

8

EXPROPRIATION SETTLEMENTS PROJECT 9712, TOWN OF WHITCHURCH-STOUFFVILLE

The Transportation Services Committee recommends the adoption of the recommendation contained in the following report dated December 2, 2009, from the Commissioner of Corporate Services.

1. RECOMMENDATION

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 for the widening and reconstruction of Stouffville Road from Highway 404 to Highway 48.

3. BACKGROUND

Affects Stouffville Road (YR 14) From Highway 404 to Highway 48, Town of Whitchurch-Stouffville

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 is to commence in the spring of 2010.

4. ANALYSIS AND OPTIONS

Property 1 (see attachment 1)

OWNERS: Botom Investments Limited

PROJECT: Stouffville Road between Highway 404 and Highway 48 widening and reconstruction

SUBJECT PROPERTY: Part of Lots 34 and 35, Concession 7, Town of Whitchurch-Stouffville comprising 23.46 ha (57.97 acres)

AREA TAKEN: Fee Simple interest in Parts 1, 2, 3 and 4 on Expropriation Plan D1027 comprising 8,932.6 sq. m. (2.207 acres)

COMMENTS: The subject is an improved property at the south east corner of Stouffville Road and McCowan Road. Improvements include a residence, a barn and various utility sheds. The lands are utilized for agricultural purposes.

PROJECT NUMBER: 9712

Property 2 (see attachment 1)

OWNERS: Motob Investments Limited

PROJECT: Stouffville Road between Highway 404 and Highway 48 widening and reconstruction

SUBJECT PROPERTY: Part of Lots 34 and 35, Concession 7, Town of Whitchurch-Stouffville comprising 84.41 ha (208.58 acres)

AREA TAKEN: Fee Simple interest in Parts 1 and 2 on Expropriation Plan D1025 and Parts 1 and 2 on Expropriation Plan D1026 comprising 19,030 sq. m. (4.7 acres)

COMMENTS: The subject is an improved property on the south side of Stouffville Road. Improvements include two residences, barns and silos. The lands are utilized for agricultural purposes.

PROJECT NUMBER: 9712

Property 3 (see attachment 1)

OWNERS: Dimitrois Nistas

PROJECT: Stouffville Road between Highway 404 and Highway 48 widening and reconstruction

SUBJECT PROPERTY: Part of Lot 35, Concession 7, Town of Whitchurch-Stouffville comprising 833.2 sq. m. (8,968.78 sq. ft.)

AREA TAKEN: Fee Simple interest in Parts 1 and 2 on Expropriation Plan D1028 comprising 233.2 sq. m. (2,510.23 sq. ft.)

COMMENTS: The subject is vacant residential land on the south side of Stouffville Road. It is designated in the Community of Stouffville Secondary Plan as Gateway Mixed Use Area.

PROJECT NUMBER: 9712

Property 4 (see attachment 1)

OWNERS: Kyriakos Nistas

PROJECT: Stouffville Road between Highway 404 and Highway 48 widening and reconstruction

SUBJECT PROPERTY: Part of Lot 35, Concession 7, Town of Whitchurch-Stouffville comprising 2,198.7 sq. m. (23,666.6 sq. ft.)

AREA TAKEN: Fee Simple interest in Parts 3 and 4 on Expropriation Plan D1028 comprising 573.5 sq. m. (6,173.3 sq. ft.)

COMMENTS: The subject is vacant residential land on the south side of Stouffville Road. It is designated in the Community of Stouffville Secondary Plan as Gateway Mixed Use Area.

PROJECT NUMBER: 9712

Property 5 (see attachment 2)

OWNERS: R & U Accettone Holdings Ltd.

PROJECT: Stouffville Road between Highway 404 and Highway 48 widening and reconstruction

SUBJECT PROPERTY:	Part of Lot 1, Concession 6, Town of Whitchurch-Stouffville comprising 0.805 ha (1.988 acres)
AREA TAKEN:	Fee Simple interest in Part 1 on Expropriation Plan YR1313968 comprising 632.8 sq. m. (0.156 acres)
COMMENTS:	The subject is a rural residential property on the north side of Stouffville Road. It is improved with a residence.
PROJECT NUMBER:	9712

5. FINANCIAL IMPLICATIONS

Total amount of compensation is \$847,710

The total amount of compensation for these expropriations is \$847,710 which includes land, injurious affection, loss of trees, loss of parking. 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.

