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ACQUISITION OF LAND VARIOUS PROJECTS

The Transportation and Works Committee recommends the adoption of the recommendation contained in the following report dated February 5, 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

The property is required for intersection improvements at Keele Street and McNaughton Road in the City of Vaughan.

OWNERS:	Angelo Giancola, Gino Giancola and Nicola Giancola
PROJECT:	Intersection improvements at Keele Street and McNaughton Road in the City of Vaughan
SUBJECT PROPERTY:	Part of the East ½ of Lot 22, Concession 4, City of Vaughan, described as Part 3 on Reference Plan 64R-2116
AREA TAKEN:	Fee simple interest in Part 6 on Reference Plan 65R-31283 comprising 202.9 m ² (0.0501 acre)
COMMENTS:	The subject is a vacant parcel on the west side of Keele Street, north of McNaughton Road in Maple. This parcel is required to complete intersection improvements, including northbound and southbound left and right turning lanes at Keele and McNaughton. The project has been funded by the Province of Ontario under the Municipal Road and Bridge Infrastructure Investment to facilitate traffic

movements to and from the Maple GO station and emerging developments in the area.

PROJECT NUMBER: 8694

2.2 Property No. 2

The property is required for intersection improvements at Keele Street and McNaughton Road in the City of Vaughan.

OWNERS: Devnett Company Limited

PROJECT: Intersection improvements at Keele Street and McNaughton Road in the City of Vaughan

SUBJECT PROPERTY: Part of the East ½ of Lot 22, Concession 4, City of Vaughan, described as Part 1 on Reference Plan 65R-19932

AREA TAKEN: Fee simple interest in Part 7 on Reference Plan 65R-31283 comprising 287.1 m² (0.071 acre)

COMMENTS: The subject is a vacant parcel on the west side of Keele Street, north of McNaughton Road in Maple. This parcel is required to complete intersection improvements, including northbound and southbound left and right turning lanes at Keele and McNaughton. The project has been funded by the Province of Ontario under the Municipal Road and Bridge Infrastructure Investment to facilitate traffic movements to and from the Maple GO station and emerging developments in the area.

PROJECT NUMBER: 8694

2.3 Property No. 3

The property is required for the construction of the Woodbine Avenue Watermain in the Town of Georgina.

OWNERS: Golden Mile Construction Company Limited

PROJECT: Construction of the Woodbine Avenue Watermain in the Town of Georgina

SUBJECT PROPERTY: Part of Lot 1 and the south ½ of Lot 2, Concession 3, Town of Georgina

AREA TAKEN: Permanent limited interest in Parts 1 and 3 on Reference Plan 65R-30602; Part 1 on Reference Plan 65R-30605; and Parts 1, 2 and 3 on Reference Plan 65R-30597 comprising 6,460 m² (1.596 acres)
Temporary limited interest in Part 2 on Reference Plan 65R-30602 comprising 3,298 m² (0.815 acres)

COMMENTS: The subject property is vacant farmland located in the southwest corner of Woodbine Avenue and Ravenshoe Road and is within the Keswick Secondary Plan. The lands for the Regional requirement are designated as Neighbourhood Residential and Employment/Commercial Lands. There are no development applications or site plan approvals pending on this property.

PROJECT NUMBER: 7218

2.4 Property No. 4

The property is required for the Joe Dales Forcemain and pumping station upgrades in the Town of Georgina.

OWNERS: Golden Mile Construction Company Limited

PROJECT: Construction of the Joe Dales Forcemain and upgrades to the pumping station in the Town of Georgina

SUBJECT PROPERTY: Part of Lot 1 and the South ½ of Lot 2, Concession 3, Town of Georgina

AREA TAKEN: Permanent limited interest in Part 2 on Reference Plan 65R-31304 comprising 4,761 m² (1.18 acres)
Temporary limited interest in Part 1 on Reference Plan 65R-31304 comprising 5,288 m² (1.31 acres)

COMMENTS: The subject property is vacant farmland located in the southwest corner of Woodbine Avenue and Ravenshoe Road and is within the Keswick Secondary Plan. The lands for the Regional requirement are designated as Neighbourhood Residential Lands. There are no development applications or site plan approvals pending on this property.

PROJECT NUMBER: 7223

2.5 Property No. 5

The property is required for the proposed Highway 404 interchange at Doane Road in the Town of East Gwillimbury

OWNERS:	Richard Charles Morrison Gloria Carole Morrison
PROJECT:	Construction of an interchange at the new Highway 404 extension and Doane Road in the Town of East Gwillimbury
SUBJECT PROPERTY:	Part of Lot 16, Concession 3, Town of East Gwillimbury, described as Parts 29 and 30 on Reference Plan 65R-31405
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 in the Town of East Gwillimbury. An access ramp to the proposed Doane Road interchange will dissect this property and impact the house.
PROJECT NUMBER:	8673

3. FINANCIAL IMPLICATIONS

The total amount of compensation for Property Nos. 1, 2, 3 and 4 is \$381,020 plus legal and consulting fees as stated in the agreements. Property No. 5 is a Section 30 agreement according to the *Expropriations Act*. The compensation of \$498,750 plus legal fees and moving cost will be paid upon closing; however, the owners under Section 30 of the *Expropriations Act* can continue to negotiate for further compensation. Funds are included in the 2009 Capital Budget for these offers.

4. LOCAL MUNICIPAL IMPACT

Property Nos. 1 and 2 are located along Keele Street and are for intersection improvements at Keele Street and McNaughton Road in the City of Vaughan. This project is needed to meet local growth and reduce traffic congestion and improve safety at this intersection.

Property Nos. 3 and 4 are for the construction and installation of a sewer and watermain along Woodbine Avenue and will increase municipal service capacity to the community of Keswick and will accommodate future growth in this area.

Property No. 5 is for the new interchange at Doane Road and the Highway 404 extension. The interchange will accommodate the increased traffic as a result of the extension of Highway 404.

5. CONCLUSION

This report concerns road, sewer and water projects within the Region. It is recommended these agreements be accepted.

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

The Senior Management Group has reviewed this report.

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