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ACQUISITION OF LANDS WOODBINE AVENUE BY-PASS, TOWN OF MARKHAM

The Finance and Administration Committee recommends the adoption of the recommendations contained in the following report dated February 3, 2010, from the Commissioner of Corporate Services.

1. RECOMMENDATION

It is recommended that:

1. Council authorize an agreement to obtain fee simple and permanent easement interests on the subject property in the Town of Markham to facilitate the construction of the Woodbine Avenue By-Pass.
2. The Commissioner of Corporate Services be authorized to complete the transaction in accordance with the terms of the agreement, referred to in Recommendation 1.

2. PURPOSE

The purpose of this report is to obtain Council approval of an agreement to acquire lands to construct the northerly most connection of the proposed by-pass to the existing Woodbine Avenue.

3. BACKGROUND

Lands required for construction of the Woodbine Avenue By-Pass

The Environmental Assessment for the Woodbine Avenue By-Pass was completed in 2003, to realign Woodbine Avenue westerly (from its existing alignment through the historic Hamlet of Victoria Square) through the Cathedral Secondary Plan and the 404 North Secondary Plan (OPA 149) from north of Major Mackenzie Drive to south of 19th Avenue. The project is included in the Region's current major capital 10 Year Roads Construction Program and is scheduled for tendering in 2012.

Town of Markham staff will manage the project

The Town of Markham and local developers want to accelerate the timing of the project. A development charge credit agreement was executed to enable the Town of Markham to assume responsibility for management and delivery of the first part of the project on behalf of the Region and the landowners. A second development charge credit agreement

pertaining to the second part of the project includes the subject lands. It is currently being negotiated between the Town, the Region and the applicable landowners. The Region assumes responsibility for financing the project with subsequent recovery of funds through development charge credits. The Region also has the authority to acquire land under the *Expropriations Act*.

4. ANALYSIS AND OPTIONS

4.1 Property 1 (*see attachment 1*)

OWNERS:	Chi Shin Tao Teh Temple
PROJECT:	Woodbine By-Pass
SUBJECT PROPERTY:	.22 ha (.53 acres)
AREA TAKEN:	Fee Simple interest being Parts 1 & 2 on Reference Plan 65R-31988, comprising 21 sq. m. (0.005 acres) Permanent Easement interest being Part 3 on Reference Plan 65R-31988, comprising 85.79 sq. m. (.021 acres)
COMMENTS:	The subject property is located on the west side of Woodbine Avenue, between 19 th Avenue and Elgin Mills Road in Markham. The property is improved with a 54 year old detached single family dwelling.
PROJECT NUMBER:	98680

5. FINANCIAL IMPLICATIONS

Amount of Compensation

Funds for this acquisition are included in the Transportation Services 2010 budget.

6. LOCAL MUNICIPAL IMPACT

The construction of the Woodbine Avenue By-Pass will provide more efficient traffic movement in the area by directing traffic away from the Hamlet of Victoria Square and preserving its heritage identity.

7. CONCLUSION

The construction of the Woodbine Avenue By-Pass will divert traffic around the Hamlet of Victoria Square preserving its heritage identity and providing for efficient traffic movement to the employment lands to the north. It is recommended that this report be accepted in order to provide the required lands for this project.

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 March 4, 2010 Committee meeting).



LOCATION PLAN

PROJECT NUMBER 98680

Woodbine By-Pass

TOWN OF MARKHAM

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0 112.5 225 450 Metres

PROPERTY SERVICES

