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ACQUISITION OF LAND VARIOUS PROJECTS

The Transportation and Works Committee recommends the adoption of the recommendations contained in the following report, January 30, 2004, from the Commissioner of Corporate Services:

1. RECOMMENDATIONS

It is recommended that:

1. The following agreements be accepted and that the Commissioner of Corporate Services be authorized to complete these transactions in accordance with the terms of the agreements.
2. Regional Council declare surplus and give notice of its intent to convey the following pertaining to Property No. 1:
 - a) A right-of-way over Parts 1 and 2 on Plan L-212-018; and
 - b) An easement for parking purposes over Part 1 on Plan L-212-018.
3. Authorization be given for the execution of a right-of-way and easement in favour of 1012089 Ontario Inc. as described in Recommendation 2 above, in accordance with the terms of the agreement for Property No. 1.
4. Regional Council declare surplus and give notice of its intent to convey the following pertaining to Property No. 5:
 - a) A fee simple interest in Parts 8 and 9 on Reference Plan 65R-24212
5. Authorization be given for the execution of the transfer in favour of Bruno Tucciarone as described in Recommendation 4 above, in accordance with the terms of the agreement for Property No. 5.
6. The appropriate Regional Officials perform all acts necessary to give effect to the foregoing.

2. PURPOSE

The purpose of this report is to obtain Regional Council's approval to purchase the following properties. These properties are required to proceed with the construction of road and sewer projects throughout the Region.

2.1 Property No. 1

OWNER:	1012089 Ontario Inc.
PROJECT:	The widening and reconstruction of St. John's Sideroad in the Towns of Aurora and Whitchurch-Stouffville.
SUBJECT PROPERTY:	Part of Lot 86, Concession 1, Town of Aurora, Regional Municipality of York shown as Parts 3 and 4, Plan L-212-018
AUTHORITY:	By-law No. R-1206-2000-008
TOTAL OWNERSHIP:	20.39 ha (50.39 acres)
AREA TAKEN:	A right-of-way over, along and upon the lands described as Parts 3 and 4 on Plan L-212-018 113 m ² (1,216 sq. ft.)
COMMENTS:	The subject property is a golf course located on the north side of St. John's Sideroad between Yonge Street and Bayview Avenue. In connection with the reconstruction of St. John's Sideroad, the existing access to the Aurora Pumping Station and the existing access to the golf course, located immediately to the east of the pumping station on the north side of St. John's Sideroad, will be replaced by one shared access. The proposed new access will align with the signalized Industrial Parkway on the south side of St. John's Sideroad. In return for the right-of-way being granted to the Region, it will be necessary for the Region to grant to the golf course a right-of-way over Parts 1 and 2 on said Plan. In addition, an easement will be granted to the golf course for parking purposes over Part 1
PROJECT NUMBER:	9655

2.2 Property No. 2

OWNER:	Bilnia Investments Limited
PROJECT:	The construction of the Leslie Street Trunk Sewer in the Town of Richmond Hill.

SUBJECT PROPERTY:	Part of Lot 28, Concession 2, Town of Richmond Hill, Regional Municipality of York shown as Part 4 on Reference Plan 65R-25729
AUTHORITY:	Clause 27 of Report 6 of the Transportation & Works Committee, adopted by Regional Council at its meeting held on June 26, 2003
TOTAL OWNERSHIP:	17.976 ha (44.42 acres)
AREA TAKEN:	Fee simple interest in Part 4, 65R-25729 1,246 m ² (0.308 acres)
COMMENTS:	The subject property is a vacant land parcel located on the west side of Leslie Street, between Elgin Mills Road and 19 th Avenue in the Town of Richmond Hill
PROJECT NUMBER:	7605

2.3 Property No. 3

OWNER:	Gold Park (Maple) Inc.
PROJECT:	The widening and reconstruction of Teston Road in the City of Vaughan.
SUBJECT PROPERTY:	Part of Lot 26, Concession 4, City of Vaughan, Regional Municipality of York shown as Part 1 on Reference Plan 65R-25982
AUTHORITY:	By-law R-1367-2003-039
TOTAL OWNERSHIP:	33.185 ha (82 acres)
AREA TAKEN:	Fee simple interest in Part 1, 65R-25982 1.188 ha (2.935 acres)
COMMENTS:	The subject property is improved with a single family residence and is located on the north side of Teston Road in the City of Vaughan.
PROJECT NUMBER:	8073

2.4 Property No. 4

OWNER:	Francesco Carofano
PROJECT:	The widening and reconstruction of Gamble Road / 19 th Avenue in the Town of Richmond Hill.
SUBJECT PROPERTY:	Part of Lot 31, Concession 2, Town of Richmond Hill, Regional Municipality of York shown as Parts 1, 2 and 3 on Expropriation Plan D936
AUTHORITY:	By-law R-1255-2001-056
TOTAL OWNERSHIP:	10.069 ha (24.88 acres)
AREA TAKEN:	Fee simple interest in Parts 1, 2 and 3 on Expropriation Plan D936 0.308 ha (0.76 acres)
COMMENTS:	The subject property is a residence near to an operating sod farm located on the north side of 19 th Avenue, east of Bayview Avenue in the Town of Richmond Hill.
PROJECT NUMBER:	9833

2.5 Property No. 5

OWNER:	Bruno Tucciarone
PROJECT:	The widening and reconstruction of Elgin Mills Road in the Town of Markham.
SUBJECT PROPERTY:	Part of Lot 26, Concession 3, Town of Markham, Regional Municipality of York shown as Part 1 on Expropriation Plan D886
AUTHORITY:	By-law R-1219-2000-048
TOTAL OWNERSHIP:	5,273 m ² (56,760 sq. ft.)
AREA TAKEN:	Fee simple interest in Part 1 on Expropriation Plan D886 449 m ² (4,833 sq. ft.)
COMMENTS:	The subject is an improved residential property located on the north side of Elgin Mills Road just east of Highway 404. The Region requires land across the frontage of the subject

property for the ramp from Elgin Mills Road to northbound Highway 404. The taking is very close to the front of the house and cuts off the access from the house to Elgin Mills Road. An alternative access into the back of the property was expropriated from the neighbouring property.

The owner has agreed to accept the neighbouring landlocked surplus property as an exchange for full settlement of this expropriation. The surplus property is described as being Parts 8 and 9 on Reference Plan 65R-24212 previously owned by Ethel Boyd. It has an area of 1290 m² (13,886 sq. ft.)

PROJECT NUMBER: 9610

3. FINANCIAL IMPLICATIONS

The total amount of compensation involved in connection with the above transactions is \$823,435.00. In addition to the foregoing, legal and consulting fees are payable. Funds will be included in the 2004 budget for these offers.

4. LOCAL MUNICIPAL IMPACT

The properties described in this report are required for the widening and reconstruction of Gamble Road / 19th Avenue in the Town of Richmond Hill, St. John's Sideroad in the Town of Aurora, Elgin Mills Road in the Town of Markham and Teston Road in the City of Vaughan. The improvements to these roads will ease traffic congestion and promote growth within the Region.

The construction of the Leslie Street Trunk Sewer will accommodate growth in the Town Richmond Hill.

5. CONCLUSION

The lands, which are the subject of this report, are required for road and sewer projects within the Region and in order for these projects to proceed without interruption it is recommended that these acquisitions be completed.

The Senior Management Group has reviewed this report.

(A copy of the attachments referred to in the foregoing has been forwarded to each Member of Council with the March 3, 2004 Transportation and Works Committee agenda and a copy thereof is on file in the Office of the Regional Clerk.)