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ACQUISITION OF LAND VARIOUS PROJECTS

The Transportation and Works Committee recommends the adoption of the recommendation contained in the following report, June 9, 2004, 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 the following properties. Property No. 1 is required to proceed with the widening and reconstruction of Teston Road in the City of Vaughan. Property No. 2 is an expropriation settlement on the Markham By-Pass in the Town of Markham.

1.1 Property No. 1

OWNER:	Evelyn Charters
PROJECT:	The widening and reconstruction of Teston Road (YR 49) between Weston Road (YR 56) and Bathurst Street (YR 38), and a new interchange at Highway 400 and Teston Road, in the City of Vaughan
SUBJECT PROPERTY:	Part of Lot 25, Concession 2, City of Vaughan, Regional Municipality of York
AUTHORITY:	By-law No. R-1367-2003-039
TOTAL OWNERSHIP:	10.118 ha (25 acres)
AREA TAKEN:	Fee simple interest in Parts 6, 7 and 8 on Reference Plan 65R-26572, being 0.563 ha (1.39 acres)

COMMENTS: The subject property is an improved estate residential property that is located on the south side of Teston Road. There are no development applications or site plan approvals pending on this property.

PROJECT NUMBER: 8075

2.1 Property No. 2

OWNER: 1440106 Ontario Inc.

PROJECT: The construction of the Markham By-Pass, in the Town of Markham

SUBJECT PROPERTY: Part of Lots 17, 18 and 19, Concession 9, designated as Parts 2 and 3, Plan 65R-22548, Town of Markham, Regional Municipality of York

AUTHORITY: By-law No. R-1223-2000-054

TOTAL OWNERSHIP: 62.4735 ha (154.370 acres)

AREA TAKEN: Fee simple interest in Parts 1 – 14, Expropriation Plan D839
Permanent easement in Part 15, Expropriation Plan D839
Temporary easement in Parts 16 and 17, Expropriation Plan D839

COMMENTS: At the time of expropriation the subject was a vacant parcel of future development lands located at the northeast corner of the Ninth Line and the existing Markham By-Pass. The property has since been sold and is proposed for low-density residential development with the balance designated as Open Space Reserve.

PROJECT NUMBER: 8070

3. FINANCIAL IMPLICATIONS

The total amount of compensation involved in connection with the above transactions is \$383,971.00. In addition to the foregoing, legal, appraisal, planning and consulting fees are payable. Funds have been included in the 2004 budget for this offer.

4. LOCAL MUNICIPAL IMPACT

Property No. 1 described in this report is required for the widening and reconstruction of Teston Road in the City of Vaughan. This project will greatly improve traffic operations for the travelling public by providing much needed additional east-west capacity within the Teston Road corridor.

Property No. 2 is an expropriation settlement for land required for the construction of the Markham By-Pass in the Town of Markham.

5. CONCLUSION

The lands, which are the subject of this report, are required for road projects within the Region and in order for these projects to proceed without interruption it is recommended that these acquisitions be completed.

The Senior Management Group has reviewed this report.

(A copy of the attachments referred to in the foregoing were 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.)