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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 March 13, 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

This property is required for the widening and reconstruction of Stouffville Road, Town of Whitchurch-Stouffville.

OWNERS:	Harada Landscaping Limited
PROJECT:	Widening and reconstruction of Stouffville Road from Highway 404 to Highway 48, Town of Whitchurch-Stouffville
SUBJECT PROPERTY:	Part of Lot 35, Concession 5, Town of Whitchurch-Stouffville
AREA TAKEN:	Fee simple interest in Part 9 on Reference Plan 65R-30637 733.9 m ² (0.181 acre)
COMMENTS:	The subject property is improved with a single-family residence together with a garage and outbuildings. Due to the road widening, the residence will be in very close proximity to the travelled portion of the road.
PROJECT NUMBER:	9712

2.2 Property No. 2

This property is a Section 30 agreement under the *Expropriations Act* and is required for the Highway 404 interchange at Doane Road, Town of East Gwillimbury.

OWNER:	Susan Stephan
PROJECT:	Construction of an interchange at the Highway 404 extension and Doane Road, Town of East Gwillimbury
SUBJECT PROPERTY:	East half of Lot 15, Concession 3, Town of East Gwillimbury
AREA TAKEN:	Complete Buyout
COMMENTS:	The subject is improved with a single family detached dwelling located on the south side of Doane Road between Woodbine Avenue and Leslie Street, Town of East Gwillimbury. The access ramp to the proposed Doane Road interchange runs through the dwelling resulting in a full buyout of the property.
PROJECT NUMBER:	8673

2.3 Property No. 3

This property is required for the construction of an EMS Station in Pefferlaw, Town of Georgina. The agreement is conditional upon the Region determining the availability of a sufficient water supply and the Region achieving the proper permits for the construction of an EMS station.

OWNER:	Patricia Martha Marchuk
PROJECT:	Construction of an EMS Station in Pefferlaw in the Town of Georgina
SUBJECT PROPERTY:	Part of Lot 22, Concession 5, Town of Georgina
AREA TAKEN:	Fee simple interest in approximately 0.66 acres of the rear portion of the subject lands (area to be determined by a reference plan before closing)
COMMENTS:	The subject is a property with split Commercial and Residential zoning. The commercial portion of the property is improved with a medical centre, a portion of which is currently leased to the Region as an EMS station. The Region's requirement is within the vacant residential

portion of the property. The zoning by-law permits an EMS station within a residential zoning. This parcel is required in order to establish a permanent location for the Pefferlaw EMS station.

2.4 Property No. 4

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

OWNERS:	Alpa Lumber Inc.
PROJECT:	Intersection improvements at Keele Street and McNaughton Road in the City of Vaughan
SUBJECT PROPERTY:	Part Lot 22, Concession 3, City of Vaughan
AREA TAKEN:	Fee simple interest in Part 10 on Reference Plan 65R-31283 comprising 1,614.8 m ² (0.4 acre)
COMMENTS:	The subject is an industrial parcel located on the east side of Keele Street, north of McNaughton Road in the Maple Community, City of Vaughan. The property is improved with a roof truss manufacturing business, and a legal non-conforming residential dwelling, both fronting on Keele Street, as well as a retail lumber yard fronting on McNaughton Road. This parcel is required to complete intersection improvements, including northbound and southbound left and right turning lanes at Keele Street and McNaughton Road. 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

3. FINANCIAL IMPLICATIONS

The total amount of compensation for Property Nos. 1, 3 and 4 is \$704,975 plus legal and consulting fees as stated in the agreements. Property No. 2 is a Section 30 agreement of the *Expropriations Act*. The compensation is \$446,250 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 which must be proven and agreed to by both parties. A further report to Council will be prepared to seek approval.

Funds for these offers will come from the 2009 Capital Budget.

4. LOCAL MUNICIPAL IMPACT

Property No. 1 is required for the widening and reconstruction of Stouffville Road which will support future growth within the community of Stouffville and improve safety for the travelling public.

Property No. 2 is required for the new interchange at Doane Road and the Highway 404 extension. The interchange has been identified in response to forecasted growth in the areas of Queensville, Sharon and Holland Landing.

