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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, August 11, 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 Woodbine Avenue (YR 8) from Ravenshoe Road (YR 32) to Old Homestead Road (YR 79), in the Town of Georgina;
 - b) The land required for the construction of Phase IV of the Markham By-pass, in the Town of 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

Independent appraisers have prepared appraisal reports of 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 April 27, 2006, Regional Council authorized the expropriation of the following properties (Properties 1 & 2) for the widening and reconstruction of Woodbine Avenue in the Town of Georgina (*see Attachment 1*).

OWNER: Brian George Rogers and Lynda Dianne Rogers

PROPERTY: Part of Lot 3, Concession 4, Town of Georgina
being, 20.235 ha (50 acres)

AREA EXPROPRIATED: Fee simple interest in
Part 1, Expropriation Plan D991, Town of Georgina
being, 619 m² (0.153 acres)

OFFER OF COMPENSATION: \$6,120.00

COMMENTS: The subject property is vacant farmland located on
the east side of Woodbine Avenue, south of
Glenwoods Avenue on the border of Keswick and is
subject to a Bell Canada easement.

PROJECT NUMBER: 9670

3.2 Property No. 2

OWNER: Angelo Iannuzzi, Alba Iannuzzi, Belfi Holdings
Limited, Angela Pagnani, 857697 Ontario Limited,
Nazareno Ranieri, Rita Ranieri, Salvatore Ranieri,
Maria Assunta Ranieri, Patrizia Pagnani, Vincenzo
Valente, Mario Pagnani, Maria Pagnani and Frank
Cribari

PROPERTY: Part of Lot 3, Concession 4, Town of Georgina
being, 21.632 ha (53.452 acres)

AREA EXPROPRIATED: Fee simple interest in
Part 1, Expropriation Plan D995, Town of Georgina
being, 307 m² (0.076 acre)

OFFER OF COMPENSATION: \$3,040.00

COMMENTS: The subject property is vacant farmland located on
the east side of Woodbine Avenue, south of
Glenwoods Avenue on the border of Keswick and is
subject to a Bell Canada easement.

PROJECT NUMBER: 9670

3.3 Property No. 3

On April 27, 2006, Regional Council authorized the expropriation of the following
property for the construction of the Markham By-pass in the Town of Markham (*see
Attachment 2*).

OWNER: David Lawrence Fitzsimmons and
Marlene Susan Jenett

PROPERTY:	Part of Lot 23, Concession 8, Town of Markham being, 0.656 ha (1.62 acres)
AREA EXPROPRIATED:	Fee simple interest in Part 1, Expropriation Plan D988, Town of Markham being, 18.5 m ² (199.13 ft ²)
OFFER OF COMPENSATION:	\$870.00
COMMENTS:	The subject property is an improved rural residential property located on the east side of Highway 48, north of Major Mackenzie Drive East in the Town of Markham.
PROJECT NUMBER:	8072

4. FINANCIAL IMPLICATIONS

The total amount of compensation for these expropriations is \$10,030.00. Funds are included in the 2006 budget for these offers.

5. LOCAL MUNICIPAL IMPACT

These properties are required for road projects within the Region.

The widening and reconstruction of Woodbine Avenue in the Town of Georgina will greatly improve traffic operations as this section of Woodbine Avenue is already at capacity and planned new development in the area will put further pressure on it.

The construction of Phase IV of the Markham By-Pass from Highway 48 to Major Mackenzie Drive will provide an alternative to both Highway 48 and the Ninth Line and service the ongoing growth in 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.

Report No. 8 of the Transportation and Works Committee
Regional Council Meeting of September 21, 2006

The Senior Management Group has reviewed this report.

(The attachments referred to in this clause were included in the agenda for the September 6, 2006 Committee meeting.)