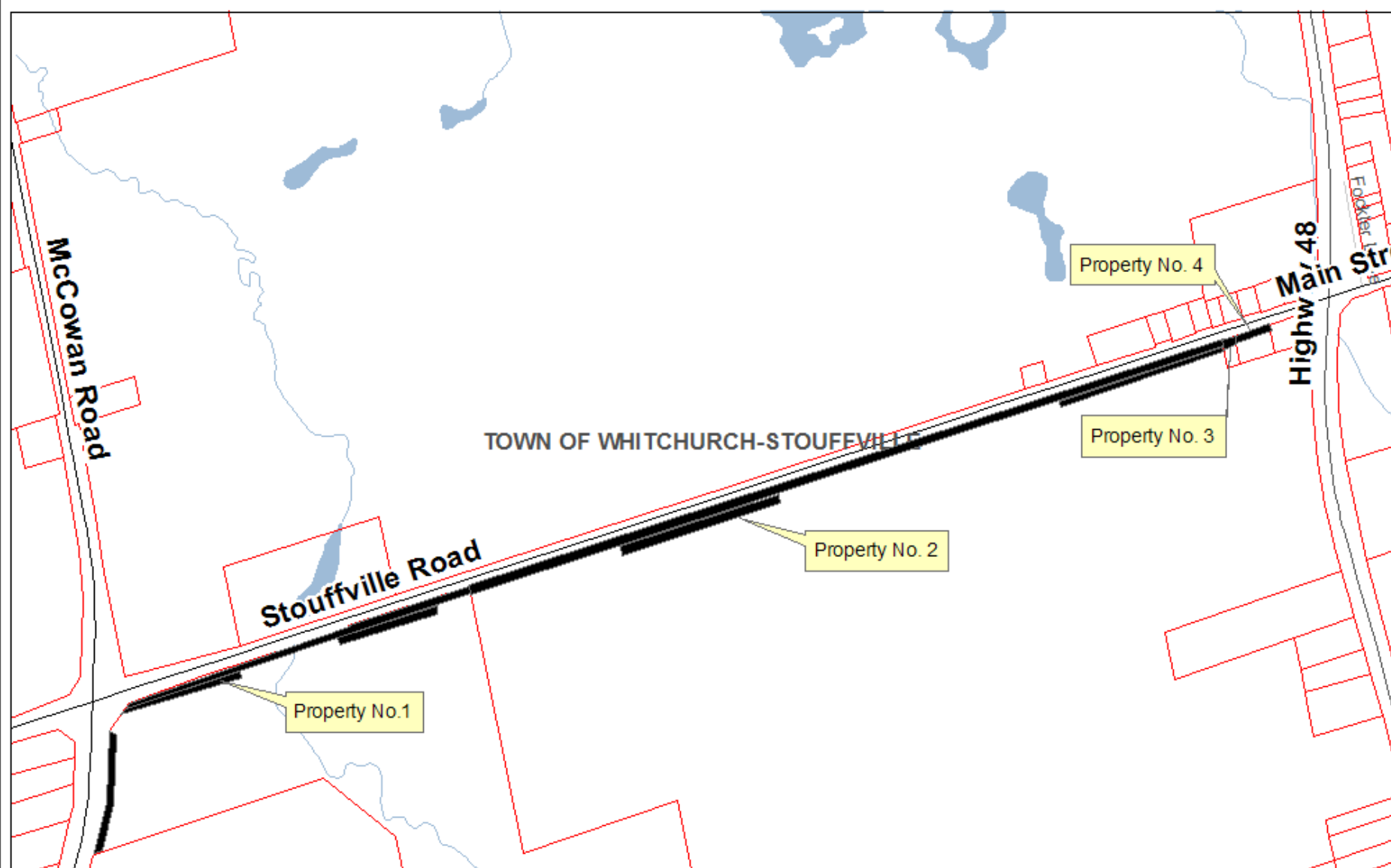
7. CONCLUSION

It is recommended this report be accepted in order to provide the required land for the Stouffville Road project.

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 December 2, 2009 Committee meeting).



