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**COMPENSATION FOR EXPROPRIATION STOUFFVILLE ROAD
PROJECT 9712, TOWN OF WHITCHURCH-STOUFFVILLE**

The Transportation Services Committee recommends the adoption of the recommendation contained in the following report dated November 4, 2009, from the Commissioner of Corporate Services.

1. RECOMMENDATION

It is recommended that:

1. The Commissioner of Corporate Services be authorized to make the following offers on behalf of the Regional Corporation in accordance with the *Expropriations Act* for the land required for improvements on Stouffville Road (YR 14), in the Town of Whitchurch-Stouffville.

2. PURPOSE

This report is to receive authorization from Regional Council to do all things necessary under the *Expropriations Act* related to the properties being expropriated for the improvements to Stouffville Road (YR 14).

3. BACKGROUND

The Environmental Assessment for this project was approved in 2007. Utility relocation is underway and is anticipated to be complete in February/March 2010. Construction to commence in spring 2010.

4. ANALYSIS AND OPTIONS

Independent appraisal reports establish Compensation for Section 25 Offers

An independent appraisal firm has prepared appraisal reports estimating the market value of the following properties. In compliance with Section 25 of the *Expropriations Act*, an offer based on 100% of the market value must be presented to an owner prior to taking possession of the property.

Regional Council Expropriation Authorization

On October 18, 2007, Regional Council authorized the expropriation of properties required for the widening and reconstruction of Stouffville Road, Town of Whitchurch-Stouffville.

Property No. 1 *(see attachment 1)*

OWNERS:	1087507 Ontario Limited
PROPERTY:	Part of Lot 35 Concession 6
TOTAL OWNERSHIP:	4.095 ha. (10.118 acres)
EXPROPRIATED PROPERTY:	Fee simple interest in Part 1 on Expropriation Plan YR1315253, Town of Whitchurch-Stouffville
AREA EXPROPRIATED:	348.6 sq. m. (0.086 acres)
COMMENTS:	The subject is a commercial property located on the south side of Stouffville Road. It is improved with a residence and numerous greenhouse buildings.
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Property No. 2 *(see attachment 2)*

OWNERS:	Verner Mikkelsen Kathleen A. Mikkelsen
PROPERTY:	Part of Lot 1 Concession 4
TOTAL OWNERSHIP:	0.729 ha. (1.802 acres)
EXPROPRIATED PROPERTY:	Fee simple interest in Part 1 on Expropriation Plan YR1324256, Town of Whitchurch-Stouffville
AREA EXPROPRIATED:	476.8 sq. m. (0.118 acres)

COMMENTS: The subject is a commercial property located on the north side of Stouffville Road. It is improved with an industrial building utilized for vehicle repair and a residence used for commercial/office space.

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Property No. 3 (*see attachment 2*)

OWNERS: Alberosa Holdings Inc.

PROPERTY: Lot 2 Plan 65M-2741

TOTAL OWNERSHIP: 0.832 ha. (2.055 acres)

EXPROPRIATED PROPERTY: Fee simple interest in Part 1 on Expropriation Plan YR1313963, Town of Whitchurch-Stouffville

AREA EXPROPRIATED: 85.3 sq. m. (0.021 acres)

COMMENTS: The subject is an industrial property containing land within the environmental protection area. It is located at the north east corner of Stalwart Industrial Drive and Stouffville Road. It is improved with a single tenant building consisting of offices and an area for manufacturing.

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5. FINANCIAL IMPLICATIONS

Amount of Compensation

The total amount of compensation for this expropriation is \$90,946.23 which includes land and injurious affection damages.

Property No. 1 was appraised by an external appraisal firm who estimated market value at \$135,000 per acre.

Property No. 2 was appraised by an external appraisal firm who estimated market value at \$500,000 per acre. Compensation also includes costs for loss of trees, relocation of parking and relocation of the advertising sign.

Property No. 3 was appraised by an external appraisal firm who estimated market value at \$100,000 per acre.

Funds for these offers are included in the 2009 budget.

6. LOCAL MUNICIPAL IMPACT

The widening and reconstruction of Stouffville Road will support the future growth and improve safety of the travelling public for the Stouffville community.

