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COMPENSATION FOR EXPROPRIATION
GAMBLE ROAD, TOWN OF RICHMOND HILL
PROJECT 9833

The Transportation and Works Committee recommends the adoption of the recommendations contained in the following report, March 5, 2004, from the Commissioner of Corporate Services:

1. RECOMMENDATIONS

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:
 - a) The land required for the widening and reconstruction of Gamble Road/19th Avenue (YR 29) from Leslie Street (YR 12) to Bathurst Street (YR 38) in the Town of Richmond Hill.

2. PURPOSE

The purpose of this report is to receive authorization to serve offers, under the *Expropriations Act*, on those parties who have a registered interest in the properties being expropriated.

3. BACKGROUND

On October 16, 2003 Regional Council authorized the expropriation of the following properties for the widening and reconstruction of the Gamble Road/19th Avenue in the Town of Richmond Hill. (*See Attachment No. 1*)

Independent appraisers have prepared appraisal reports of the following properties. It is now in order to make an offer to each of the owners in compliance with Section 25 of the *Expropriations Act*. This provision requires that these offers be made based on 100% of the market value and that such offers be made prior to taking possession of the properties.

3.1 Property No. 1

OWNER: Beverley Muench and Gottfried Muench

PROPERTY: Fee simple interest
Part 1, Expropriation Plan D941
Town of Richmond Hill

TOTAL OWNERSHIP:	1.894 ha (4.681 acres)
AREA EXPROPRIATED:	0.107 ha (0.265 acres)
OFFER OF COMPENSATION:	\$39,750.00
COMMENTS:	The subject property is vacant heavily treed land located at the northeast corner of the intersection of 19 th Avenue and Bayview Avenue in the Town of Richmond Hill.
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3.2 Property No. 2

OWNER:	E. Manson Investments Limited
PROPERTY:	Fee simple interest Parts 1, 2 and 3 on Expropriation Plan D937 Town of Richmond Hill
TOTAL OWNERSHIP:	39.66 ha (98 acres)
AREA EXPROPRIATED:	1.930 ha (4.77 acres)
OFFER OF COMPENSATION:	\$859,000.00
COMMENTS:	The subject property is future development land and is located at the northwest corner of Leslie Street and 19 th Avenue in the Town of Richmond Hill.
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4. FINANCIAL IMPLICATIONS

The total amount of compensation for these expropriations is \$898,750.00. Funds will be included in the 2004 budget for these offers.

5. LOCAL MUNICIPAL IMPACT

The improvements to Gamble Road/19th Avenue will improve traffic flow in the area, which has increased in recent years due to the new development in the area, and will continue to increase with pending development. The improved traffic flow is needed as the road network in northern Richmond Hill is approaching capacity.

6. CONCLUSION

It is recommended that the above offers, together with a copy of the related appraisal reports, be served by registered mail on those parties with a registered interest in the subject properties. Under the Act, the offers must be served in order that the Region can enter onto the expropriated property to carry out the construction of the road.

The Senior Management Group has reviewed this report.

(A copy of the attachment referred to in the foregoing has been forwarded to each Member of Council with the April 7, 2004 Transportation and Works Committee agenda and a copy thereof is on file in the Office of the Regional Clerk.)