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EXPROPRIATION SETTLEMENTS VARIOUS PROJECTS

The Transportation and Works Committee recommends the adoption of the recommendation contained in the following report dated March 12, 2009, from the Commissioner of Corporate Services.

1. RECOMMENDATIONS

It is recommended that:

1. The following expropriation settlement 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 expropriation settlement agreements.

2.1 Property No. 1

This is an Expropriation Settlement under the *Expropriations Act* and the property is required to eliminate the jog along Major Mackenzie Drive East at Ninth Line in the Town of Markham (*see Attachment 1*).

OWNERS: Digram Developments Inc.

PROJECT: Intersection improvements to eliminate the Major Mackenzie Drive jog at Ninth Line in the Town of Markham

SUBJECT PROPERTY: Part of Lot 2, Concession 8, Town of Markham

AREA TAKEN: Fee simple interest in Parts 1, 2 and 3 on Expropriation Plan YR1280264 being 3,797 m² (0.939 acre)

COMMENTS: The subject is an improved future residential property that is located on the south side of Major Mackenzie Drive East. The Region's requirements are located across the frontage of the subject property. There are no development applications or site plan approvals pending on this property. The Vendor is currently in the process of preparing a

rezoning application for commercial/residential development conforming to the Official Plan. The site awaits the allocation of servicing capacity.

PROJECT NUMBER: 8388

2.2 Property No. 2

This is an Expropriation Settlement under the *Expropriations Act*. The property is required for the widening and reconstruction of Warden Avenue from Major Mackenzie Drive East to 16th Avenue, Town of Markham (*see Attachment 2*).

OWNERS: Siu Mo Lam and Ngai Kwan Carol Lam-Chau

PROJECT: The widening and reconstruction of Warden Avenue from Major Mackenzie Drive East to 16th Avenue, Town of Markham

SUBJECT PROPERTY: Part of Lot 65, Registered Plan 5316, Town of Markham

AREA TAKEN: Fee simple interest in Part 1 on Expropriation Plan D1040
70 m² (753.48 ft²)

COMMENTS: The subject is an improved estate residential property that is located at the southeasterly corner of Warden Avenue and Major Mackenzie Drive East. The Region's requirements are located on the southwesterly corner of the property being at the intersection of Warden Avenue and Cachet Parkway. There are no development applications or site plan approvals pending on this property.

PROJECT NUMBER: 9867

2.3 Property No. 3

This is an Expropriation Settlement under the *Expropriations Act*. The property is required for the widening and reconstruction of Warden Avenue from Major Mackenzie Drive East to 16th Avenue, Town of Markham (*see Attachment 3*).

OWNERS: Simon Lui and Susanna Lui

PROJECT: The widening and reconstruction of Warden Avenue from Major Mackenzie Drive East to 16th Avenue, Town of Markham

SUBJECT PROPERTY: Part of Lot 111, Registered Plan 6897, Town of Markham

AREA TAKEN:	Fee simple interest in Part 1 on Expropriation Plan D1041 105 m ² (1,130.22 ft ²)
COMMENTS:	The subject is an improved estate style detached residential property located at the southwesterly corner of Warden Avenue and Cachet Parkway. The Region's requirements are located on the northeasterly corner of the subject property. There are no development applications or site plan approvals pending on this property.
PROJECT NUMBER:	9867

3. FINANCIAL IMPLICATIONS

The total compensation of all properties in this report is \$292,750. These expropriation settlements are for full settlement of all claims with no compensation having been paid previously. In addition to the compensation, the *Expropriations Act* requires the Region to pay legal, appraisal, consulting fees and interest, if required.

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

4. LOCAL MUNICIPAL IMPACT

Property No. 1 described in this report is required for intersection improvements to eliminate the jog along Major Mackenzie Drive East at Ninth Line, Town of Markham. Additional turning lanes will be added to improve capacity and safety for the travelling public.

Property Nos. 2 and 3 are required for the widening and reconstruction of Warden Avenue from a two lane road to a four lane road which will provide additional capacity for the growth in this area.