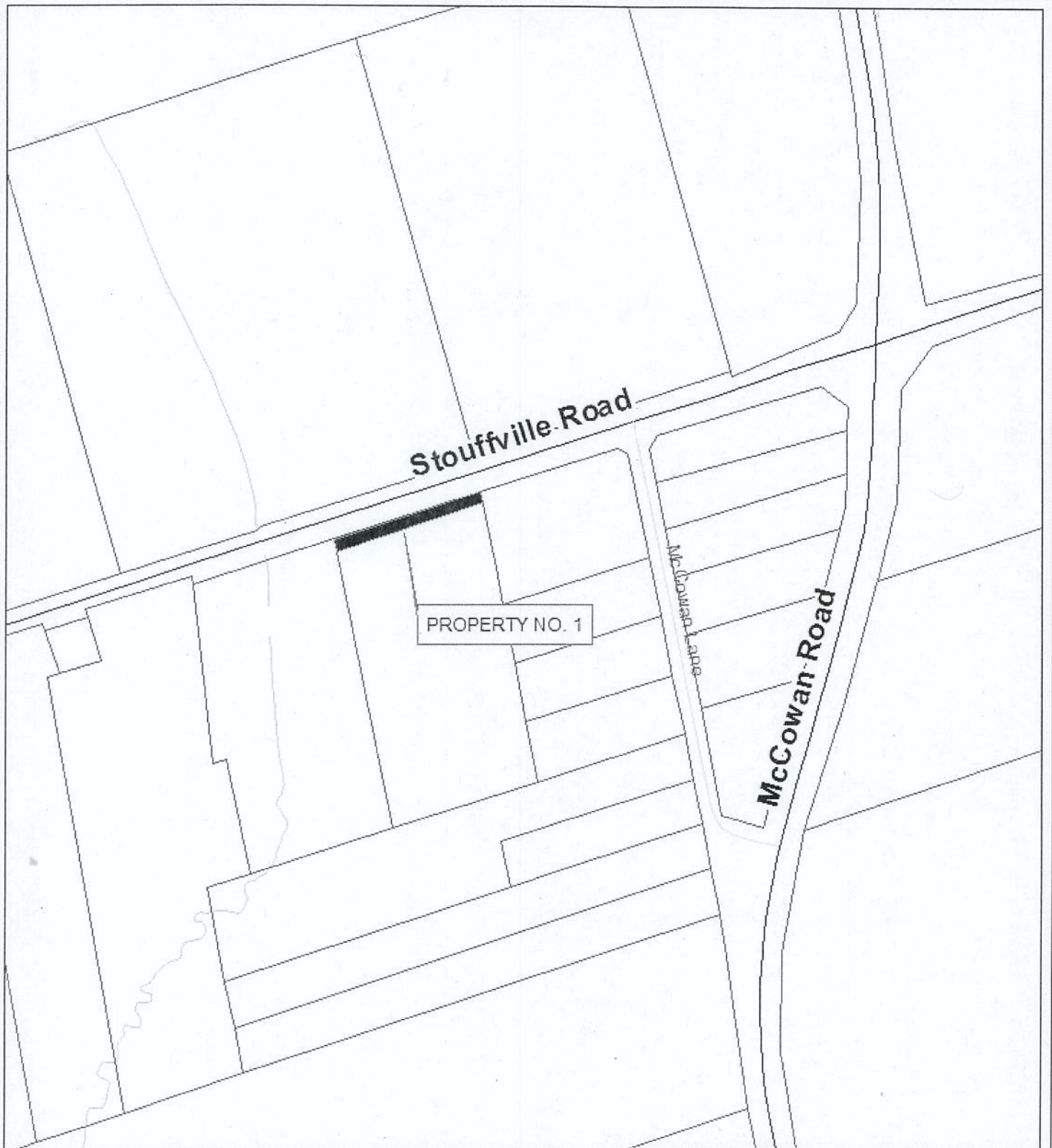
7. CONCLUSION

It is recommended that this report be accepted in order to provide the required lands for the Stouffville Road widening and reconstruction.

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.

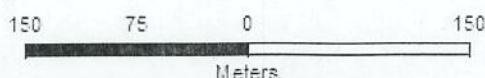
(The two attachments referred to in this clause were included in the agenda for the November 4, 2009 Committee meeting).



