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COMPENSATION FOR EXPROPRIATION DOANE ROAD INTERCHANGE PROJECT 8673, TOWN OF EAST GWILLIMBURY

The Finance and Administration Committee recommends the adoption of the recommendation contained in the following report dated May 6, 2010, from the Commissioner of Corporate Services.

1. RECOMMENDATION

It is recommended that:

1. The Commissioner of Corporate Services be authorized to make the following offer on behalf of the Regional Corporation in accordance with the *Expropriations Act* for the land required for construction of an interchange at Doane Road (YR 45) and the proposed Highway 404.

2. PURPOSE

The purpose of this report is to receive authorization from Regional Council to serve an offer under the *Expropriations Act*, on those parties who have a registered interest in the property being expropriated.

3. BACKGROUND

Highway 404/Doane Road interchange requested by the Region

At York Region's request the MTO's Highway 404 Extension from Green Lane to Ravenshoe Road provided for a bridge crossing at Doane Road. York Region's commitment to provide an interchange at Doane Road required acquisition of eleven (11) additional properties to MTO's original requirements. Ten (10) acquisitions have been attained through negotiated settlements with the subject of this report being the remaining acquisition. The majority of the eleven (11) properties required for the interchange will be conveyed to MTO at nominal value at a later date.

The Environmental Assessment for this project was approved in December 2008. Tree cutting is currently underway and construction will commence in June, 2010.

4. ANALYSIS AND OPTIONS

An independent appraisal report established compensation for the serving of a section 25 Offer

An independent appraisal firm has prepared an appraisal report estimating the market value of the following property. In compliance with Section 25 of the *Expropriations Act*, an offer based on 100% of the market value must be presented to an owner prior to taking possession of the property.

Regional Council Expropriation Authorization

On June 17, 2009, Regional Council authorized the expropriation of properties required for the construction of the interchange at the proposed Highway 404, Town of East Gwillimbury.

Property No. 1 *(see attachment 1)*

OWNER:	Mounthill Developments Inc.
PROPERTY:	Part of Lot 14, Concession 3
TOTAL OWNERSHIP:	37.61 ha (92.93 acres)
EXPROPRIATED PROPERTY:	Fee simple interest in Part 1 on Expropriation Plan YR1452922, Town of East Gwillimbury
AREA EXPROPRIATED:	0.16 ha (0.40 acres)
COMMENTS:	The subject is a vacant agricultural property with no road frontage. Access is provided onto Leslie Street through a property with the same ownership

5. FINANCIAL IMPLICATIONS

The property was appraised by an external appraisal firm who estimated the market value of the expropriated lands. Funds for this offer were included in the 2009 Capital Budget.

6. LOCAL MUNICIPAL IMPACT

Construction of the Highway 404 extension to Woodbine Avenue/Ravenshoe Road will provide substantial community and economic benefits to the Towns of East Gwillimbury and Georgina. The extension has long been a critical transportation infrastructure component of planning undertaken by both of these municipalities.

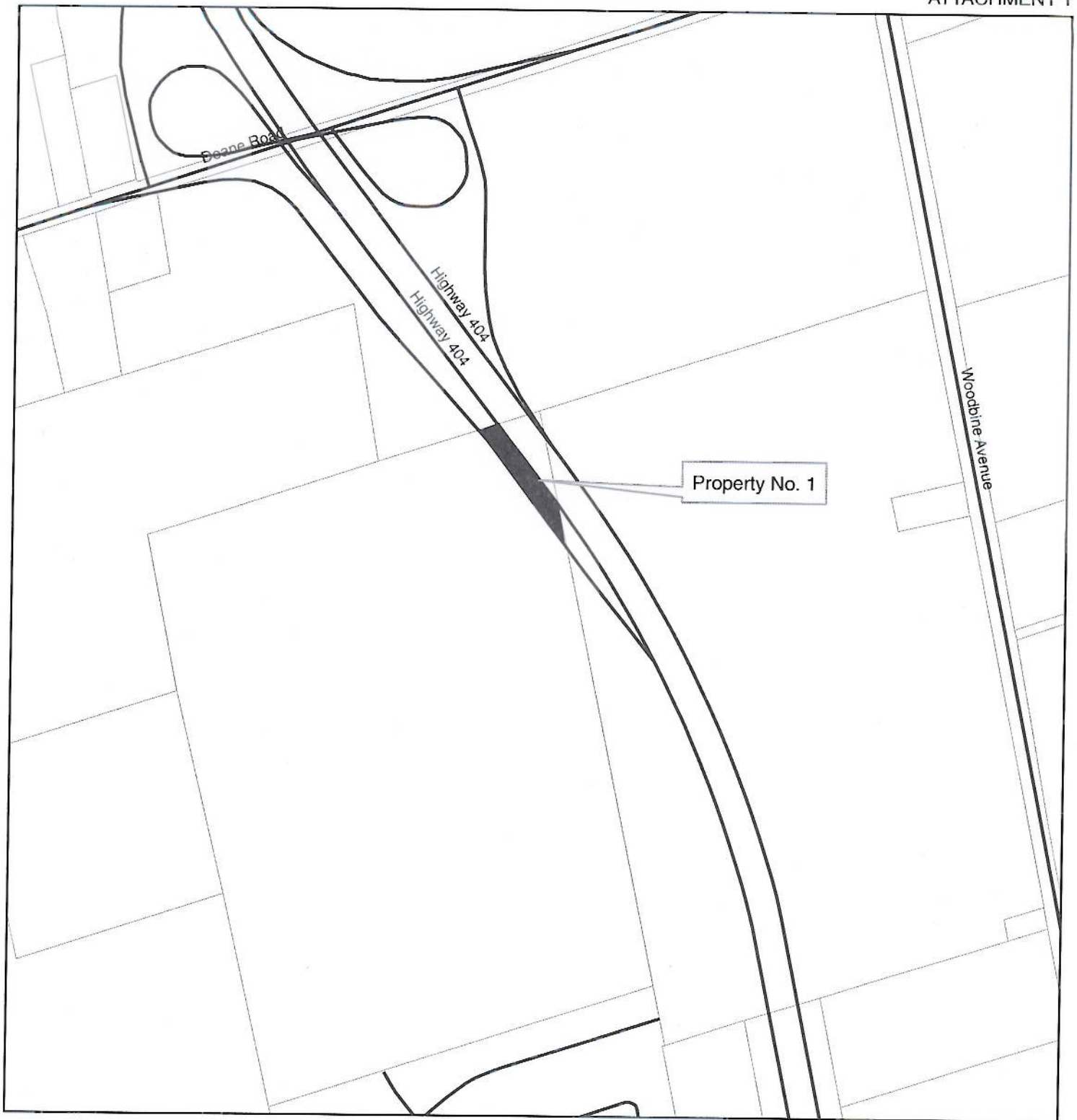
7. CONCLUSION

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

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 May 6, 2010 Committee meeting.)



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LOCATION PLAN

Compensation for Expropriation Doane Road Interchange Project 8673
Mounthill Developments Inc.
TOWN OF EAST GWILLIMBURY



0 112.5 225 450
Metres

PROPERTY SERVICES