LOCATION PLAN

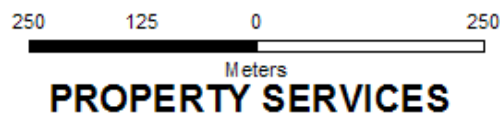
PROJECT NUMBER 9712

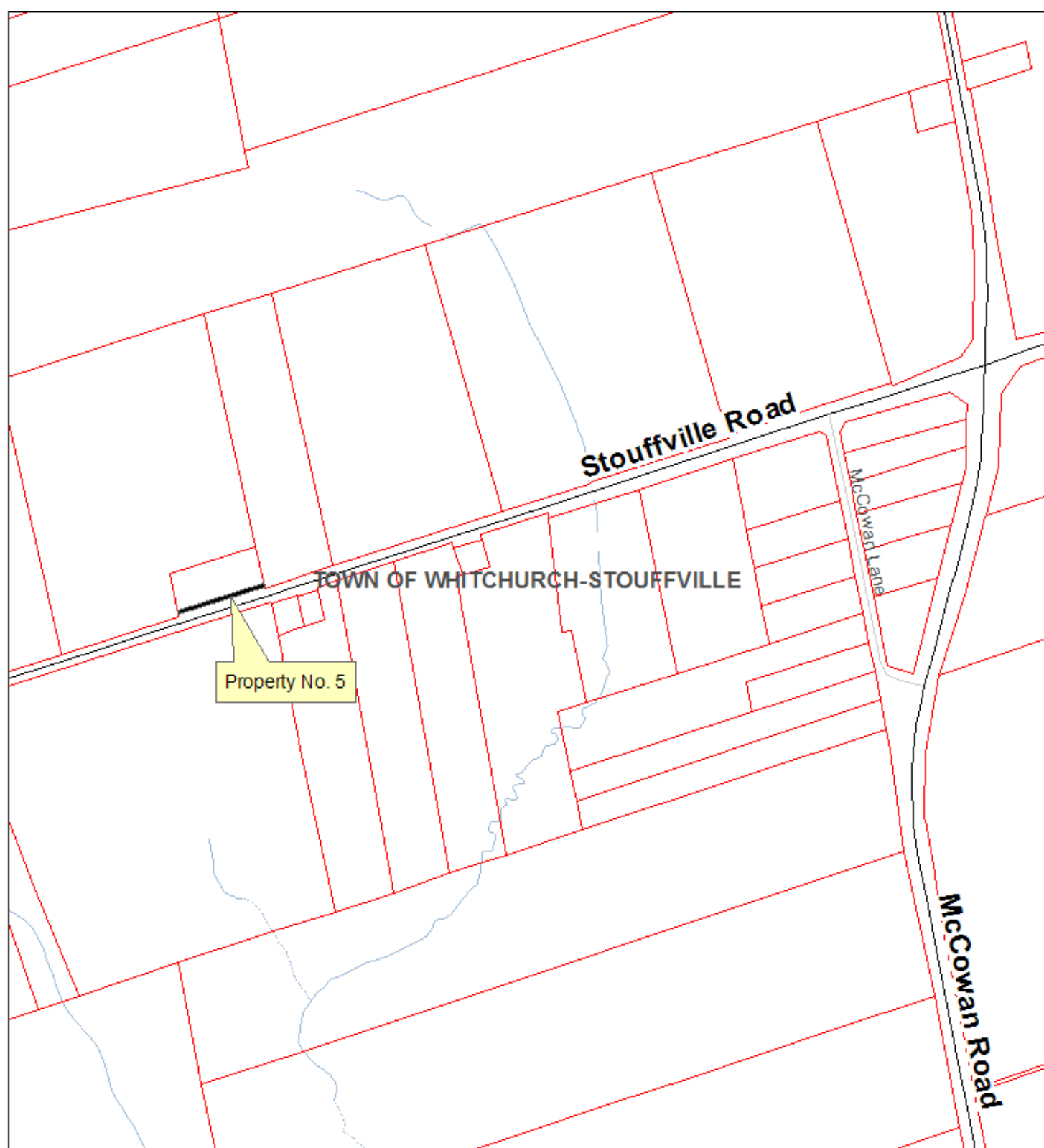
Expropriation Settlements

Town of Whitchurch-Stouffville



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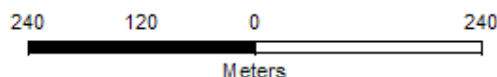


LOCATION PLAN

PROJECT NUMBER 9712

EXPROPRIATION SETTLEMENTS

TOWN OF WHITCHURCH-STOUFFVILLE



PROPERTY SERVICES

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