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EXPROPRIATION SETTLEMENT
438-442 DAVIS DRIVE VIVA PROJECT 90991
TOWN OF NEWMARKET

The Finance and Administration Committee recommends the adoption of the recommendations contained in the following report dated August 14, 2012, from the Commissioner of Finance.

1. RECOMMENDATIONS

It is recommended that:

1. Council authorize the following expropriation settlement for land expropriated for the vivaNext Davis Drive project, in the Town of Newmarket, on the terms set out in this report.
2. The Commissioner of Corporate Services be authorized to complete the transaction in accordance with the terms of the agreement.

2. PURPOSE

This report seeks Council approval to accept the Minutes of Settlement for lands that have been expropriated for the vivaNext Davis Drive Project 90991.

3. BACKGROUND

Environmental Assessment for widening and reconstruction of Davis Drive was approved in 2009

The Environmental Assessment for this project was approved in January 2009. Council at its meeting on June 25, 2009 authorized the expropriation of properties required for the widening and reconstruction of Davis Drive, in the Town of Newmarket.

The Region obtained ownership of the lands required for the project between August and September 2009 and settlement of this requirement has been reached

This is a full and final settlement of the expropriation compensation for the property described in this report.

4. ANALYSIS AND OPTIONS

Property Description *(see Council Attachment 1)*

OWNER:	Chuang Holdings Ltd.
PROJECT:	Widening and reconstruction of Davis Drive between Yonge Street and Huron Heights Drive for the vivaNext Rapid Transit Project 90991
SUBJECT PROPERTY:	Lot 11, S/S Huron Street, Plan 78, Town of Newmarket The Regional Municipality of York
AREA TAKEN:	The entire parcel, described as Part 1 & 2 on Expropriation Plan number YR1363960
COMMENTS:	The subject land is a 9,583 square foot site which is now vacant. At the time of expropriation, it was developed with a 1.5 storey, 10,312 square foot building of mixed retail, commercial and residential use.

Link to Key Council - approved Plans

From Vision to Results: 2011 to 2015 Strategic Plan

Priority Area – Focus Growth along Regional Centres and Corridors
Optimize the transportation capacity and services in Regional Centres and Corridors
The acquisition of these lands will assist the Region in meeting its transportation needs.

5. FINANCIAL IMPLICATIONS

Funding for the property acquisition has been received from Metrolinx

All costs associated with the procurement of properties along Davis Drive are funded from the Province's \$1.4 billion Move Ontario 2020 announcement. The Region has entered into a Master Agreement with Metrolinx and has received funding for property and utility work along Davis Drive and Highway 7.

6. LOCAL MUNICIPAL IMPACT

The widening and reconstruction of Davis Drive will support future growth and improve public transportation for the Newmarket community.

The property that is the subject of this report was acquired to facilitate construction of dedicated lanes for vivaNext buses, along Davis Drive, in Newmarket. This supports the Region's goal for higher density mixed-use, transit oriented development in accordance with the approved official municipal plan.

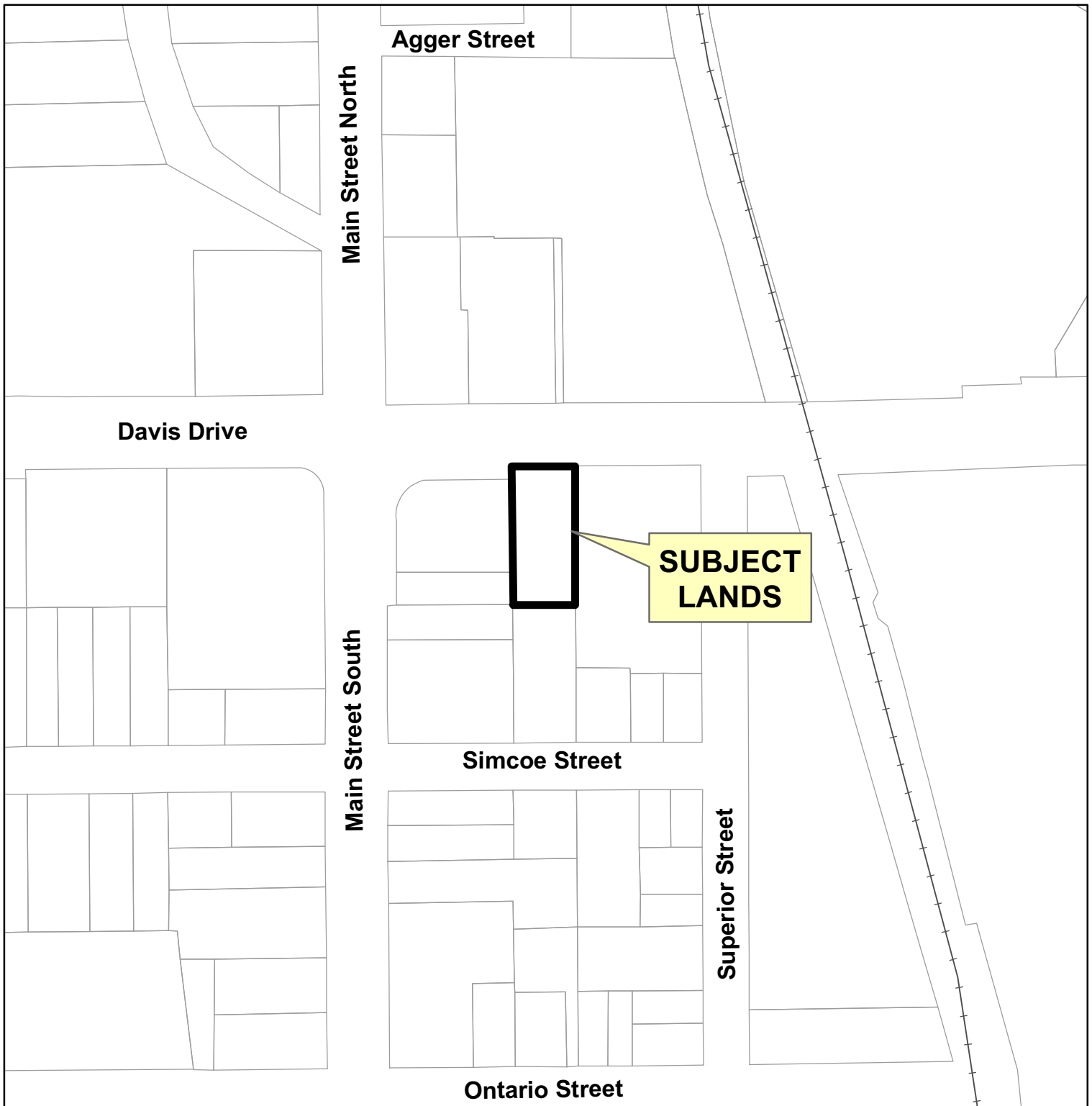
7. CONCLUSION

It is recommended this report be authorized to complete the expropriation settlement for the lands taken for the widening and reconstruction of Davis Drive, for the purpose of dedicated bus lanes, for the vivaNext rapid transit buses.

For more information on this report, please contact Barry Crowe, Director, Property Services Branch at Ext. 1684.

The Senior Management Group has reviewed this report.

(The attachment referred to in this clause is attached to this report.)



LOCATION PLAN

Expropriation Settlement
vivaNext D1, Project 90991
Town of Newmarket, Sep. 20, 2012



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Property Services Branch
Corporate Services Department
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0 30 60 m

A horizontal scale bar with markings at 0, 30, and 60 meters.

Legend

-  Parcel
-  Railway