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EXPROPRIATION SETTLEMENTS VARIOUS PROJECTS

The Transportation and Works Committee recommends the adoption of the recommendation contained in the following report dated May 13, 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.

3. BACKGROUND

The Environmental Assessment for both projects was approved in 2007. Construction for the intersection improvements at Kennedy Road and Elgin Mills Road is scheduled for this summer. Utility relocation has started on Stouffville Road and construction is expected by year end.

4. ANALYSIS AND OPTIONS

4.1 Property No. 1

This property is required for intersection improvements at Kennedy Road and Elgin Mills Road in the Town of Markham (*see Attachment 1*).

OWNER: 4551 Elgin Mills Developments Limited

PROJECT: Intersection improvements at Kennedy Road and Elgin Mills Road in the Town of Markham

SUBJECT PROPERTY: Part of Lot 25, Concession 6, Town of Markham

AREA TAKEN:	Fee simple interest in Part 1 on Expropriation Plan D1042 being 2,126 m ² (0.525 acre)
COMMENTS:	The subject is a farm property on the southeast corner of Elgin Mills Road and Kennedy Road. The site is deemed to be a vacant and unimproved agricultural holding. The improvements are all in need of repair or replacement therefore adding minimal or no contributory value. There are no pending site plan applications or approvals impacting this property.
PROJECT NUMBER:	8381

4.2 Property No. 2

This property is required for the widening and reconstruction of Stouffville Road in the Town of Whitchurch-Stouffville (*see Attachment 2*).

OWNER:	Roberto Mastronardi and Lucia Mastronardi
PROJECT:	Widening and reconstruction of Stouffville Road in the Town of Whitchurch-Stouffville
SUBJECT PROPERTY:	Part of Lot 35, Concession 6, Town of Whitchurch-Stouffville
AREA TAKEN:	Fee simple interest in Part 1 on Expropriation Plan YR1313972, being 435.5 m ² (0.108 acre)
COMMENTS:	The subject is an improved highway commercial property located on the south side of Stouffville Road between Kennedy Road and McCowan Road. Improvements include a building used for automotive restoration/repair and a two storey residence and a detached garage. There are no development applications or site plan approvals pending on this property.
PROJECT NUMBER:	9712

5. FINANCIAL IMPLICATIONS

The total compensation for the properties in this report is \$202,000. These expropriation settlements are for full settlement of all claims with no compensation having been paid previously. In addition to the compensation, the *Expropriations Act* requires the Region to pay legal, appraisal, consulting fees and interest, if required.

Funds for this offer will come from the 2009 Capital Budget.

6. LOCAL MUNICIPAL IMPACT

The properties in this report are required for intersection improvements at Kennedy Road and Elgin Mills Road in the Town of Markham which will allow for more efficient movement through the intersection, and for the widening and reconstruction of Stouffville Road in the Town of Whitchurch-Stouffville which will support future growth within the community of Stouffville. These projects will improve safety for the travelling public and provide additional capacity.

