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### COMPENSATION FOR EXPROPRIATION TESTON ROAD, PROJECT 9861 CITY OF VAUGHAN

The Transportation and Works Committee recommends the adoption of the recommendations contained in the following report, August 4, 2005, 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) Land required for the widening and reconstruction of Teston Road 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

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

##### 3.1 Property No. 1

On March 31, 2005, Regional Council authorized the expropriation of the following property for the widening and reconstruction of Teston Road in the City of Vaughan (see *Attachment 1*).

OWNERS:

Vatche and Salpie Der Kaloussian  
Antonio and Connie Biancucci  
Vincenzo and Bianca Buttarazzi  
Anthony and Jessie Morra  
Utica Realty Limited  
Domenick and Patricia Bellisario

James Rosien  
Doris Herzke-Selvaggi  
John and Barbara Colussi  
Italia Faga  
Robert and Lina Bozzo  
Carlo, Riccardo and Gabriele Baldesarra  
Luigi and Alessandra Buttarazzi  
Maria Pia Sabatini  
Lello, Caterina, Domenico, Erminia, Bruno and  
Pasqualina Di Stefano  
Fabian Giovanni and Maria Laura DeDomenico  
Antonietta Berze  
Pasquale Falcitelli  
Nicola Stea  
Julianna Feldesdi  
John and Ida Minardi  
Brent W. Swanick  
David Selvaggi  
Butiti Investments Ltd.  
John Gordon and Jo-Ann Nancy Greenshields  
Caterina Tiberini  
Rosa Corsi  
Luigi and Margaret DiPersio  
Aldo Donadio  
Mary Jo Romann  
Maria and Giovanni Novielli  
253150 Investments Limited

|                        |                                                                                                                                                                                                                                     |
|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PROPERTY:              | Fee simple interest in<br>Parts 1, 2, 3, 4 and 5, Expropriation Plan D970<br>City of Vaughan                                                                                                                                        |
| TOTAL OWNERSHIP:       | 7.869 ha (19.445 acres)                                                                                                                                                                                                             |
| AREA EXPROPRIATED:     | 0.1713 ha (0.4233 acres)                                                                                                                                                                                                            |
| OFFER OF COMPENSATION: | \$1,700.00                                                                                                                                                                                                                          |
| COMMENTS:              | The subject property is jointly owned by the owners<br>of the estate residential subdivision lots known as<br>Rimwood Estates. It is located on the north side of<br>Teston Road and west of Highway 400 in the City<br>of Vaughan. |
| PROJECT NUMBER:        | 9861                                                                                                                                                                                                                                |

**4. FINANCIAL IMPLICATIONS**

The total amount of compensation for this expropriation is \$1,700.00. Funds are included in the 2005 budget for this offer.

**5. LOCAL MUNICIPAL IMPACT**

The property 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 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.

*(The attachment referred to in this clause was included in the agenda for the September 7, 2005 Committee meeting.)*