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COMPENSATION FOR EXPROPRIATION VARIOUS PROJECTS

The Transportation and Works Committee recommends the adoption of the recommendations contained in the following report, May 8, 2006, from the Commissioner of Corporate Services:

1. RECOMMENDATIONS

It is recommended that:

1. The Commissioner of Corporate Services be authorized to make the following offers on behalf of the Regional Corporation in accordance with the *Expropriations Act* for:
 - a) The land required for the widening and reconstruction of Langstaff Road (YR 72) from Highway 50 (YR 24) to Highway 27 (YR 27), in the City of Vaughan
 - b) The land required for the installation of the PD6 trunk watermain along Major Mackenzie Drive East (YR 25) from Pugsley Avenue to Woodbine Avenue (YR 8), in the Towns of Richmond Hill and Markham.

2. PURPOSE

The purpose of this report is to receive authorization to serve offers, under the *Expropriations Act*, on those parties who have a registered interest in the properties being expropriated.

3. BACKGROUND

An independent appraiser has prepared appraisal reports for the following properties. 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 offers be made based on 100% of the market value and that such offers be made prior to taking possession of the property.

3.1 Property No. 1

On January 26, 2006, Regional Council authorized the expropriation of the following properties for the widening and reconstruction of Langstaff Road, in the City of Vaughan (see Attachment 1).

OWNER: Petro-Canada

PROPERTY:	Fee simple interest Part 1, Expropriation Plan D981 City of Vaughan
TOTAL OWNERSHIP:	1.244 ha (3.074 acres)
AREA EXPROPRIATED:	1,088 m ² (0.269 acres), fee simple
OFFER OF COMPENSATION:	\$205,000.00
COMMENTS:	The subject property is vacant land located at the southwest corner of Langstaff Road and Highway 27. The site is proposed to be developed with a gas bar and convenience store.
PROJECT NUMBER:	9857

3.2 Property No. 2

OWNER:	Richard Ristich Raymond Ristich Melinda Ristich Joanne Ristich Steve Ristich John Ristich
PROPERTY:	Fee simple interest Parts 1 and 2, Expropriation Plan D982 City of Vaughan
TOTAL OWNERSHIP:	8.106 ha (20.029 acres)
AREA EXPROPRIATED:	2,052 m ² (0.507 acre), fee simple
OFFER OF COMPENSATION:	\$177,500.00
COMMENTS:	The subject property is vacant farm land located at the northwest corner of Langstaff Road and Highway 27.
PROJECT NUMBER:	9857

3.3 Property No. 3

OWNER:	Colavecchia Garden Ltd.
PROPERTY:	Fee simple interest Part 1, Expropriation Plan D984 City of Vaughan
TOTAL OWNERSHIP:	2.833 ha (7.0 acres)
AREA EXPROPRIATED:	1,990 m ² (0.492 acres), fee simple
OFFER OF COMPENSATION:	\$197,000.00
COMMENTS:	The subject property is vacant land located on the south side of Langstaff Road just west of Highway 27.
PROJECT NUMBER:	9857

3.4 Property No. 4

On January 26, 2006, Regional Council authorized the expropriation of the following property for the installation of the PD6 trunk watermain along Major Mackenzie Drive East, in the Towns of Richmond Hill and Markham. (*see Attachment 2*).

OWNER:	Heddy Investments Limited J. I. C. Developments Limited Gilda Investments Limited
PROPERTY:	Permanent limited interest Part 1, Expropriation Plan D980 Town of Richmond Hill Temporary limited interest Part 2, Expropriation Plan D980 Town of Richmond Hill
TOTAL OWNERSHIP:	1.736 ha (4.29 acres)
AREA EXPROPRIATED:	832 m ² (0.206 acre), permanent limited interest 835 m ² (0.206 acre), temporary limited interest
OFFER OF COMPENSATION:	\$117,400.00

COMMENTS: The subject property is a retail plaza located near the northwest corner of Bayview Avenue and Major Mackenzie Drive, in the Town of Richmond Hill.

PROJECT NUMBER: 7624

4. FINANCIAL IMPLICATIONS

The total amount of compensation for these expropriations is \$696,900.00. Funds are included in the 2006 budget for these offers.

5. LOCAL MUNICIPAL IMPACT

These properties are required for the widening and reconstruction of Langstaff Road in the City of Vaughan which will provide additional east-west capacity within the Langstaff Road corridor, and for the construction of the PD6 watermain in Richmond Hill, which will improve the water supply and service growth in the Towns of Richmond Hill and Markham.

6. CONCLUSION

It is recommended that the above offers, together with a copy of the related appraisal reports, be served by registered mail on those parties with a registered interest in the subject properties. Under the Act, the offers must be served in order that the Region can enter onto the expropriated properties to carry out the construction of the road and watermain.

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.)