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ACQUISITION OF LAND
HIGHWAY 50, PROJECT 8181
CITY OF VAUGHAN

The Transportation and Works Committee recommends the adoption of the recommendations contained in the following report dated May 21, 2009, from the Commissioner of Corporate Services.

1. RECOMMENDATIONS

It is recommended that:

1. The acquisition of the following lands be authorized in connection with the widening and reconstruction of Highway 50 in the City of Vaughan.
2. The Regional Municipality of Peel be authorized to complete these transactions in accordance with the terms of the agreements.
3. The Regional Municipality of York accept title of the property described in these agreements.

2. PURPOSE

This report is to obtain Regional Council's approval to acquire certain lands on the east side of Highway 50 for purposes of widening and reconstruction of the highway.

3. BACKGROUND

The Regional Municipality of Peel and The Regional Municipality of York have completed a Class Environmental Assessment and the preliminary design for improvements to Highway 50 from Steeles Avenue to Rutherford Road. Improvements to Highway 50 are required to address needs identified in the Peel/York Boundary Area Transportation Study completed in 2003.

The design for improvements to Highway 50 includes:

- a) widening to a 7-lane road from south of Highway 7 to north of Rutherford Road;
- b) intersection improvements between Highway 7 and Rutherford Road; and
- c) resurfacing of the existing pavement from Highway 7 to Rutherford Road.

The Environmental Assessment for this project was approved in 2005. Construction is expected to begin in 2010; however, the acquisition of properties where an agreement has not been achieved will be acquired through the expropriation process.

Peel Region is managing the construction of this section and Peel staff have negotiated the necessary property acquisitions on both sides of Highway 50, in accordance with the protocol established between the Regions. Consequently, agreements have been negotiated directly between the property owners and Peel Region for those properties on the east side of Highway 50; title will be directed to York Region on closing. Accordingly, Council approval is requested to accept title to these lands and to reimburse Peel Region for the purchase price and closing costs.

It is anticipated that all land acquisition costs associated with this construction will be ultimately shared equally between the Regions. Upon completion of all property acquisitions, appropriate adjustments will be made to ensure an equitable sharing of costs. Staff from both Regions are currently finalizing a new boundary road agreement that will formalize each Region's respective responsibility for land acquisitions and capital construction.

4. ANALYSIS AND OPTIONS

The following properties are required on the east side of Highway 50 for the widening and reconstruction of Highway 50 in the City of Vaughan (*see Attachment 1*).

4.1 Property No. 1

OWNER:	Antonio Divizio
PROJECT:	Widening and reconstruction of Highway 50 from Steeles Avenue to Rutherford Road in the City of Vaughan
SUBJECT PROPERTY:	Part of Lots 8 and 9, Concession 10 in the City of Vaughan in The Regional Municipality of York
AREA TAKEN:	Fee simple interest in Part 1 on Draft Reference Plan 07-B5677-V-2, being 311 m ² (0.077 acre)
COMMENTS:	The subject is vacant farmland located on the east side of Highway 50 immediately south of Ebenezer Road. At the time the offer was executed there were no development applications or site plan approvals pending on this property.
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4.2 Property No. 2

OWNER:	Lega Holdings Ltd.
PROJECT:	Widening and reconstruction of Highway 50 from Steeles Avenue to Rutherford Road in the City of Vaughan
SUBJECT PROPERTY:	Part of Lot 11, Concession 10 in the City of Vaughan in The Regional Municipality of York
AREA TAKEN:	Permanent limited interest in Part 7 on Draft Reference Plan 07-B5677-V-2, being 646 m ² (0.16 acre). This easement is for hydro purposes and will be transferred to Hydro One Networks Inc.
COMMENTS:	The subject is vacant farmland located at the northeast corner of Highway 50 and Langstaff Road in the City of Vaughan. At the time the offer was executed there were no development applications or site plan approvals pending on this property.
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4.3 Property No. 3

OWNER:	Fo-Gal Holdings Limited
PROJECT:	Widening and reconstruction of Highway 50 from Steeles Avenue to Rutherford Road in the City of Vaughan
SUBJECT PROPERTY:	Part of Lot 7, Concession 10 in the City of Vaughan in The Regional Municipality of York
AREA TAKEN:	Fee simple interest in Parts 10 and 11 on Draft Reference Plan 07-B5677-V-1, being 568.5 m ² (0.141 acre) A permanent limited interest in Part 12 on Draft Reference plan 07-B5677-V-1, being 132 m ² (0.033 acre). This easement is for hydro purposes and will be transferred to Hydro One Networks Inc.
COMMENTS:	The subject is vacant land located at the northeast corner of Fogal Road and Highway 50 in the City of Vaughan. There are no development applications or site plan approvals pending on this property.

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5. FINANCIAL IMPLICATIONS

The total compensation for these properties is \$229,224 plus legal fees as stated in the agreement. The amounts are required to secure title to lands on the east side of Highway 50 in the City of Vaughan. Adjustments may be made to total project costs, including land acquisitions, upon final determination of the total project cost. Funds have been included in the 2009 Capital Budget.

