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COMPENSATION FOR EXPROPRIATION
TESTON ROAD, PROJECT 9861
CITY OF VAUGHAN

The Transportation and Works Committee recommends the adoption of the recommendation contained in the following report, October 14, 2005, from the Commissioner of Corporate Services:

1. RECOMMENDATION

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) Land required for the construction of an interchange in the southwest quadrant of Teston Road and Highway 400 as part of the widening and reconstruction of the Teston Road project in the City of Vaughan.

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 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 properties.

On April 21, 2005, Regional Council authorized the expropriation of the following properties for the widening and reconstruction of Teston Road, in the City of Vaughan (*see Attachment 1*).

3.1 Property No. 1

OWNER: Vellore Park Holdings Inc.

PROPERTY: Fee simple interest in
Parts 1, 2, 3, and 4, Expropriation Plan D976

City of Vaughan

Temporary limited interest in
Part 5, Expropriation Plan D976
City of Vaughan

TOTAL OWNERSHIP: 39.063 ha (96.525 acres)

AREA EXPROPRIATED: 1.834 ha (4.53 acres)

OFFER OF COMPENSATION: \$1,862,500

COMMENTS: The subject property is vacant land designated for part residential and part employment uses. An application for a plan of subdivision is filed with the City of Vaughan.

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3.2 Property No. 2

OWNER: Keystar Developments Inc.

PROPERTY: Fee simple interest in
Parts 3, 4, 5, 6 and 7, Expropriation Plan D977
City of Vaughan

Temporary limited interest in
Parts 1 and 2, Expropriation Plan D977
City of Vaughan

TOTAL OWNERSHIP: 20.874 ha (51.58 acres)

AREA EXPROPRIATED: 3.140 ha (7.76 acres)

OFFER OF COMPENSATION: \$2,630,400

COMMENTS: The subject property is vacant land designated for part valley land, part residential and part employment uses. An application for a plan of subdivision is filed with the City of Vaughan.

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4. FINANCIAL IMPLICATIONS

The total amount of compensation for this expropriation is \$4,492,900. Funds are included in the 2005 budget for these offers.

5. LOCAL MUNICIPAL IMPACT

The property described in this report is required for the construction of an interchange in the southwest quadrant of Teston Road and Highway 400 in the City of Vaughan and is part of the widening and reconstruction of Teston Road. This project 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 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 offer must be served in order that the Region can enter onto the expropriated property to carry out the construction of the interchange.

The Senior Management Group has reviewed this report.

(The attachment referred to in this clause was included in the agenda for the November 2, 2005 Committee meeting.)