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COMPENSATION FOR EXPROPRIATION
BLOOMINGTON ROAD WIDENING, PROJECT 97080
TOWN OF AURORA

The Finance and Administration Committee recommends the adoption of the recommendation contained in the following report dated November 3, 2011, from the Commissioner of Corporate Services.

1. RECOMMENDATION

It is recommended that:

1. The Commissioner of Corporate Services be authorized to make an offer on behalf of the Regional Corporation, in accordance with the *Expropriations Act* for the land required for the widening and reconstruction of Bloomington Road.

2. PURPOSE

This report seeks approval from Council to serve a section 25 offer under the *Expropriations Act*, on those parties who have a registered interest in the property being expropriated.

3. BACKGROUND

Council authorized the expropriation of properties for the Bloomington Road widening project in 2006

The Environmental Assessment report for the Bloomington Road widening project was approved in 2004. Council at its meeting held on June 22, 2006 authorized the expropriation of lands and interest in lands for this project.

Construction is scheduled to commence in spring 2012

The project involves the installation of two water mains along Bloomington Road, from Bathurst Street to Bayview Avenue, followed by road widening and boulevard improvements, from Bathurst Street to Highway 404.

4. ANALYSIS AND OPTIONS

***Expropriations Act* requires an offer be served upon the owner and other registered interests to take possession of the expropriated land**

An independent appraisal firm prepared an appraisal report estimating the market value of the subject property. In compliance with section 25 of the *Expropriations Act*, an offer based on 100% of the market value of the required property must be presented to an owner and other registered interests prior to taking possession.

Property No. 1 (*see attachment 1*)

OWNER:	Vito DiBlasi
PROPERTY:	Part of Lot 11, Concession 2 Town of Aurora
TOTAL OWNERSHIP:	18.32 hectares (45.28 acres)
EXPROPRIATED PROPERTY:	Fee simple in Parts 1 and 2 on Expropriation Plan YR 1490542.
AREA EXPROPRIATED	2280.5 square metres (0.563 acres)
COMMENTS:	The subject property is a rural residential property at the northwest quadrant of Leslie Street and Bloomington Road. This land contains a recognized wetland by Lake Simcoe Region Conservation Authority and is subject to restrictions due to being located on the Oak Ridges Moraine.

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

The funds for this project are included in the 2011 Capital Budget.

6. LOCAL MUNICIPAL IMPACT

The widening and reconstruction of Bloomington Road, together with the installation of two water mains, as well as boulevard improvements, will improve the safety and efficiency of the road for the Towns of Aurora and Richmond Hill. Bicycle paths are to be included on part of the road in accordance with the Region's policy.

7. CONCLUSION

It is recommended this report be authorized in order to provide the required land for the widening and reconstruction of Bloomington Road. Construction is scheduled to commence in spring 2012.

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

The Senior Management Group has reviewed this report.

(The attachment referred to in this clause was included in the agenda for the November 3, 2011 Committee meeting.)



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LOCATION PLAN

Compensation for Expropriation

Bloomington Road Widening, Project 97080

TOWN OF AURORA



PROPERTY SERVICES

