

18
ACQUISITION OF LAND
LANGSTAFF ROAD, PROJECT 9857
CITY OF VAUGHAN

The Transportation and Works Committee recommends the adoption of the recommendations contained in the following report, January 18, 2006, from the Commissioner of Corporate Services:

1. RECOMMENDATION

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. PURPOSE

The purpose of this report is to obtain Regional Council's approval to accept the agreements for the purchase of property for the widening and reconstruction of Langstaff Road in the City of Vaughan (*see Attachment 1*).

2.1 Property No. 1

OWNER:	Steven Ekstein and Ekstein Family Trust (COB Ekstein Partnership One), and Ari Ekstein and Ekstein Family Trust (COB Ekstein Partnership Two)
PROJECT:	The widening and reconstruction of Langstaff Road
SUBJECT PROPERTY:	Part of Lot 10, Concession 10, City of Vaughan, The Regional Municipality of York
AUTHORITY:	By-law A-0362-2005-035
TOTAL OWNERSHIP:	11.1049 ha (27.44 acres)
AREA TAKEN:	Fee simple interest in Parts 1 and 2 on Reference Plan 65R-27879 2,301 m ² (0.569 acres)
COMMENTS:	The subject is a vacant property designated for industrial/commercial development and is located in the

southeast corner of Highway 50 and Langstaff Road in the City of Vaughan. The Region's requirements are located across the frontage and corner of the subject property. There are no development applications or site plan approvals pending on this property.

PROJECT NUMBER: 9857

2.2 Property No. 2

OWNER: Quality Seeds Limited

PROJECT: The widening and reconstruction of Langstaff Road

SUBJECT PROPERTY: Part of Lot 10, Concession 10, City of Vaughan, The Regional Municipality of York

AUTHORITY: By-law A-0362-2005-035

TOTAL OWNERSHIP: 11.3964 ha (28.16 acres)

AREA TAKEN: Fee simple interest in Part 3 on Reference Plan 65R-27879 and Part 4 on Reference Plan 65R-27881
4,013 m² (0.992 acres)

COMMENTS: The subject is an improved property that is located in the southwest corner of Langstaff Road and Huntington Road and is designated for commercial/industrial redevelopment. The Region's requirements are located across the frontage and corner of the subject property. There are no development applications or site plan approvals pending on this property.

PROJECT NUMBER: 9857

3. FINANCIAL IMPLICATIONS

The total amount of compensation involved in connection with the above transactions is \$546,350.00. In addition to the foregoing, legal fees are payable. Funds have been included in the 2006 budget for these offers.

4. LOCAL MUNICIPAL IMPACT

This project will provide additional east-west capacity within the Langstaff Road corridor to improve traffic operations and reduce traffic congestion and delays.

5. CONCLUSION

The property in this report is required for the widening and reconstruction of Langstaff Road in the City of Vaughan and in order for this project to proceed without interruption it is recommended that this acquisition be completed.

The Senior Management Group has reviewed this report.

(The attachment referred to in this clause was included in the agenda for the March 1, 2006 Committee meeting.)