

13

COMPENSATION FOR EXPROPRIATION WIDENING AND RECONSTRUCTION OF WARDEN AVENUE PROJECT 9867, TOWN OF MARKHAM

The Finance and Administration Committee recommends the adoption of the recommendation contained in the following report dated May 31, 2012, from the Commissioner of Corporate Services.

1. RECOMMENDATION

It is recommended that:

1. Council authorize an offer of compensation under the *Expropriations Act* to be made to all entitled owners for land expropriated for the widening and reconstruction of Warden Avenue.

2. PURPOSE

This report seeks Council approval to serve an offer of compensation under section 25 of the *Expropriations Act* (the “Act”) to owners whose land has been expropriated for the widening and reconstruction of Warden Avenue.

3. BACKGROUND

Council authorized the expropriation of properties for the widening and reconstruction of Warden Avenue in May, 2012

On May 17, 2012, Council authorized the expropriation of properties required for the widening and reconstruction of Warden Avenue, in the Town of Markham. An Expropriation plan was registered on May 18, 2012, vesting ownership of a temporary easement in the land in the Region. The Act requires the Region to serve offers of compensation within three (3) months of registration of the plan. These offers are based on an appraisal of market value and injurious affection.

Staff from Property Services have acquired all other required private lands for this project by negotiated settlement or expropriation.

4. ANALYSIS AND OPTIONS

An independent appraisal report has established a value which forms the basis of the offer

An independent appraisal firm prepared an appraisal report estimating the market value of the subject property and any damages for injurious affection. Section 25 of the Act requires the Region to offer (a) full compensation for the owner's interest and (b) immediate payment of 100 per cent of the market value.

Property No. 1 (see attachment 1)

The subject property is a rural estate style dwelling located at 9729 Warden Avenue.

OWNER:	Linda Pui Kee Wong
LEGAL DESCRIPTION:	Part of Lot 33, Registered Plan 6037 Town of Markham
TOTAL OWNERSHIP:	0.5868 ha (1.45 acres)
EXPROPRIATED PROPERTY:	A temporary easement in Part 1 on Expropriation Plan YR1824843 terminating December 31, 2013
AREA EXPROPRIATED:	244.8 m ² (0.06 acre)

Link to Key Council-approved Plans

From Vision to Results: 2011 to 2015 Strategic Plan

Priority Area-Continue to Deliver and Sustain Critical Infrastructure

Improve mobility for users on Regional transportation corridors

The acquisition of these lands will assist the Region in meeting its transportation needs.

5. FINANCIAL IMPLICATIONS

Funds for the acquisition of these lands are included in the 2012 Capital Budget, Capital Delivery, Roads, Transportation and Community Planning Department.

6. LOCAL MUNICIPAL IMPACT

The reconstruction and widening of Warden Avenue between 16th Avenue and Major Mackenzie Drive East will provide an additional north-south route for the existing heavy traffic volumes and the future traffic volumes, due to anticipated growth in the area.

7. CONCLUSION

On May 18, 2012, an expropriation plan was registered with respect to certain land required for the widening and reconstruction of Warden Avenue. The *Expropriations Act* requires that offers of compensation for expropriated land be served on the former owners. It is recommended that the offer set out in this report be served in accordance with the Act.

For more information on this report, please contact Barry Crowe, Director, Property Services, at Ext. 1684.

The Senior Management Group has reviewed this report.

(The attachment referred to in this clause is attached to this report.)



© Copyright, The Regional Municipality of York, December 2009

LOCATION PLAN

COMPENSATION FOR EXPROPRIATION

Project 9867 Warden Avenue - 16th Ave. to Major Mackenzie Dr.

TOWN OF MARKHAM



0 80 160 320 Metres

PROPERTY SERVICES

