

Clause 9 in Report No. 16 of Committee of the Whole was adopted, without amendment, by the Council of The Regional Municipality of York at its meeting held on October 15, 2015.

9

Acquisition of Land
4038 Highway 7
Highway 7 – Town Centre Boulevard to Sciberras Road
City of Markham

Committee of the Whole recommends adoption of the recommendations contained in the following report dated August 26, 2015 from the Commissioner of Corporates Services:

1. Recommendations

It is recommended that:

1. Council authorize the acquisition of the following land required for the widening of Highway 7, in the City of Markham.

No.	Owner	Municipal Address	Legal Description	Interest Required
1.	Scardred 7 Company Limited	4038 Highway 7, Markham	Parts 1 & 2, Plan 65R35011	Fee Simple

2. The Commissioner of Corporate Services be authorized to execute the agreement of purchase and sale and all necessary documents to complete the transaction.

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2. Purpose

This report seeks Council approval to acquire land required for the widening and reconstruction of Highway 7, from Town Centre Boulevard to Sciberras Road, in the City of Markham, as shown in Attachment 1.

3. Background

The Region is widening and reconstructing Highway 7 from Town Centre Boulevard to Sciberras Road in the City of Markham

The widening and reconstruction of Highway 7 from Town Centre Boulevard to Sciberras Road commenced in April 2015 and is scheduled for completion in fall of 2018.

Council authorized the expropriation of properties for the Highway 7 project in September, 2014

On September 11, 2014, Council authorized the expropriation of 33 properties, including the subject property for the purpose of widening Highway 7, from Town Centre Boulevard to Sciberras Road, in the City of Markham. After Council approval, 23 properties were obtained amicably and expropriation plans were registered for the remaining 10 properties.

Additional property interests are required from the property located at 4038 Highway 7

The Region expropriated a temporary easement at 4038 Highway 7 as part of the initial expropriations. Detail design revealed that additional fee simple interests were also required from this property to facilitate construction and the temporary easement was no longer required.

4. Analysis and Options

Negotiations have been successfully completed for the acquisition of Region requirements at 4038 Highway 7

Staff has completed negotiations to acquire this property requirement for the widening and reconstruction of Highway 7, Town Centre Boulevard to Sciberras

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Road in the City of Markham. The compensation for the acquisition of this requirement is based on an independent appraisal report.

A Phase 1 Environmental investigation has indicated the property to be clear of environmental concerns.

Link to key Council-approved plans

The proposed acquisition for the widening and reconstruction of Highway 7 supports the objectives of Vision 2051, the Regional Official Plan and the 2015 to 2019 Strategic Plan.

One of the goal areas of Vision 2051 is interconnected systems for mobility, which the Highway 7 project addresses by providing a street that supports the efficient movement of goods and people. As well, the Highway 7 project supports one of the objectives of the Regional Official Plan which is to ensure streets support all modes of transportation. Lastly, a strategic objective identified in the Strategic Plan is to strengthen the Region's economy. Efficient movement of goods and people is of benefit to the economy at large.

5. Financial Implications

The funding required to complete this property acquisition has been included in the 2015 Capital Budget for the Transportation Services, Capital Delivery – Roads.

6. Local Municipal Impact

The widening and reconstruction of Highway 7, from Town Centre Boulevard to Sciberras Road, in Markham will provide upgraded capacity to improve traffic operations for the travelling public and will meet the expected growth in this area.

7. Conclusion

Staff has concluded negotiations for the acquisition of the subject property, which is required to facilitate the widening and reconstruction of Highway 7. Accordingly it is recommended that Council approve the acquisition of the land detailed in this report.

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For more information on this report, please contact Michael Shatil, Director,
Property Services Branch at ext. 71684.

The Senior Management Group has reviewed this report.

August 26, 2015

Attachments (1)

6324909

Accessible formats or communication supports are available upon request



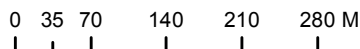
LOCATION PLAN

Acquisition of Land
 4038 Highway 7
 Highway 7 - Town Centre Boulevard to Sciberas Road
 City of Markham





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 The Regional Municipality of York
 Property Services, Corporate Services
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Legend

-  Subject Property
-  Interest Required
-  Parcel
-  Road