

5

COMPENSATION FOR EXPROPRIATION TORONTO-YORK SPADINA SUBWAY EXTENSION, PROJECT 90996

The Finance and Administration Committee recommends the adoption of the recommendation contained in the following report dated August 18, 2011, from the Commissioner of Corporate Services.

1. RECOMMENDATION

It is recommended that this report be received for information.

2. PURPOSE

This report advises Council on offers made to certain owners under the *Expropriations Act*.

3. BACKGROUND

Council authorized staff to serve offers of compensation on certain owners under the *Expropriations Act*

Council at its meeting on June 23, 2011, authorized the Commissioner of Corporate Services to serve section 25 offers on behalf of The Regional Municipality of York in accordance with the *Expropriations Act* (the *Act*).

4. ANALYSIS AND OPTIONS

Section 25 offers were served on some owners

The *Act* defines an owner as one that has an interest in the land, which includes tenants, mortgagees, creditors, guardians and trustees. The Region served section 25 offers to Toromont Industries Ltd. on June 23, 2011 and to 23 “owners” with respect to the Calloway REIT (Sevenbridge) property on July 4, 2011. Total compensation under these agreements was \$10,562,000.

Property No. 1 (*Attachment 1*)

OWNER:	Toromont Industries Ltd.
PROPERTY:	Part of Lot 5, Concession 5, City of Vaughan
TOTAL OWNERSHIP:	11.07 ha (27.36 acres)
EXPROPRIATED PROPERTY:	Fee Simple Interests (surface and sub-surface) in Parts 1, 2, 5, 6, 10, 13, 19, 20, 42, 43, 45, and 46 on Expropriation Plan YR1625307 Permanent Easement Interests (surface and sub-surface) in Parts 4, 7, 8, 9, 12, 15, 21, 23, 26, 27, 30, 37, 38, 39, 40, 41, 44, 47 and 48 on Expropriation Plan YR1625307 Temporary Easement Interests in Parts 3, 4, 8, 9, 11, 12, 14, 15, 16, 17, 18, 21, 22, 24, 25, 26, 28, 29, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 44, 47, 48 and 49 on Expropriation Plan YR1625307
AREA EXPROPRIATED:	Fee Simple Interests (surface and sub-surface) 0.91 ha (2.25 acres) Permanent Easement (surface and sub-surface) Interests: 0.88 ha (2.16 acres) Temporary Easement Interests: 1.92 ha (4.74 acres)
COMMENTS:	The subject property is located on the south west quadrant of Highway 7 and Jane Street. It is an improved property, operating as a heavy equipment sales and repair centre.

Property No. 2 (*Attachment 1*)

OWNER:	Calloway REIT (Sevenbridge) Inc.
PROPERTY:	Part of Lots 6 and 7, Concession 5, City of Vaughan
TOTAL OWNERSHIP:	21.56 ha (53.28 acres)
EXPROPRIATED PROPERTY:	Fee Simple Interests (surface and sub-surface) in Parts 1, 2, 5, 6, 7, 9, 10, 11, 13, 14, 16, 17, 18, 20, 22, 23, 24, 25, 26, 27, 28, 29, 30, 32, 34, 35, 42, 45,

46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 60, 61, 72, 73, and 74 on Expropriation Plan YR1631750

Permanent Easement Interests (surface and sub-surface) in Parts 8, 12, 15, 19, 21, 31, 33, 43, 44, 62, 68, and 69 on Expropriation Plan YR1631750

Temporary Easement Interests in Parts 3, 4, 8, 12, 15, 19, 21, 31, 33, 36, 37, 38, 39, 40, 41, 44, 57, 58, 59, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 75, 76, 77, 78, and 79 on Expropriation Plan YR1631750

AREA EXPROPRIATED:

Fee Simple Interests (surface and sub-surface)
1.53 ha (3.78 acres)
Permanent Easement (surface and sub-surface)
Interests: 0.68 ha (1.69 acres)
Temporary Easement Interests: 3.25 ha (8.02 acres)

COMMENTS:

The subject property is located on the north west quadrant of Highway 7 and Jane Street. The property is improved with a Walmart, Home Outfitters and Future Shop with large portions of the property remaining vacant.

5. FINANCIAL IMPLICATIONS

Compensation for the section 25 offers was based on reports prepared by independent appraisal firms in accordance with the *Act*. Total compensation under these agreements was \$10,562,000. The compensation is funded by the Toronto-York Spadina Subway Extension project.

