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ACQUISITION OF LAND
TESTON ROAD, CITY OF VAUGHAN
PROJECT 8073

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

1. RECOMMENDATIONS

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 two properties for the widening and reconstruction of Teston Road from Weston Road to Jane Street and Jane Street from Teston Road to Brandon Gate Drive in the City of Vaughan (*see Attachment 1*).

2.1 Property No. 1

OWNER:	Kenneth Hoshel Marwood
PROJECT:	The widening and reconstruction of Teston Road and Jane Street in the City of Vaughan
SUBJECT PROPERTY:	Part of the west half of Lot 24, Concession 4, City of Vaughan, shown as Part 1 on Reference Plan 65R-27784
AUTHORITY:	By-law R-1367-2003-039
TOTAL OWNERSHIP:	2,793 m ² (0.690 acres)

AREA TAKEN: Fee simple interest in Part 1 on Reference Plan 65R-27784
376.9 m² (0.093 acres)

COMMENTS: The subject is an improved residential redevelopment
property located on the east side of Jane Street. The
Region's requirements are located across the front of the
subject property. There are no development applications or
site plan approvals pending on this property.

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2.2 Property No. 2

OWNER: Kenneth E. Leatherdale

PROJECT: The widening and reconstruction of Teston Road in the City
of Vaughan

SUBJECT PROPERTY: Part of Lot 26, Concession 4, City of Vaughan, shown as
Parts 1, 2, and 3 on Expropriation Plan D949

AUTHORITY: By-law R-1367-2003-039

TOTAL OWNERSHIP: 0.374 ha (0.92 acres)

AREA TAKEN: Complete Buyout

COMMENTS: The subject property was improved with a single family
dwelling and is located at the northeast corner of the
intersection of Jane Street and Teston Road. The dwelling
was located in such a way that the new northerly boundary
of Teston Road will go through the middle of it; therefore,
the entire property was expropriated by the Region and the
house has been demolished.

In May 2004, Regional Council approved the advance
payment of \$300,000 to the property owner in order for
them to purchase a new residence since the Region required
possession of the site on Teston Road. This is the
expropriation settlement for this property.

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3. FINANCIAL IMPLICATIONS

The total amount of compensation involved in connection with the above transactions is \$335,000.00. 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 widening and reconstruction of Teston Road and Jane Street will greatly improve traffic operations for the travelling public by providing much needed additional capacity within the Teston Road and Jane Street corridors.

5. CONCLUSION

The properties in this report are required for the widening and reconstruction of Teston Road and Jane Street in the City of Vaughan and in order for this project to proceed without interruption it is recommended that these acquisitions be completed.

The Senior Management Group has reviewed this report.

(The attachment referred to in this clause was included in the agenda for the June 15, 2005 Committee meeting.)