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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, February 23, 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. 2:
 - a) A fee simple interest in Parts 5, 11 and 12 on 65R-25880
3. Authorization be given for the execution of the transfer in favour of Pianora Holdings Corp. described in Recommendation 2 above, in accordance with the terms of the agreement for Property No. 2. This transfer shall take place upon the completion of the necessary works in connection with the jog elimination at Jane Street and Teston Road and the widening and reconstruction of Teston Road.
4. 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 Elgin Mills Road and Teston Road in the Town of Markham and the City of Vaughan.

2.1 Property No. 1

OWNER:	Roamin' Stables Limited
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 D857, Parts 1 and 2 on Expropriation Plan D858 and Parts 1, 2 and 3 on Expropriation Plan D877.

AUTHORITY:	By-law No. R-1219-2000-048
TOTAL OWNERSHIP:	46.136 ha (114 acres)
AREA TAKEN:	A fee simple interest in Part 1 on D857, Parts 1 and 2 on D858 and Parts 1 and 3 on D877 3657 m² (0.903 acres) A temporary limited interest in Part 2 on D877 614 m² (0.152 acres)
COMMENTS:	The subject property is an improved farm property located on the north side of Elgin Mills Road just east of Highway 404 that has been sold for residential development. The Region requires land across part of the frontage of the subject for the ramp from Elgin Mills Road to northbound Highway 404 and also for the widening and reconstruction of Elgin Mills Road. The Region is also expropriating an “L” shaped strip of land from this property to provide access to the 2 residences and the development property located adjacent to and west of the subject. Without this driveway the 3 properties would not have access to Elgin Mills Road and therefore would be landlocked.
PROJECT NUMBER:	9610

2.2 Property No. 2

OWNER:	Pianora Holdings Corp.
PROJECT:	The widening and reconstruction of Teston Road from Weston Road to Bathurst Street in the City of Vaughan and Township of King
SUBJECT PROPERTY:	Part of Lot 26, Concession 5, City of Vaughan, Regional Municipality of York shown as Part 8 on Reference Plan 65R-25880 and Parts 6 and 7 on Reference Plan 65R-25700
AUTHORITY:	By-law R-1367-2003-039

TOTAL OWNERSHIP:	16.188 ha (40 acres)
AREA TAKEN:	Fee simple interest in Part 8, 65R-25880 and Parts 6 and 7, 65R-25700 1.964 ha (4.852 acres)
COMMENTS:	The subject property is vacant land located on the northwest corner of the intersection of Jane Street and Teston Road in the City of Vaughan. The Region requires land to realign Teston Road at Jane Street and for the improvement of the Jane Street / Teston Road intersection. The realignment of Teston Road will create a severance between the existing Teston Road, west of Jane Street and the new Teston Road alignment. Also, a remnant parcel from the Teston United Church property will form a portion of the severance. This parcel will be too small to be considered a viable stand-alone parcel. The realignment of Teston Road will result in the need to stop up and close the old portion of Teston Road. The owners have elected to retain the severance created by the Region's realignment of Teston Road. As part of the compensation, they have agreed to accept that portion of the old Teston Road (Parts 11 and 12, 65R-25880), and the remnant parcel from the Teston United Church (Part 5, 65R-25880), on a land for land basis.
PROJECT NUMBER:	8073

2.3 Property No. 3

OWNER:	Antonio Comegna and Rosetta Comegna
PROJECT:	The widening and reconstruction of Teston Road from Weston Road to Bathurst Street in the City of Vaughan and Township of King
SUBJECT PROPERTY:	Part of Lot 26, Concession 4, City of Vaughan, Regional Municipality of York shown as Part 1 on Reference Plan 65R-25880
AUTHORITY:	By-law R-1367-2003-039
TOTAL OWNERSHIP:	0.1346 ha (0.3326 acres)

AREA TAKEN:	Fee simple interest in Part 1 on 65R-25880 0.048 ha (0.118 acres)
COMMENTS:	The subject is a residential property located on the north side of Teston Road just east of Jane Street. There is a house towards the front of the property and a large double size industrial garage to the rear of the property. The owner has an industrial bin business and he parks his two trucks in the garage when they are not in use. The Region's requirements for the jog elimination at Jane Street and Teston Road require the house to be demolished. The owners have agreed to settle with the Region providing they can keep the rear property and garage that is not needed for road purposes. They have requested compensation to replace the well and septic system in order that the garage will be fully serviced. They have also requested compensation for a new security system.
PROJECT NUMBER:	8073

3. FINANCIAL IMPLICATIONS

The total amount of compensation involved in connection with the above transactions is \$1,155,128.00. 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 Elgin Mills Road and Teston Road in the Town of Markham and the City of Vaughan. The improvements to these roads will ease traffic congestion and promote growth within the Region.

5. CONCLUSION

The lands, which are the subject of this report, are required for road 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.)