Property No. 3 is required for an EMS station in Pefferlaw. Residents of the Town of Georgina will receive improved Emergency Medical Services with the development of a permanent Paramedic Response Station to replace the temporary facilities which has been in use.

Property No. 4 is located along Keele Street and is 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.

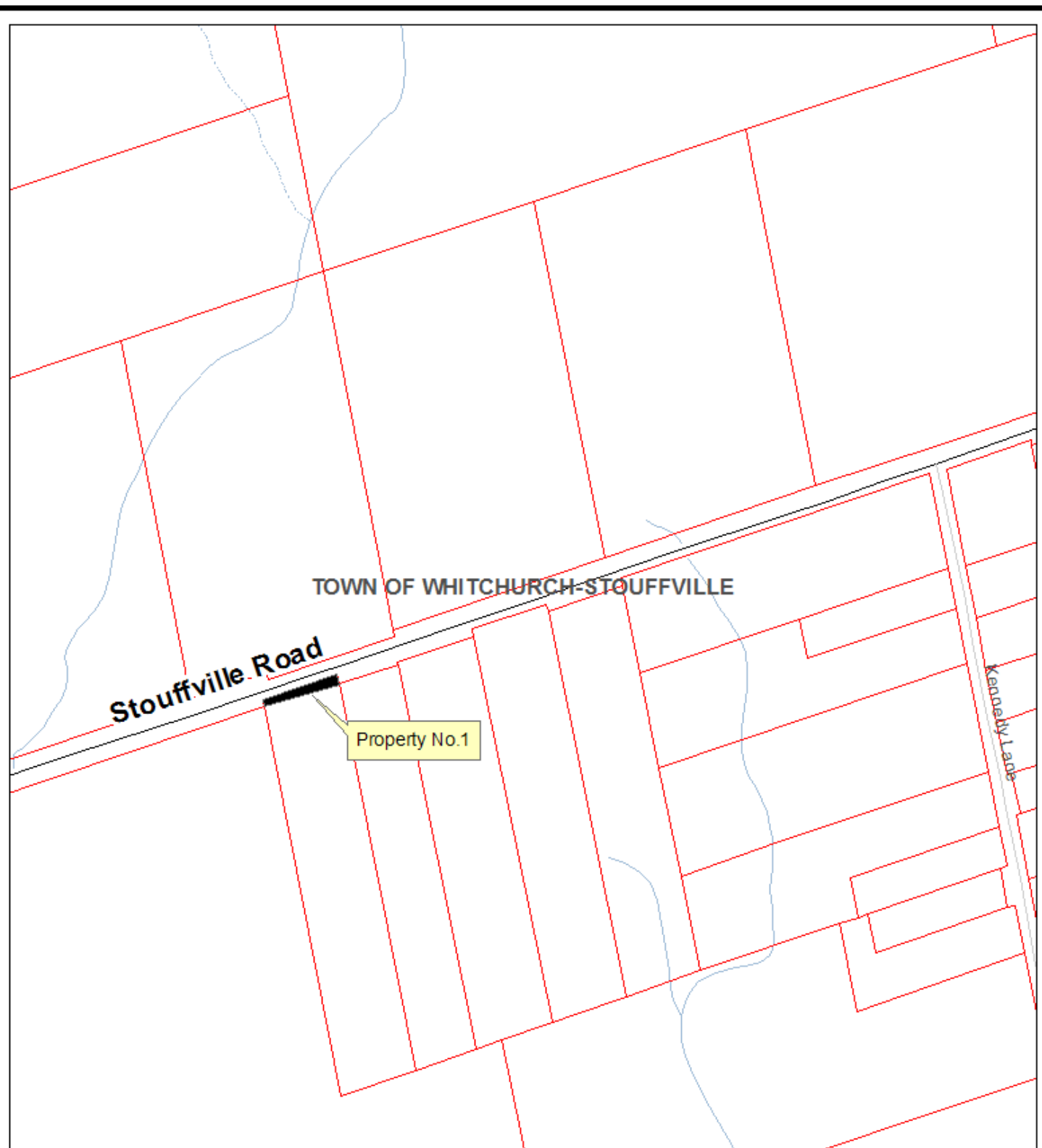
5. CONCLUSION

This report concerns road projects within the Region, as well as the expansion of the EMS site in Pefferlaw. 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.

