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COMPENSATION FOR EXPROPRIATION
TESTON ROAD, CITY OF VAUGHAN
PROJECT 8073

The Transportation and Works Committee recommends the adoption of the recommendation contained in the following report, July 29, 2004, 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) The land required for the widening and reconstruction of Teston Road (YR 49) from Weston Road (YR 56) to Bathurst Street (YR 38) 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

On April 22, 2004 Regional Council authorized the expropriation of the following property for the widening and reconstruction of Teston Road in the City of Vaughan. (*See Attachment No. 1*)

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 this offer be made based on 100% of the market value and that such offer be made prior to taking possession of the property.

3.1 Property No. 1

OWNERS: Wilfred George Bowes and Mae Irene Bowes

PROPERTY: Fee simple interest

Parts 1 and 2 on Expropriation Plan D955
City of Vaughan

TOTAL OWNERSHIP:	0.368 ha (0.909 acres)
AREA EXPROPRIATED:	696 m ² (0.172 acres)
OFFER OF COMPENSATION:	\$117,400
COMMENTS:	The subject property is improved with a single family dwelling and a large shed and is located at the northwest corner of Keele Street and Teston Road. The taking, which is required for the widening and reconstruction of Teston Road as well as a daylighting triangle, bisects the brick residence and includes the existing concrete well.
PROJECT NUMBER:	8073

4. FINANCIAL IMPLICATIONS

The total amount of compensation for this expropriation is \$117,400.00. Funds have been included in the 2004 budget for this offer.

5. LOCAL MUNICIPAL IMPACT

The widening and reconstruction of Teston Road 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.

(A copy of the attachment referred to in the foregoing has been forwarded to each Member of Council with the September 8, 2004, Transportation and Works Committee agenda and a copy thereof is on file in the Regional Clerk's office.)