

6
COMPENSATION FOR EXPROPRIATION
HIGHWAY 7 VIVA PROJECT 90991
TOWN OF RICHMOND HILL AND CITY OF MARKHAM

The Finance and Administration Committee recommends the adoption of the recommendations contained in the following report dated September 11, 2012, from the Commissioner of Corporate Services.

1. RECOMMENDATIONS

It is recommended that:

Council authorize offers of compensation under the *Expropriations Act* to be made to the owners of the following lands, which were expropriated for widening and reconstruction of road and intersection improvements, in order to provide designated lanes for the Viva transit system along the Highway 7 corridor, in the Town of Richmond Hill and City of Markham:

Ref No.	Address	Legal Description
12	404 -408 Highway 7E	Part of PIN 03119-0010 (LT), Part Lot 11, Conc. 2 RH (MKM) designated as Part 4 on Plan YR1364737
22	S.S. Highway 7E	Part of PIN 03031-0010 (LT), Part Lot 7, Plan 65M-2326 designated as Part 6 on Plan YR1366025
23	S.S. Highway 7E	Part of PIN 03031-0011 (LT), Part Lot 8, Plan 65M-2326 designated as Part 3 on Plan YR1366025
24	75 Frontenac Drive	Part of PIN 03046-0202 (LT), Part Lot 11, Conc. 3, MKM (MKM) designated as Parts 2 & 3 on Plan YR1375521
25	25 - 71 Cochrane Drive	Part of PIN 03031-0121 (LT), Part Lot 9, Plan 65M-2326 designated as Part 8 on Plan YR1366491

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28	8555 Woodbine Avenue	Part of PIN 03045-0402 (LT), Part Block A, Plan 4556 designated as Parts 2 & 3 on Plan YR1366729
29	3088 Highway 7	Part of PIN 03045-0404 (LT), Part of Blocks A and D, Plan 4556 designated as Part 3 on draft Plan YR1366554
30	3085 Highway 7	Part of PIN 03032-0003 (LT), Part West Half Lot 10, Conc. 4 MKM (MKM) designated as Part 2 on Plan YR1372305
31	3130-3150 Highway 7	Part of PIN 03045-0007 (LT), Part Block E, Plan 4556 designated as Part 4 on Plan YR1372824
32 33	3265 - 3275 Highway 7	Part of PIN 03032-0302 (LT), Part Lot 10, Conc. 4 MKM (MKM) designated as Parts 2 & 3 on Plan YR1372931
35A 35B, 36	N.S. Highway 7	Part of PIN 03045-0052 (LT), Part Block 1, Plan 65M-2445 designated as Parts 1, 2, 3 & 4 on Plan YR1372307
49, 50, 52	120 South Town Centre Boulevard	Part of PIN 03033-0074 (LT), Part Block 1, Plan 65M-2668 designated as Parts 3 & 4 on draft Plan YR1372304
56	120 South Town Centre Boulevard	Part of PIN 03033-0011 (LT), Part Block 4, Plan 65M-2668 designated as Parts 1 & 3 on draft Plan YR1372523
57	130 South Town Centre Boulevard	Part of PIN 03033-0113 (LT), Part Block 4, Plan 65M-2668 designated as Part 5 on Plan YR1372523
E13	2830 Highway 7	Part of PIN 03046-0070 (LT), Part Lot 11, Concession 3, MKM (MKM) designated as Part 1 on Plan YR1365824
E19	3105 - 3175 Highway 7	Part of PIN 03032-0207 (LT), Part Lot 10, Concession 4 MKM (MKM) designated as Parts 1 & 2 on Plan YR1372306

Staff report back to Council after serving these offers.

2. PURPOSE

This report seeks Council approval to serve offers of compensation under section 25 of the *Expropriations Act* (the “Act”) to owners whose lands have been expropriated for widening and reconstruction of road and intersection improvements, in order to provide designated lanes for the Viva transit system, along the Highway 7 corridor.

3. BACKGROUND

Council authorized the expropriation of properties for the Highway 7 Viva project in June, 2012

On June 28, 2012, Council authorized the expropriation of temporary easements required for construction working areas and grade matching, for the Highway 7 Viva project. An expropriation plan has been registered for each of the properties, vesting ownership of the lands in the Region.

The *Act* requires the Region to serve section 25 offers of compensation within three (3) months of registration of the plans. These offers are based on appraisals of market value and injurious affection.

4. ANALYSIS AND OPTIONS

Independent appraisal reports will establish values that will form the basis of the offers

An independent appraisal firm will prepare appraisal reports estimating the market value of the subject properties, as well as damages for injurious affection. Section 25 of the *Act* requires the Region to offer (a) full compensation for the owner’s interest and (b) immediate payment of 100 per cent of the market value. Staff will report back to Council with the amounts determined by the independent appraisal firm following service of the offers.

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 easements will assist the Region in meeting its transportation needs.