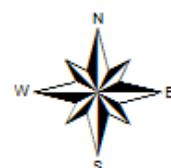
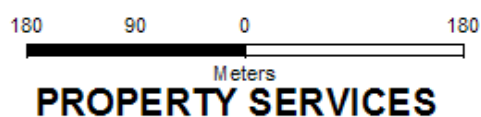
(The four attachments referred to in this clause were included in the agenda for the April 8, 2009 meeting.)

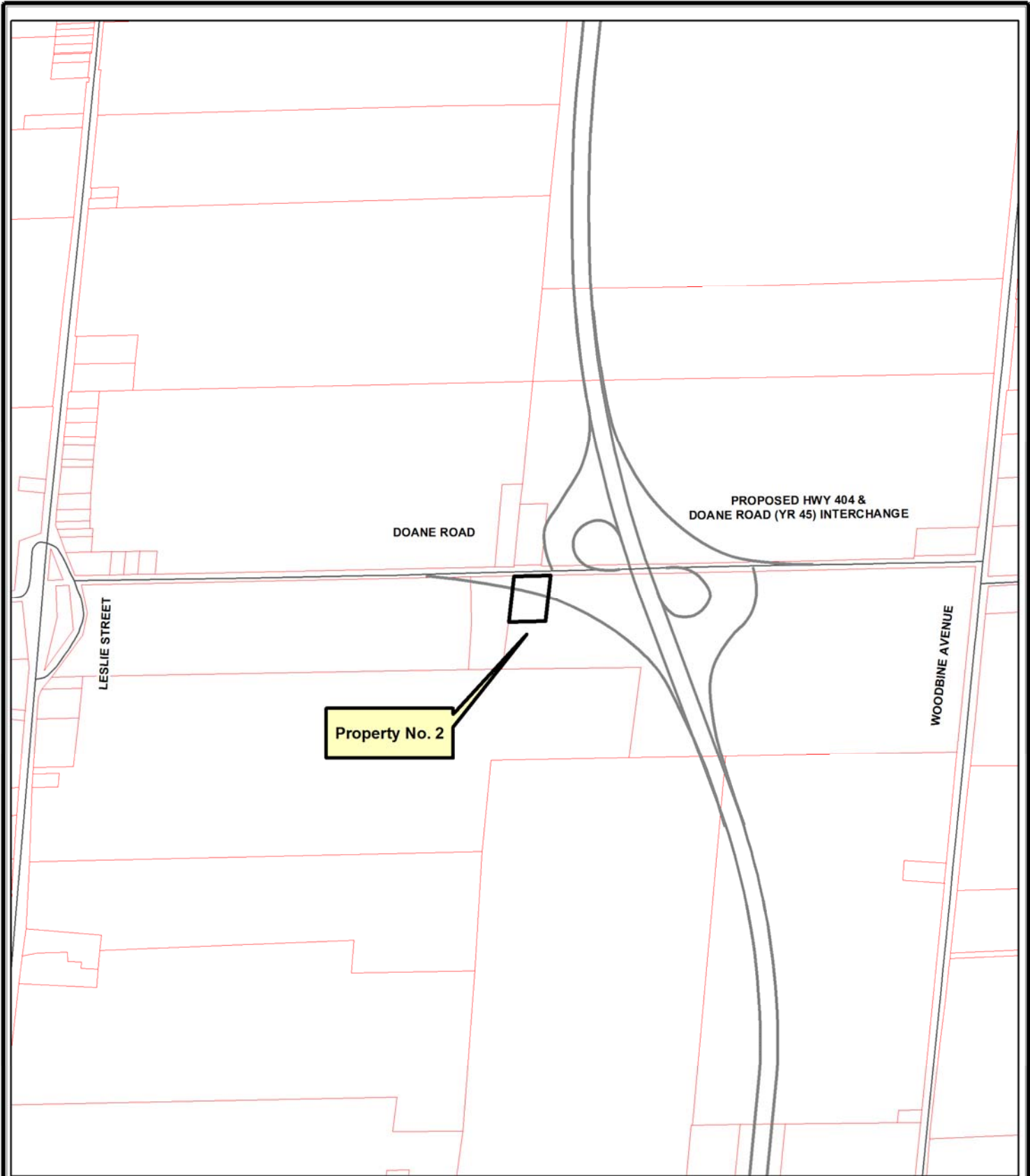


LOCATION PLAN

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

