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ACQUISITION OF LANDS
VARIOUS PROJECTS
PROJECT NOS. 8072, 8070 AND 9857

The Transportation and Works Committee recommends the adoption of the recommendation contained in the following report, May 1, 2006, 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 accept the following agreements. These properties are required to proceed with the construction of the Markham By-pass in the Town of Markham and the widening and reconstruction of Langstaff Road in the City of Vaughan. (*see Attachments 1, 2 and 3*).

2.1 Property No. 1

OWNERS:	Marjorie Nielsen and Viggo Nielsen
PROJECT:	The construction of the Markham By-pass, Phase 4, in the Town of Markham
SUBJECT PROPERTY:	Part of Lot 21, Concession 8, in the Town of Markham, in the Regional Municipality of York, designated as Parts 16, 17, 18, 19 and 20 on Reference Plan 65R-27900
AUTHORITY:	By-law No. R-1269-2002-011
TOTAL OWNERSHIP:	1.66 ha (4.1 acres)
AREA TAKEN:	Fee simple interest in Parts 16, 17, 18, 19 and 20 on Reference Plan 65R-27900 (complete buyout) 1.66 ha (4.1 acres)

COMMENTS: The subject is a rural residential property improved with a residence and a greenhouse storage building. The future Markham By-pass goes through the residential structure and is required that the property be purchased in its entirety and the owners be given relocation assistance.

PROJECT NUMBER: 8072

2.2 Property No. 2

OWNERS: Emerson Electric Canada Limited

PROJECT: The construction of the Markham By-pass, Phase 2, in the Town of Markham

SUBJECT PROPERTY: Part of Lot 20, Concession 8, in the Town of Markham, in the Regional Municipality of York, designated as Parts 1 and 2 on Expropriation Plan D835

AUTHORITY: By-law No. R-1269-2002-011

TOTAL OWNERSHIP: 13.64 ha (33.704 acres)

AREA TAKEN: Fee simple interest in
Part 1 – 0.2125 ha (0.525 acre), and
Part 2 – 0.4947 ha (1.222 acres) on Expropriation Plan D835

COMMENTS: The subject is an industrial property located on the south-east corner of Major Mackenzie Drive East and Highway 48. It is designated as major commercial in the Official Plan of the Town and the highest and best use is estimated to be for a future commercial development.

PROJECT NUMBER: 8070

2.3 Property No. 3

OWNER: Ontario Realty Corporation acting as agent on behalf of Her Majesty the Queen in Right of Ontario as Represented by The Minister of Public Infrastructure Renewal

PROJECT:	The widening and reconstruction of Langstaff Road
SUBJECT PROPERTY:	Part of Lots 10 and 11, Concession 9, City of Vaughan, Regional Municipality of York
TOTAL OWNERSHIP:	Hydro Corridor on the north and south sides of Langstaff Road – approximately 116 acres
AUTHORITY:	By-law A-0362-2005-035
AREA TAKEN:	Fee simple interest in Parts 1, 2 and 7 on Reference Plan 65R-27880 0.3055 ha (0.755 acre)
COMMENTS:	The subject property is a hydro transmission corridor. There are no development applications or site plan approvals pending on this property.
PROJECT NUMBER:	9857

3. FINANCIAL IMPLICATIONS

The total amount of compensation involved in connection with the above transactions is \$720,250.00. In addition to the foregoing, interest, legal and consulting fees are payable. Funds have been included in the 2006 budget for these offers.

4. LOCAL MUNICIPAL IMPACT

The acquisitions of these properties are for the construction of the Markham By-pass in the Town of Markham and the widening and reconstruction of Langstaff Road in the City of Vaughan. These projects will greatly improve traffic operations for the travelling public and support growth in the surrounding areas.

5. CONCLUSION

The properties in this report are required for road projects within the Region and in order for this project to proceed without interruption it is recommended that these acquisitions be completed.

The Senior Management Group has reviewed this report.

(The attachments referred to in this clause were included in the agenda for the June 14, 2006 Committee meeting.)