6. LOCAL MUNICIPAL IMPACT

The Region's possession of these properties is required for the implementation of the Toronto-York Spadina Subway Extension project and is critical to the achievement of the City of Vaughan's vision for the corridor and its Vaughan Metropolitan Centre.

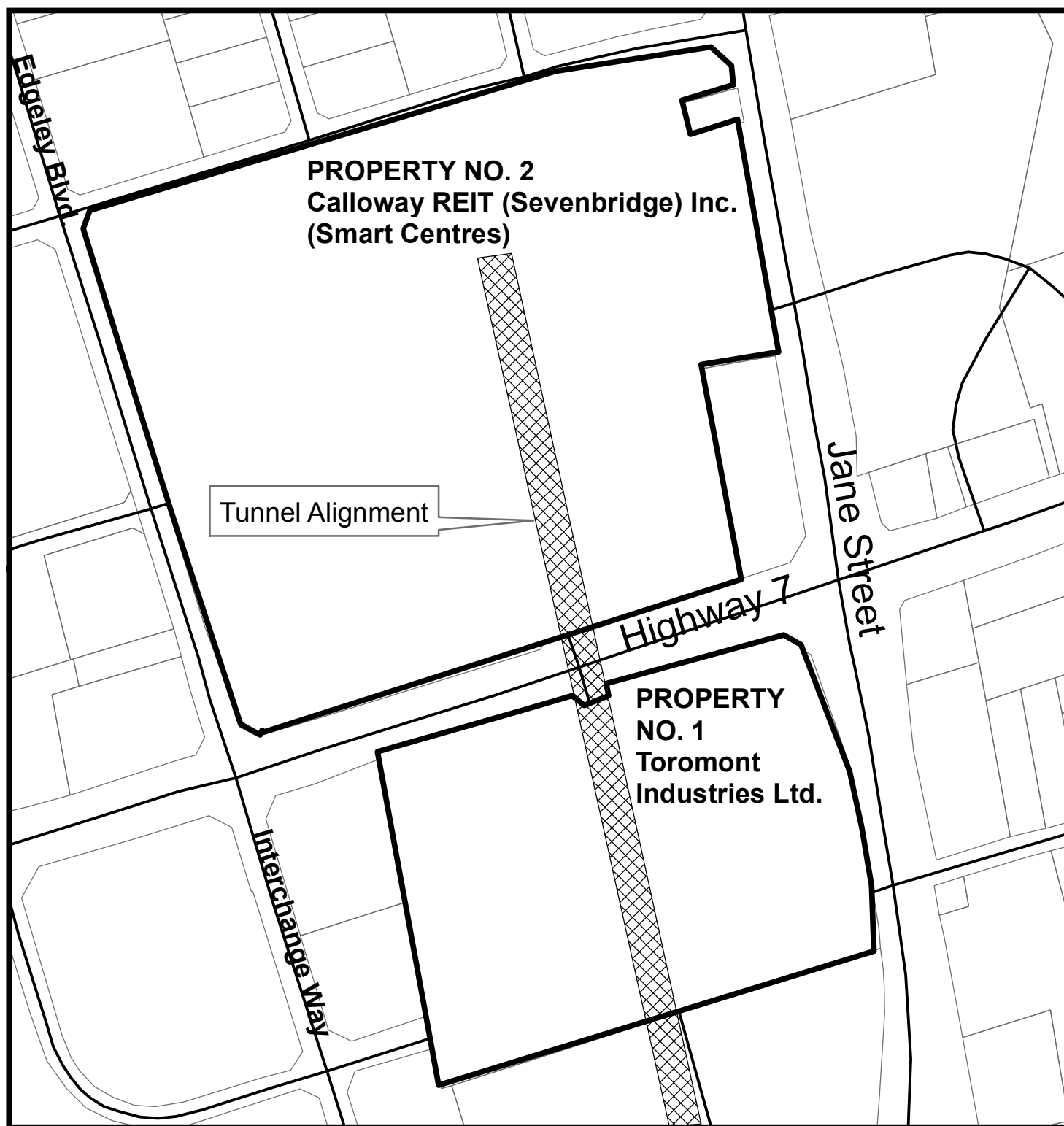
7. CONCLUSION

It is recommended that this report be received for information.

For more information on this report, please contact Chris Harker, Manager Realty Services, Property Services Branch at Ext. 1899.

The Senior Management Group has reviewed this report.

(The attachment referred to in this clause was included in the agenda for the September 8, 2011 Committee meeting.)



LOCATION PLAN

PROJECT NUMBER 90996

Toronto-York Spadina Subway Extension

CITY OF VAUGHAN

© Copyright, The Regional Municipality of York



PROPERTY SERVICES