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LOCATION PLAN

ACQUISITION OF LAND
HIGHWAY 404 INTERCHANGE @ DOANE ROAD
PROJECT 8673, TOWN OF EAST GWILLIMBURY

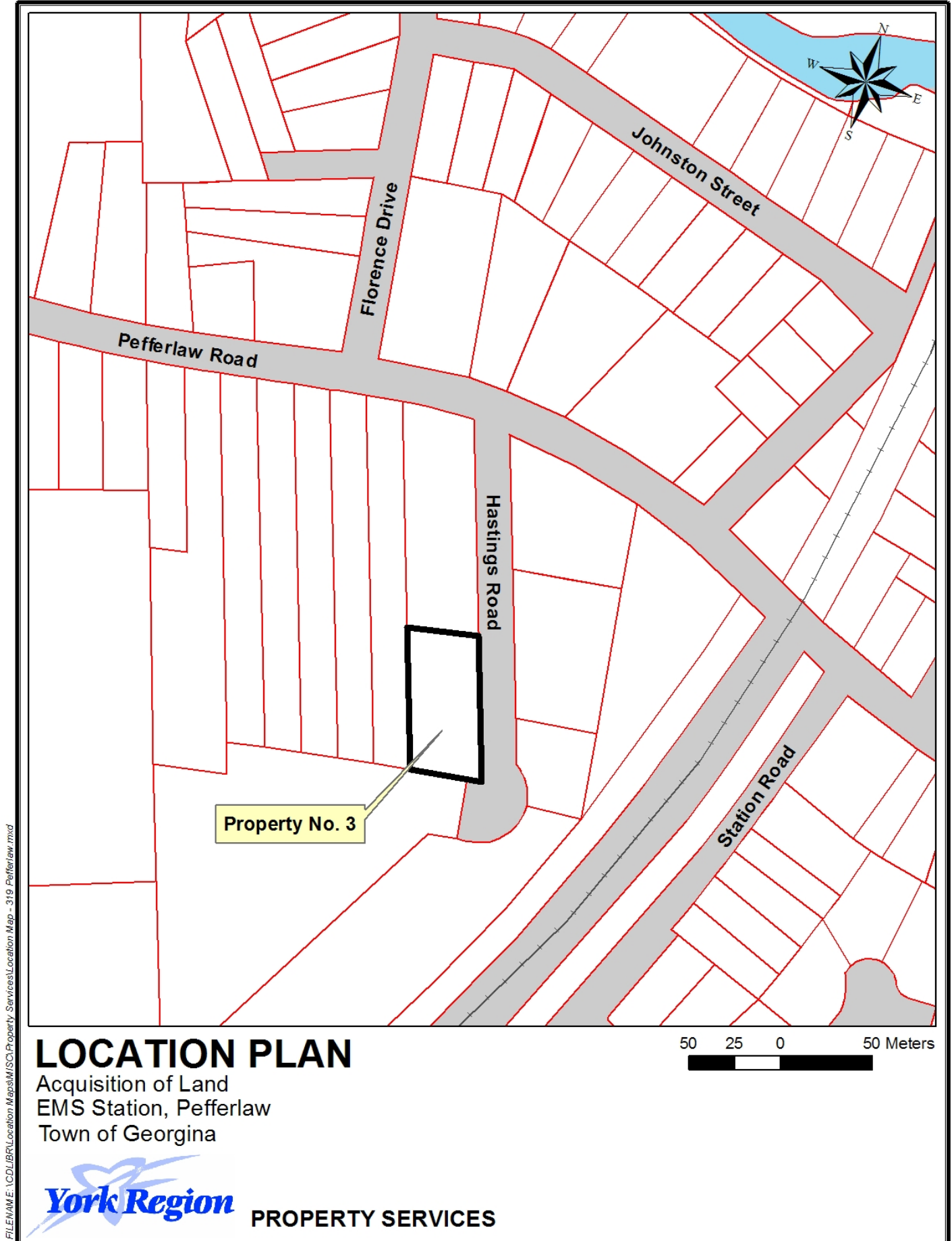


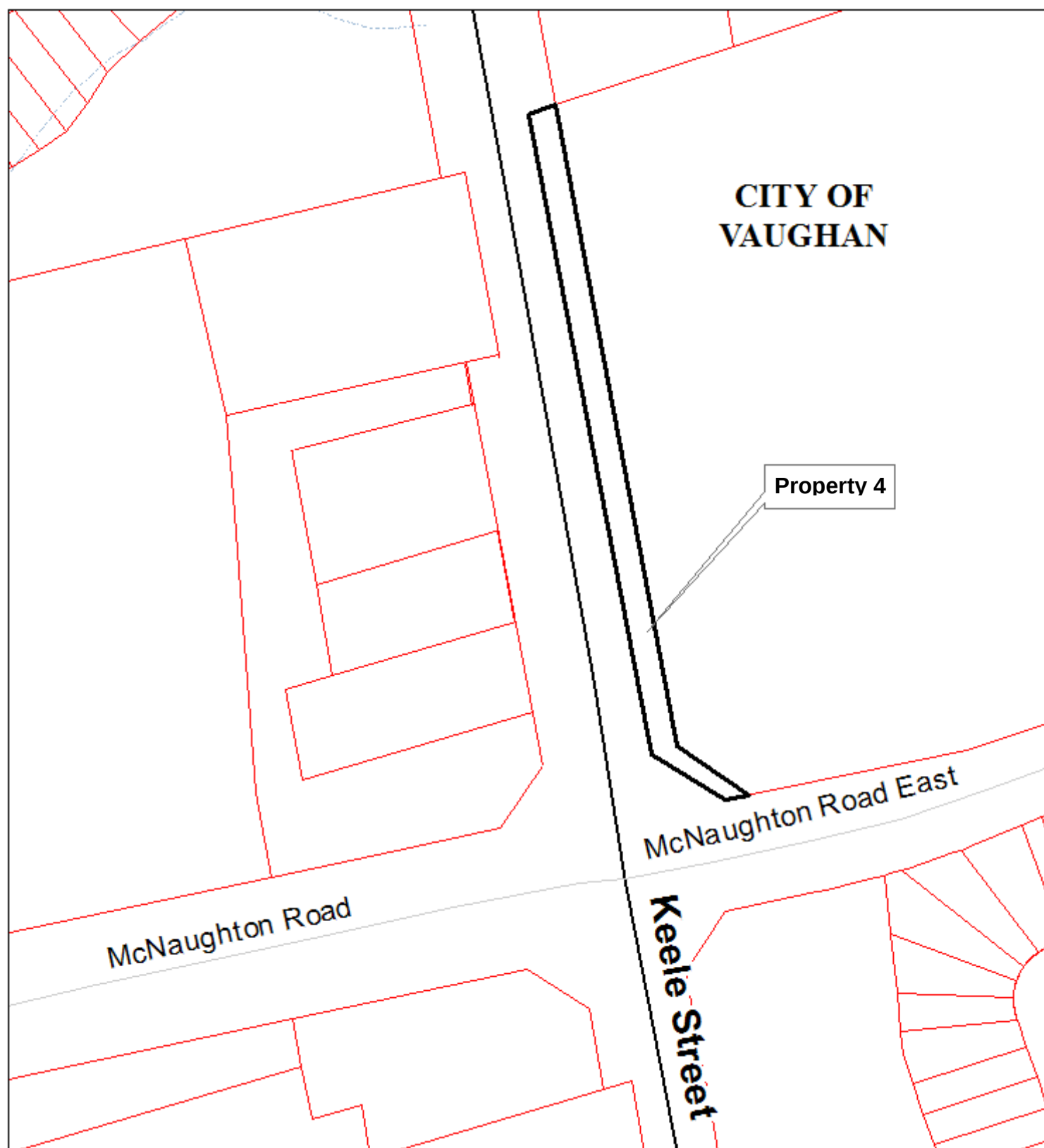
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PROPERTY SERVICES

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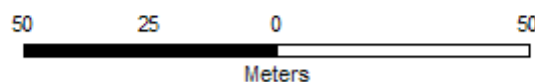
LOCATION PLAN

Acquisition of Land

Intersection Improvements at Keele Street and McNaughton Road

Project 8694, City of Vaughan

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PROPERTY SERVICES