6. LOCAL MUNICIPAL IMPACT

The reconstruction of Highway 50 from Highway 7 to Rutherford Road will accommodate the increase in traffic from anticipated growth in the area and make travelling safer for the public.

7. CONCLUSION

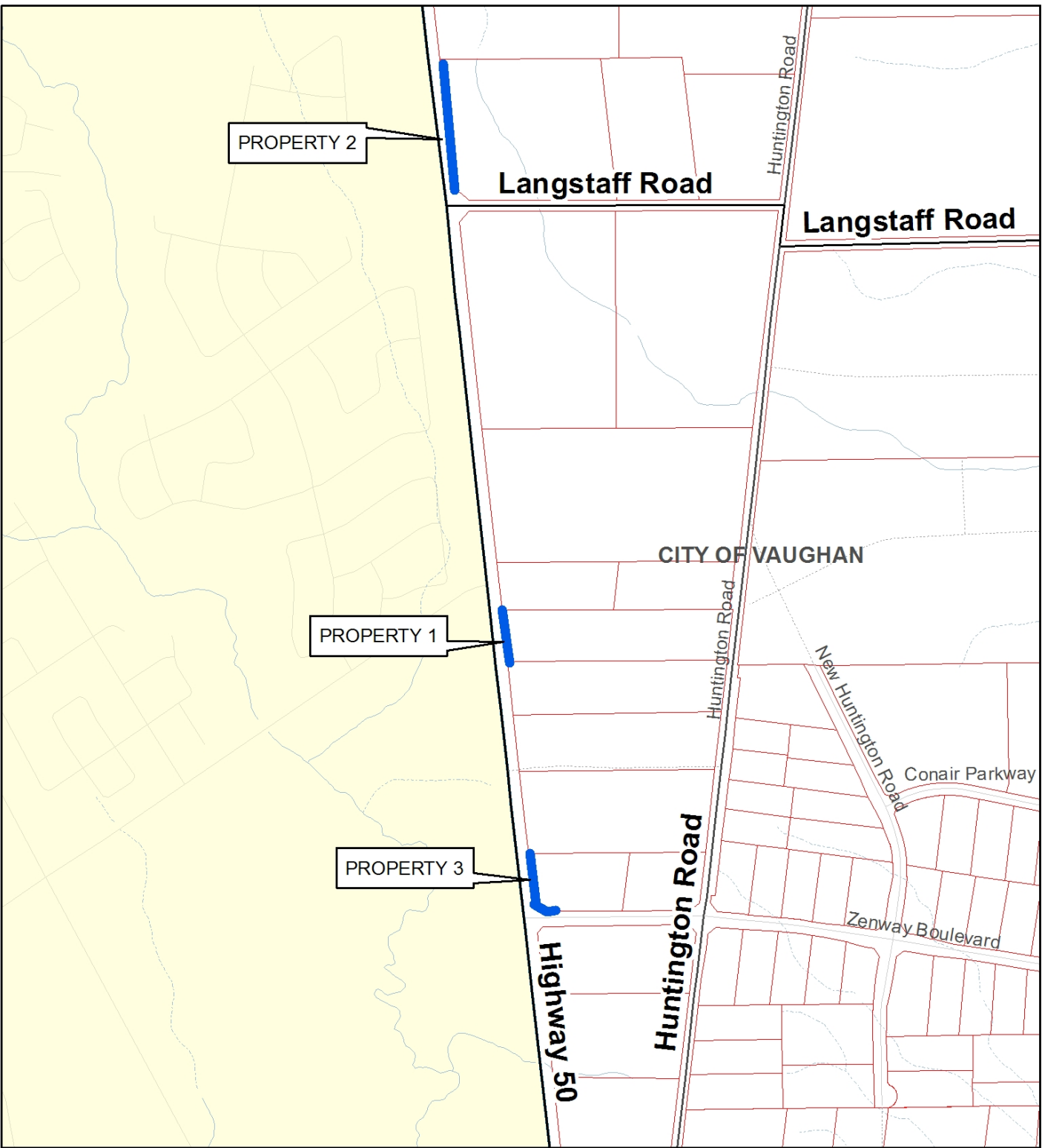
Reconstruction of this section of Highway 50 is scheduled to begin in 2010. Securing all property requirements at this time will facilitate the project. It is recommended these agreements be accepted.

For more information on this report, please contact Paul J. Roberts, Manager, Realty Services, Property Services Branch, Ext. 1424.

The Senior Management Group has reviewed this report.

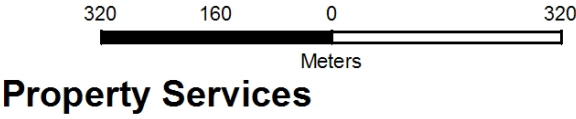
(The attachment referred to in this clause was included in the agenda for the June 17, 2009 meeting.)

FILENAME: H:\TW_Cad\CDLIBR\Location Maps\ROADS\YR-24 Hwy 50\8181



LOCATION PLAN

Acquisition of Land
Highway 50, Project 8181
City of Vaughan



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