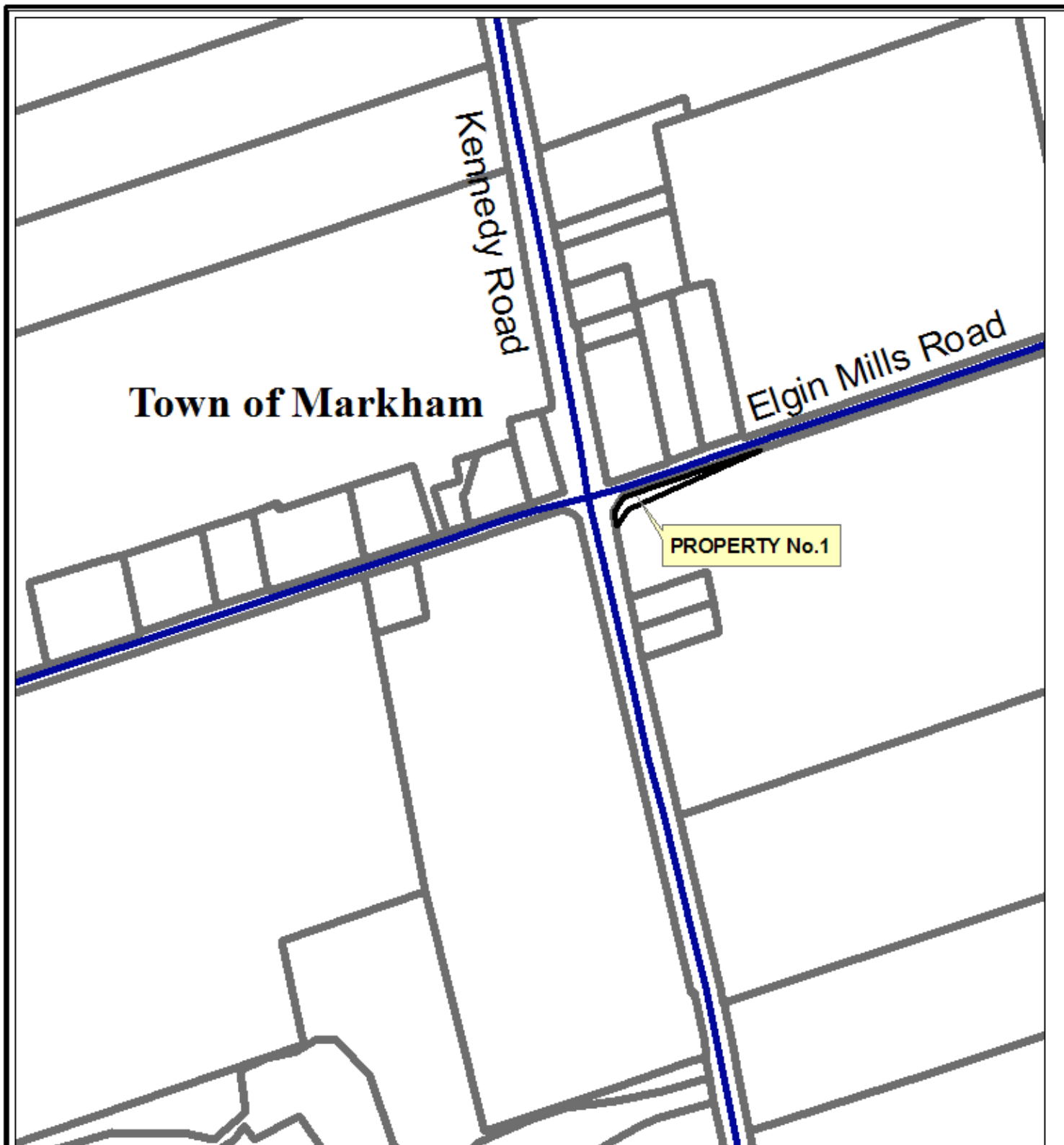
7. CONCLUSION

This report concerns expropriation settlements for intersection improvements at Kennedy Road and Elgin Mills Road and the widening of Stouffville Road respectively. Negotiations have been ongoing with the owners and have culminated with these settlement agreements. It is recommended these agreements be accepted.

For more information on this report, please contact Paul 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 June 17, 2009 meeting.)



LOCATION PLAN

Expropriation Settlement

Intersection Improvement at Kennedy Road/Elgin Mills Road

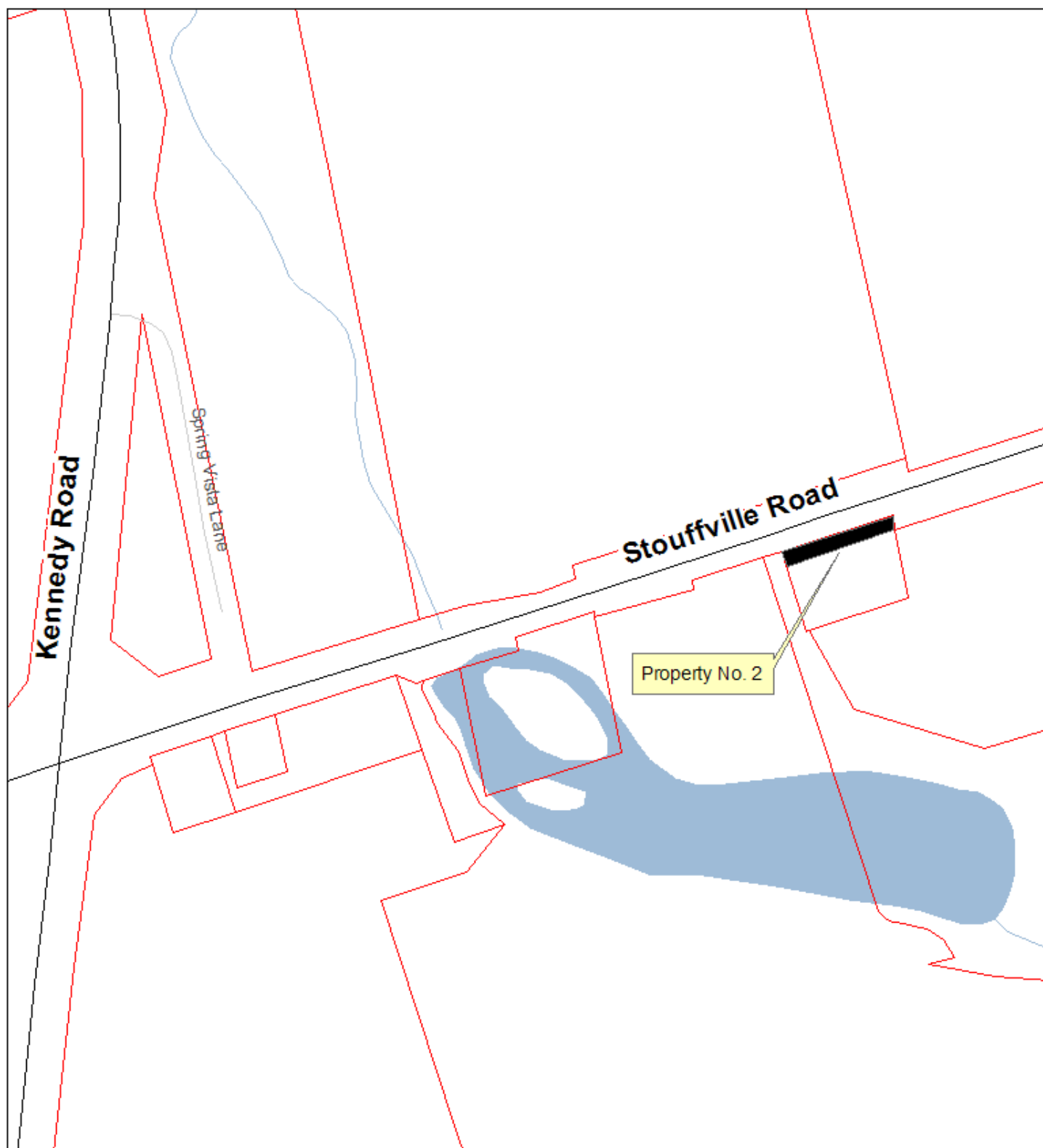
Town of Markham, Project 8381

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Property Services

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LOCATION PLAN

Expropriation Settlement
Stouffville Road, Project 9712
Town of Whitchurch-Stouffville

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PROPERTY SERVICES