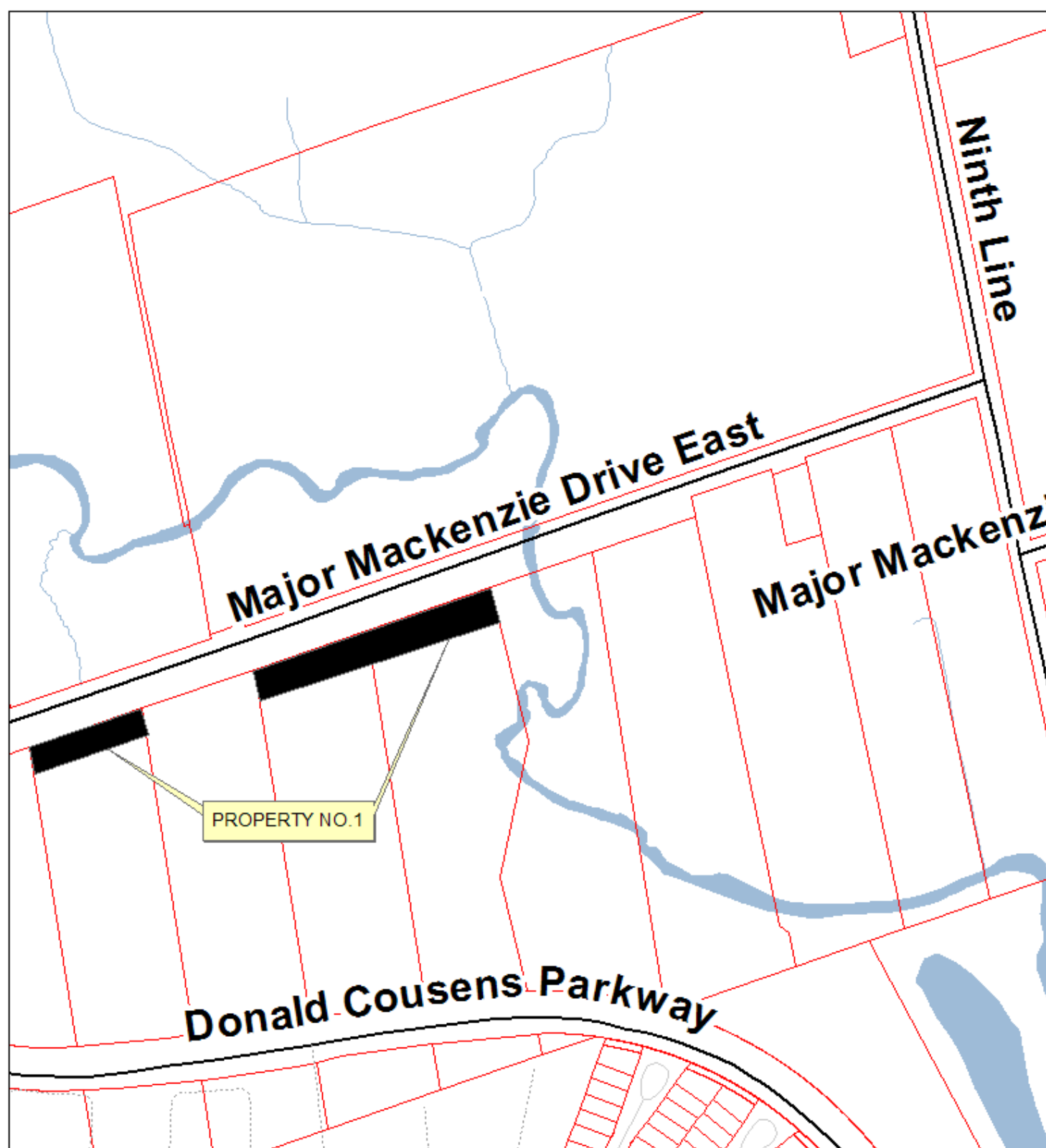
5. CONCLUSION

This report concerns three expropriation settlements for road projects within the Region. Negotiations have been ongoing with the owners and have culminated with these settlement agreements. It is recommended these agreements be accepted.

For more information on this report, please contact Paul Roberts, Manager, Realty Services 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 April 8, 2009 meeting.)