5. FINANCIAL IMPLICATIONS

All costs associated with the acquisition of properties along Highway 7 are funded from Metrolinx Funding 2012.

6. LOCAL MUNICIPAL IMPACT

The construction of dedicated lanes along Highway 7 for Viva buses will provide upgraded capacity to improve traffic operations for the travelling public and will meet the expected growth in this area.

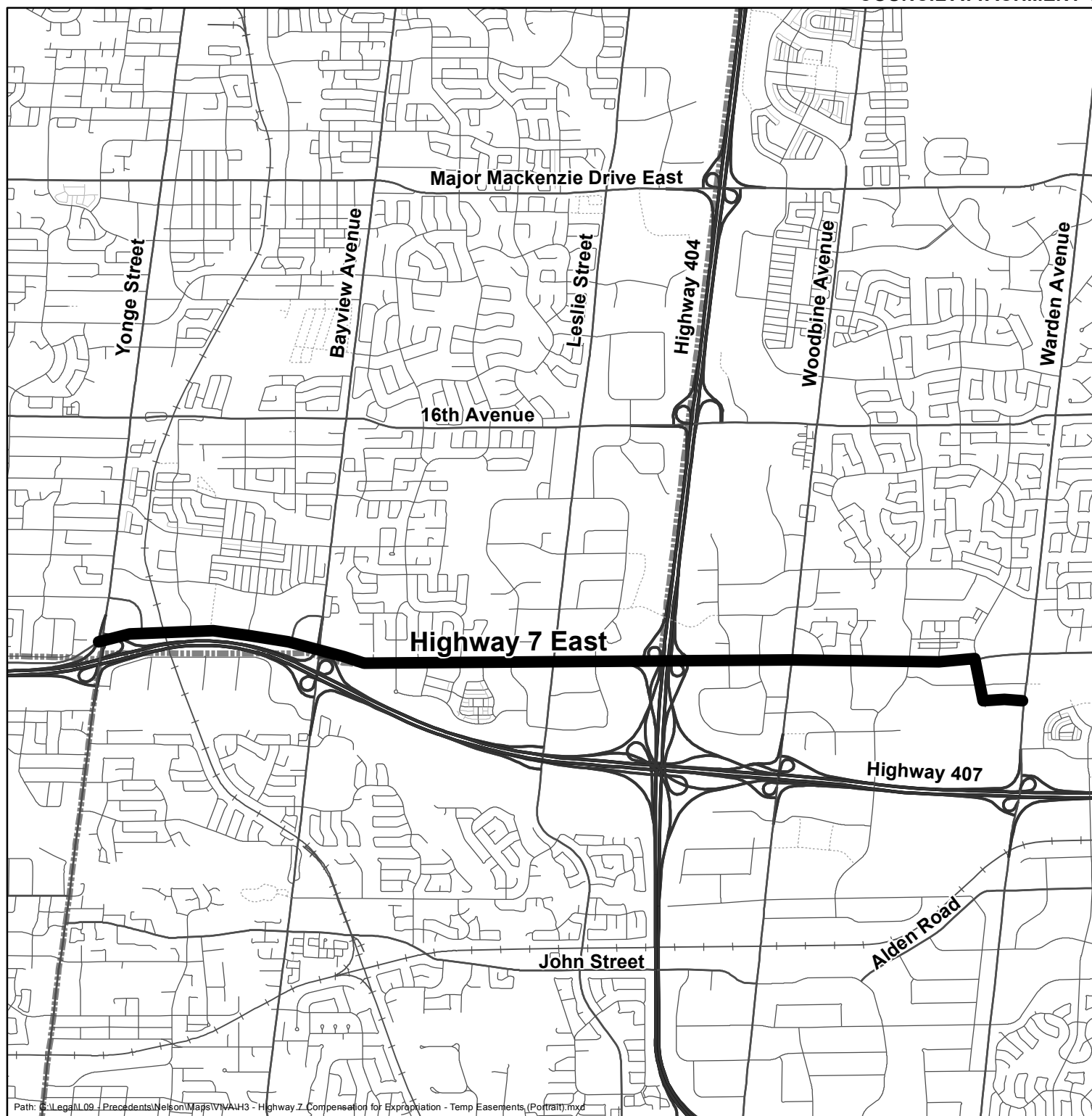
7. CONCLUSION

Expropriation plans have been registered with respect to certain lands required for the Highway 7 Viva Project. The *Expropriations Act* requires that offers of compensation for expropriated lands be served on the owners. It is recommended that Council authorize staff to serve offers on the owners of the properties identified in this report, in accordance with the *Act*.

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

Compensation for Expropriation

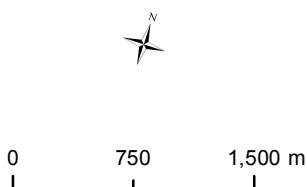
Temporary Easements on Highway 7

VIVA Project 90991

Town of Richmond Hill and City of Markham, Oct. 18, 2012



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Legend

- Subject Property
- Road
- Railway