

11

ACQUISITION OF LAND VARIOUS PROJECTS

The Transportation and Works Committee recommends the adoption of the recommendation contained in the following report, July 31, 2003, from the Commissioner of Corporate Services:

1. RECOMMENDATION

It is recommended that:

1. The following agreements be accepted and that the Commissioner of Corporate Services be authorized to complete these transactions in accordance with the terms of the agreements.

2. PURPOSE

The purpose of this report is to obtain Regional Council's approval to purchase the following properties in order to proceed expeditiously with the widening and reconstruction of Gamble Road/19th Avenue in the Town of Richmond Hill and the construction of the Bathurst Street/Langstaff Road sanitary trunk sewer in the City of Vaughan.

2.1 Property No. 1

OWNER: Penelope Edwina Masellis

PROJECT: The widening and reconstruction of Gamble Road/19th Avenue (YR 29) from Leslie Street (YR 12) to Bathurst Street (YR 38), Town of Richmond Hill

SUBJECT PROPERTY: Part of Lot 31, Concession 3, Town of Richmond Hill, Regional Municipality of York shown as Part 2 on Reference Plan 65R-25186

AUTHORITY: By-law No. R-1255-2001-056

TOTAL OWNERSHIP: 1.89 ha (4.669 acres)

AREA TAKEN: Fee simple interest in Part 2, 65R-25186
1,852.3 m² (0.458 acres)

COMMENTS: The subject property is an improved rural estate residential parcel located at the northeast corner of 19th Avenue and Leslie Street in Richmond Hill. It has future development potential as corner commercial.

PROJECT NUMBER: 9833

2.2 Property No. 2

OWNER: 583753 Ontario Limited

PROJECT: The widening and reconstruction of Gamble Road/19th Avenue (YR 29) from Leslie Street (YR 12) to Bathurst Street (YR 38), Town of Richmond Hill

SUBJECT PROPERTY: Part of Lots 30 and 31, Concession 2, Town of Richmond Hill, Regional Municipality of York shown as Part 1 on Reference Plan 65R-25186 and Parts 8 and 9 on Reference Plan 65R-25185

AUTHORITY: By-law No. R-1255-2001-056

TOTAL OWNERSHIP: 40.47 ha (100 acres)

AREA TAKEN: Fee simple interest in Part 1, 65R-25186 and Parts 8 and 9, 65R-25185, being 0.818 ha (2.022 acres)

COMMENTS: The subject property is an improved rural parcel with a tenant farmer located at the southwest corner of 19th Avenue and Leslie Street in Richmond Hill. It is within the North Leslie Secondary Official Plan and has future development potential (residential and commercial).

PROJECT NUMBER: 9833

2.3 Property No. 3

OWNER: Baif Developments Limited

PROJECT: The construction of the Bathurst Street/Langstaff Road Sanitary Trunk Sewer, City of Vaughan

SUBJECT PROPERTY: Part of Block 1, Registered Plan 65M-2700 in the City of Vaughan, Regional Municipality of York shown as Parts 1, 2, 3 on Reference Plan 65R-25929

AUTHORITY: Clause 2 of Report 19 of the Transportation and Works Committee adopted by Regional Council on November 26, 1998

TOTAL OWNERSHIP: 3.274 ha (8.090 acres)

AREA TAKEN: Temporary easement in Parts 1, 2, 3 on 65R-25929, being 1.401 ha (3.462 acres)

COMMENTS: The subject property is an unimproved part high density residential and part commercial site that is located on the west side of Bathurst Street between New Westminster Drive and Beverley Glen Boulevard in the City of Vaughan. The Region's requirements are located at the northwest corner of Beverley Glen Boulevard and Bathurst Street. There are no

development application or site plan approvals pending on this property.

PROJECT NUMBER: 7709/7710

3. FINANCIAL IMPLICATIONS

The total amount of compensation involved in connection with the above transactions is \$1,376,850.00. In addition to the foregoing, legal and consulting fees are payable. Funds have been included in the 2003 budget for these offers.

4. LOCAL MUNICIPAL IMPACT

The properties described in this report are required for the widening and reconstruction of Gamble Road/19th Avenue in the Town of Richmond Hill and for the construction of the Bathurst Street/Langstaff Road sanitary trunk sewer in the City of Vaughan.

The improvements to Gamble Road/19th Avenue will improve traffic flow in this area that has increased in recent years due to the new development in the area and will continue to increase with pending development.

The construction of the Bathurst Street/Langstaff Road sanitary trunk sewer in the City of Vaughan is part of the YDSS Master Plan and will accommodate growth in the City of Vaughan and the Town of Richmond Hill.

5. CONCLUSION

The land, which is the subject of this report, is required for road and sewer projects within the Region and in order for these projects to proceed without interruption it is recommended that these acquisitions be completed.

The Senior Management Group has reviewed this report.

(A copy of the attachments referred to in the foregoing has been forwarded to each Member of Council with the September 3, 2003 Transportation and Works Committee agenda and a copy thereof is on file in the Office of the Regional Clerk.)