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ACQUISITION OF LAND - VARIOUS PROJECTS CITY OF VAUGHAN

The Transportation and Works Committee recommends the adoption of the recommendation contained in the following report, March 29, 2005, from the Commissioner of Corporate Services:

1. RECOMMENDATION

It is recommended that:

1. The following agreements be accepted and that the Commissioner of Corporate Services be authorized to complete these transactions in accordance with the terms of the agreements.

2. PURPOSE

The purpose of this report is to obtain Regional Council's approval to purchase Property No. 1 for the widening and reconstruction of Teston Road and to accept the expropriation settlement as described in Property No. 2 for the widening and reconstruction of Islington Avenue in the City of Vaughan (*see Attachments No. 1 & 2*).

2.1 Property No. 1

OWNER:	Cham Shan Temple
PROJECT:	The widening and reconstruction of Teston Road in the City of Vaughan
SUBJECT PROPERTY:	Part of Lot 26, Concession 2, City of Vaughan
AUTHORITY:	By-law R-1367-2003-039
TOTAL OWNERSHIP:	3.151 ha (7.786 acres)
AREA TAKEN:	Fee simple interest in Part 1 on Reference Plan 65R-27709 2,011 m ² (0.497 acres)
COMMENTS:	The subject is an improved estate residential property having potential for severance as 3 lots and is located on the north side of Teston Road, west of Bathurst Street.

PROJECT NUMBER: 8075

2.2 Property No. 2

OWNER: Filomena Lomuto

PROJECT: The widening and reconstruction of Islington Avenue in the City of Vaughan

SUBJECT PROPERTY: Part of Lot 57, Registrar's Compiled Plan No. 9831, City of Vaughan

AUTHORITY: By-law R-1186-1999-053

TOTAL OWNERSHIP: 1,837.4 m² (19,777 sq. ft.)

AREA TAKEN: Fee simple interest in Part 1 on Expropriation Plan D776
212.9 m² (2,292 sq. ft.)

COMMENTS: The subject is located on the west side of Islington Avenue, just south of Highway 7 in Woodbridge and is improved with an automotive service structure comprised of a body shop, paint shop and two small office areas. Paved customer parking is located in front, at the rear and along the north side of the building. The south side of the building provides access to the body and paint shops.

PROJECT NUMBER: 8609

3. FINANCIAL IMPLICATIONS

The total amount of compensation involved in connection with the above transactions is \$222,395.00. In addition to the foregoing, legal and consulting fees are payable. Funds have been included in the 2005 budget for these offers.

4. LOCAL MUNICIPAL IMPACT

The properties described in this report are required for road projects in the Region of York.

The widening and reconstruction of Teston Road will greatly improve traffic operations for the travelling public by providing much needed additional east-west capacity within the Teston Road corridor.

The widening and reconstruction of Islington Avenue from Steeles Avenue to Highway 7 is complete and has improved safety and traffic flow in the area.

5. CONCLUSION

Property No. 1 in this report is required for the widening and reconstruction of Teston Road in the City of Vaughan and in order for this project to proceed without interruption it is recommended that this acquisition be completed.

Property No. 2 is an expropriation settlement and was part of the widening and reconstruction of Islington Avenue, in the City of Vaughan. The project is now complete and it is recommended that this acquisition also be completed.

The Senior Management Group has reviewed this report.

(The attachments referred to in this clause were included in the agenda for the May 4, 2005 Committee meeting.)