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COMPENSATION FOR EXPROPRIATION INTERSECTION IMPROVEMENTS AT NINTH LINE AND ELGIN MILLS ROAD PROJECT 8387, TOWN OF MARKHAM

The Transportation and Works Committee recommends the adoption of the recommendation contained in the following report dated May 8, 2009, 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:
 - a) the land required for intersection improvements and to eliminate the jog at Elgin Mills Road (YR 49) and Ninth Line (YR 69), Town of Markham.

2. PURPOSE

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

Independent appraisal reports establish compensation for Section 25 Offers

In 1999 the Environmental Assessment for this project was approved. On April 23, 2009 Regional Council authorized the expropriation of the property in this report for intersection improvements and to eliminate the jog at Elgin Mills Road and Ninth Line in the Town of Markham (*see Attachment 1*).

An independent appraiser prepared an appraisal report of the following property. In compliance with Section 25 of the *Expropriations Act*, Council authorizes the appraisal report in order to be served upon the owners. The offer is made based on 100% of the market value and such offer must be made prior to taking possession of the property.

4. ANALYSIS AND OPTIONS

The property described below is required for the intersection improvements and to eliminate the jog at Elgin Mills Road and Ninth Line in the Town of Markham.

Subject Property

OWNERS:	Onofrio Lorusso Carolina Lorusso
PROPERTY:	Part of Lot 25, Concession 8, Town of Markham
TOTAL OWNERSHIP:	3.565 ha (8.809 acres)
EXPROPRIATED PROPERTY:	Fee simple interest in Part 8 on Reference Plan 65R-31056, Town of Markham
AREA EXPROPRIATED:	1,475.6m ² (0.365 acres)
OFFER OF COMPENSATION:	\$52,555
COMMENTS:	The subject property is improved with a two storey house, detached two storey garage with a 2 nd storey apartment, and a workshop and is located on the west side of Ninth Line, south of Elgin Mills Road, Town of Markham. The Region's requirement is vacant land along the frontage of the property.
PROJECT NUMBER:	8387

5. FINANCIAL IMPLICATIONS

The total amount of compensation for this expropriation is \$52,555. An external appraiser estimated the market value at \$126,027 per acre.

Funds for these offers will come from the 2009 Capital Budget.

6. LOCAL MUNICIPAL IMPACT

This project is for intersection improvements and to eliminate the Elgin Mills Road jog at Ninth Line and provide additional turning lanes to improve capacity in this area of Markham.

7. CONCLUSION

This report relates to an offer of compensation under the *Expropriations Act* for land required for the jog elimination at Elgin Mills Road and Ninth Line, Town of Markham. It is recommended that the above offer, together with a copy of the related appraisal report be served by registered mail on those parties with a registered interest in the subject property. Under the *Expropriations Act*, the offer must be served in order that the Region can enter onto the expropriated lands in order to commence construction.

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 June 17, 2009 meeting.)



LOCATION PLAN

Compensation for Expropriation

Intersection Improvements at Ninth Line and Elgin Mills Road

Project 8387, Town of Markham

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PROPERTY SERVICES

