

7

EXPROPRIATION SETTLEMENT STOUFFVILLE ROAD, HIGHWAY 404 TO HIGHWAY 48 PROJECT 9712, TOWN OF WHITCHURCH-STOUFFVILLE

The Finance and Administration Committee recommends the adoption of the recommendations contained in the following report dated March 16, 2011, from the Commissioner of Corporate Services.

1. RECOMMENDATIONS

It is recommended that:

1. Council authorize the following expropriation settlement agreement for the lands expropriated for the widening and reconstruction of Stouffville Road, in the Town of Whitchurch-Stouffville, on the terms set out in this report.
2. The Commissioner of Corporate Services be authorized to complete this transaction in accordance with the terms of the agreement.

2. PURPOSE

The purpose of this report is to receive authorization from Regional Council to accept the expropriation agreement settlement.

3. BACKGROUND

The Environmental Assessment for the widening and reconstruction of Stouffville Road was approved in 2007

The Environmental Assessment for this project was approved in 2007. Construction between McCowan Road and Highway 48 was completed in 2010. Road construction between Highway 404 and McCowan Road is to commence in the spring of 2011.

Regional Council authorized the expropriation of properties on Stouffville Road in 2007

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

4. ANALYSIS AND OPTIONS

Property No. 1 (*see attachment 1*)

OWNERS:	Dave Nistas, Diamantis Nistas, Effie Nistas, George Nistas, Jim Nistas
PROJECT:	Widening and reconstruction of Stouffville Road between Highway 404 and Highway 48
SUBJECT PROPERTY:	Part of Lot 35, Concession 7, Town of Whitchurch-Stouffville comprising 2,322.04 sq. m. (24,995 sq. ft.)
AREA TAKEN:	Fee simple interest in Parts 5 and 6 on Expropriation Plan D1028 comprising 598.30 sq. m. (6,440 sq. ft.)
COMMENTS:	The subject property is a former gas station with a separate building for a restaurant. The contamination, within the area of the taking and the remaining site, was remediated to the Region's satisfaction by the owners at the owners' expense. During construction no contamination was found in the road.
PROJECT:	9712

5. FINANCIAL IMPLICATIONS

The funds for the compensation payable are included in the 2011 Capital Budget.

Accordingly, this agreement will represent a full settlement and the vendor has executed a full release of all claims under the *Expropriations Act*.

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 authorized to complete the expropriation settlement for the lands taken for the widening and reconstruction of Stouffville Road.

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 attachment referred to in this clause was included in the agenda for the April 7, 2011 Committee meeting.)



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LOCATION PLAN

Expropriation Settlement

Stouffville Road - Highway 404 to Highway 48

Town of Whitchurch-Stouffville

Project 9712



0 25 50 100 Metres



PROPERTY SERVICES