LOCATION PLAN

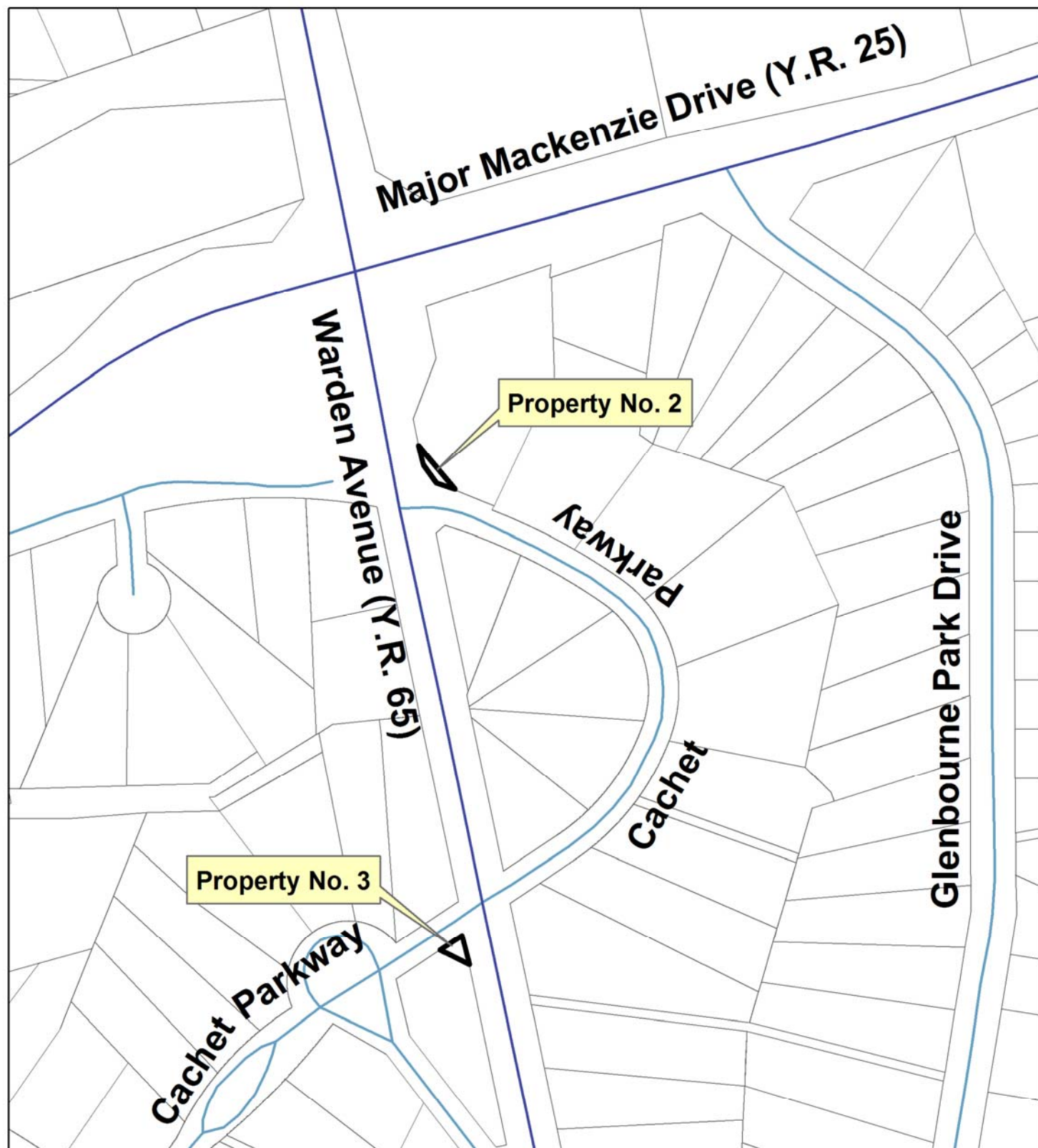
Expropriation Settlement
Ninth Line @ Major Mackenzie Drive East
Project 8388, Town of Markham

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140 70 0 140
Meters
PROPERTY SERVICES





LOCATION PLAN

Expropriation Settlement
Warden Avenue (Y.R. 65), Project 9867
Town of Markham

100 50 0 100
Meters



PROPERTY SERVICES