. 2 is \$3,865,500 of which \$2,630,400 was paid in 2005 as an advance payment in accordance with the *Expropriations Act* realizing an outstanding balance of \$1,235,100. In addition to the advanced payment, the *Expropriations Act* requires the Region to pay legal, appraisal, consulting fees and interest calculated from January 3, 2006 on the outstanding balance.

The total amount of compensation for Property No. 3 is \$333,900 plus legal fees and moving costs. Funds for these offers will come from the 2009 Capital Budget.

4. LOCAL MUNICIPAL IMPACT

Properties No. 1 and 2 described are required for the construction of an interchange at Teston Road and Highway 400, City of Vaughan and part for the widening and reconstruction of Teston Road. This project will greatly improve traffic operations for the travelling public by providing additional east-west capacity within the Teston Road corridor and a much needed interchange at Teston Road and Highway 400.

Property No. 3 is required to create an interchange at the proposed extension of Highway 404 and Doane Road, Town of East Gwillimbury. The interchange will accommodate the increase in the level of traffic that will be generated by future development in this area of the Region.

5. CONCLUSION

This report concerns three agreements, two for the Teston Road/Highway 400 interchange project and one for the proposed Doane Road interchange at Highway 404. Negotiations regarding the first two properties have been ongoing with the owners and have culminated with settlement agreements which have been outstanding since 2005.

The later agreement is for the Doane Road Interchange project. It is recommended these agreements be accepted.

For more information on this report, please contact Paul Roberts, Manager Realty Services at Ext. 1424.

The Senior Management Group has reviewed this report.

(The two attachments referred to in this clause were included in the agenda for the February 4, 2009 meeting.)