LOCATION PLAN

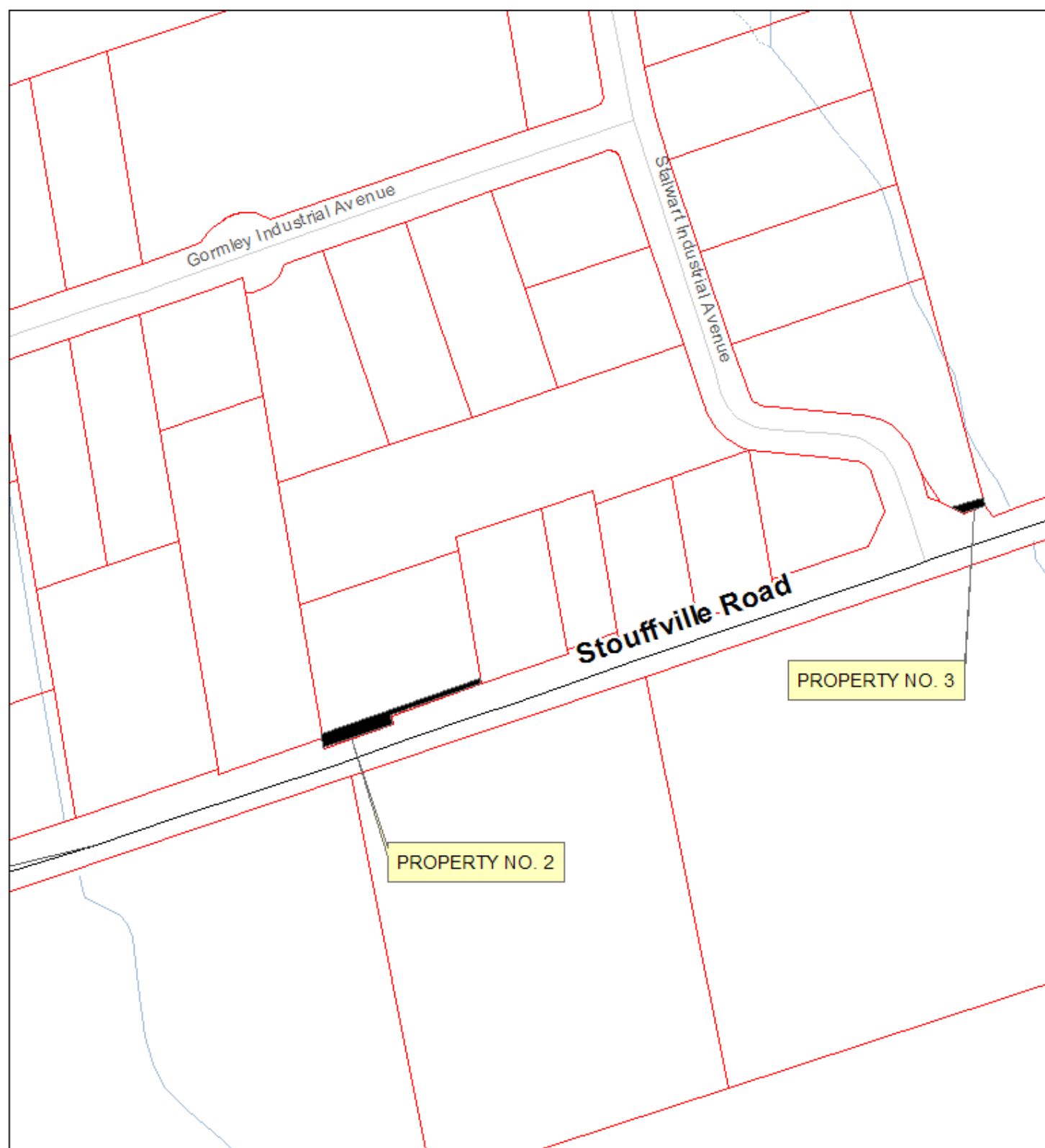
Expropriation of Land
1087507 Ontario Limited, 4431 Stouffville Road
Town of Whitchurch-Stouffville

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Property Services





LOCATION PLAN

Expropriation of Land
Project 9712, Stouffville Road
Town of Whitchurch-Stouffville

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PROPERTY SERVICES

