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COMPENSATION FOR EXPROPRIATION
TESTON ROAD, CITY OF VAUGHAN
PROJECT 8073

The Transportation and Works Committee recommends the adoption of the recommendations contained in the following report, June 15, 2004, from the Commissioner of Corporate Services:

1. RECOMMENDATIONS

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 the widening and reconstruction of Teston Road (YR 49) from Weston Road (YR 56) to Bathurst Street (YR 38) in the City of Vaughan.

2. PURPOSE

The purpose of this report is to receive authorization to serve an offer, under the *Expropriations Act*, on those parties who have a registered interest in the property being expropriated.

3. BACKGROUND

On January 22, 2004, Regional Council authorized the expropriation of the following property for the widening and reconstruction of Teston Road in the City of Vaughan. (*See Attachment No. 1*)

An independent appraiser has prepared an appraisal report of the following property. It is now in order to make an offer to the owner in compliance with Section 25 of the *Expropriations Act*. This provision requires that this offer be made based on 100% of the market value and that such offer be made prior to taking possession of the property.

On May 22, 2004, Council authorized the advance payment of \$300,000.00 against the Offer of compensation that will be made to Kenneth Leatherdale for his house and property, in order to provide funding for the owner to purchase another home or have one built. This \$300,000.00 will be deducted from this offer of compensation.

3.1 Property No. 1

OWNER:	Kenneth E. Leatherdale
PROPERTY:	Fee simple interest Parts 1, 2 and 3 on Expropriation Plan D949 City of Vaughan
TOTAL OWNERSHIP:	0.374 ha (0.92 acres)
AREA EXPROPRIATED:	Complete Buyout
OFFER OF COMPENSATION:	\$380,000.00, less \$300,000.00 previously paid
COMMENTS:	The subject property is improved with a single family dwelling and is located at the northeast corner of the intersection of Jane Street (YR 65) and Teston Road (YR 49). The dwelling is 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.
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4. FINANCIAL IMPLICATIONS

The total amount of compensation for this expropriation is \$380,000.00, less \$300,000.00 previously paid. Funds have been included in the 2004 budget for this offer.

5. LOCAL MUNICIPAL IMPACT

The widening and reconstruction of Teston Road will greatly improve traffic operations for the travelling public by providing additional east-west capacity within the Teston Road corridor and a much needed interchange at Teston Road and Highway 400.

6. CONCLUSION

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 Act, the offer must be served in order that the Region can enter onto the expropriated property to carry out the construction of the road.

The Senior Management Group has reviewed this report.

(A copy of the attachment referred to in the foregoing was forwarded to each Member of Council with the June 16, 2004, Transportation and Works Committee agenda and a copy thereof is on file in the Regional Clerk's Office.)