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EXPROPRIATION SETTLEMENTS VARIOUS PROJECTS

The Transportation and Works Committee recommends the adoption of the recommendation contained in the following report, May 12, 2008, 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

This report is to obtain Regional Council's approval to accept the following expropriation settlements.

2.1 Property No. 1

This property is required for the installation of the Major Mackenzie Drive watermain from Pugsley Avenue to Woodbine Avenue in the Towns of Richmond Hill and Markham.

OWNERS:	Gilda Investments Limited Heddy Investments Limited J. I. C. Developments Limited
PROJECT:	The installation of the Major Mackenzie Drive watermain in the Towns of Richmond Hill and Markham in The Regional Municipality of York
SUBJECT PROPERTY:	Part of Block A, Plan 4706 in the Town of Richmond Hill, in The Regional Municipality of York ha (4.3 acres)
AREA TAKEN:	Permanent easement in Part 1 on Expropriation Plan D980 Temporary easement in Part 2 on Expropriation Plan D980 1667m ² (17,944ft ²)

COMMENTS: The subject property is an older commercial retail plaza on the north side of Major Mackenzie Drive, one property west of Bayview Avenue. The plaza has been identified by the Town of Richmond Hill as a good candidate for future intensification.

PROJECT NUMBER: 7624

2.2 Property No. 2

This property is required for the realignment of Bayview Avenue in the Town of Richmond Hill.

OWNERS: Chris Stavrakos

PROJECT: The widening and reconstruction of Bayview Avenue (YR 34) from Stouffville Road (YR 14) to Bloomington Road (YR 40) in the Town of Richmond Hill

SUBJECT PROPERTY: Part of Lot 6, Plan 578, Town of Richmond Hill, in The Regional Municipality of York
ha (4.133 acres)

AREA TAKEN: Fee simple interest in Part 1 on Expropriation Plan D804
2,480.89m² (0.613 acre)

As part of the expropriation settlement, the Region has agreed to transfer Part 7 on 65R-22187, which is surplus to the Bayview Avenue road allowance, to Stavrakos for \$2.00.

COMMENTS: The subject property is improved with a two storey detached dwelling located on the north side of Stouffville Road and the east side of the Bayview Avenue realignment. There are no development applications or site plan approvals pending on this property.

PROJECT NUMBER: 8025

2.3 Property No. 3

This property is required for the widening and reconstruction of Highway 7 from Highway 27 to Kipling Avenue in the City of Vaughan.

OWNERS: Robert Irwin Investments Limited

PROJECT:	The widening and reconstruction of Highway 7 in the City of Vaughan, in The Regional Municipality of York
SUBJECT PROPERTY:	Part of Lot 5, Concession 8, City of Vaughan, in The Regional Municipality of York 0.263 ha (0.649 acre)
AREA TAKEN:	Fee simple interest in Parts 1 and 2 on Expropriation Plan D830, being 165 m ² (1,776 ft ²)
COMMENTS:	The subject property is improved with a seven service bay automotive repair facility and a convenience restaurant. The rear of the yard is used for boat storage. The property is located on the south side of Highway 7, east of Highway 27.
PROJECT NUMBER:	9816

2.4 Property No. 4

This property is required for intersection improvements at Mount Albert Road and Warden Avenue in the Town of East Gwillimbury

OWNERS:	Robert John Reimann Teresa Anne Reimann
PROJECT:	The construction of intersection improvements at Mount Albert Road (YR 13) and Warden Avenue (YR 65) in the Town of East Gwillimbury.
SUBJECT PROPERTY:	Part of Lot 10, Concession 5, in the Town of East Gwillimbury, in The Regional Municipality of York 8.21 ha (20.28 acres)
AREA TAKEN:	Fee simple interest in Parts 1, 2 and 3 on Expropriation Plan D1020, being 1272m ² (0.3143 acre)
COMMENTS:	The subject is a rural residential property improved with a single family dwelling located on the southeast corner of Mount Albert Road and Warden Avenue.
PROJECT NUMBER:	8085

2.5 Property No. 5

This property is required for intersection improvements at Mount Albert Road and Warden Avenue in the Town of East Gwillimbury

OWNERS:	Carmen Trimarchi Rosalia Trimarchi
PROJECT:	The construction of intersection improvements at Mount Albert Road (YR 13) and Warden Avenue (YR 65) in the Town of East Gwillimbury.
SUBJECT PROPERTY:	Part of Lot 11, Concession 4, in the Town of East Gwillimbury, in The Regional Municipality of York 18.725 ha (46.27 acres)
AREA TAKEN:	Fee simple interest in Parts 1 and 2 on Expropriation Plan D1018, being 2501m ² (0.618 acre)
COMMENTS:	The subject is a rural residential property improved with two dwellings, garages and a farm structure. It is located on the northwest corner of Mount Albert Road and Warden Avenue.
PROJECT NUMBER:	8085

3. FINANCIAL IMPLICATIONS

Compensation to be paid

The total amount of compensation in connection with this expropriation settlement is \$293,192. In addition to the foregoing, interest as per the *Expropriations Act*, legal, appraisal and consulting fees are payable. Funds are included in the 2008 budget for this offer.

4. LOCAL MUNICIPAL IMPACT

The properties which are the subject of this report are required for road and water and wastewater projects in the Region.

The construction of the PD6 watermain in Richmond Hill will improve the east/west water supply and service growth in the Towns of Richmond Hill and Markham.

The widening and reconstruction of Highway 7 in the City of Vaughan has greatly improved traffic operations for the travelling public in this area.

The extension of Bayview Avenue, north of Stouffville Road, in the Town of Richmond Hill has opened access to the development lands north of Stouffville Road.

The intersection improvements at Mount Albert Road and Warden Avenue are needed to meet local growth, reduce traffic congestion and improve safety in the area.

5. CONCLUSION

The agreements in this report are expropriation settlements for properties required for road projects on Bathurst Street, Highway 7, Mount Albert Road and Warden Avenue intersection and a water and wastewater project along Major Mackenzie Drive. The Bathurst Street and Highway 7 projects were completed several years ago; the intersection improvements at Mount Albert Road and Warden Avenue and the watermain along Major Mackenzie Drive are in progress. It is recommended that these agreements be accepted.

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

The Senior Management Group has reviewed this report.

(The attachments referred to in this clause were included in the agenda for the June 11, 2008 Committee meeting.)