

Clause No. 45 in Report No. 13 of the Committee of the Whole was adopted, without amendment, by the Council of The Regional Municipality of York at its meeting held on September 11, 2014.

**45**  
**COMPENSATION FOR EXPROPRIATION**  
**RECONSTRUCTION OF LESLIE STREET PROJECT 97150**  
**TOWN OF RICHMOND HILL**

**Committee of the Whole recommends adoption of the recommendations contained in the following report dated August 20, 2014 from the Acting Commissioner of Corporate Services:**

**1. RECOMMENDATIONS**

It is recommended that:

1. Council authorize offers of compensation under the *Expropriations Act* (the “Act”) to be made to the owners of the following lands expropriated within the Town of Richmond Hill.

| No. | Owner  | Municipal Address         | Legal Description               | Interest Required |
|-----|--|---------------------------|---------------------------------|-------------------|
| 1   | Worden, William H<br>Worden, Yvonne E                                | 1393 Bethesda<br>Sideroad | Part 1, Plan<br>65R34228        | Fee Simple        |
| 2   | Hussain, Syed<br>Aamar   | 12971 Leslie<br>Street    | Part 2, Plan<br>65R34228        | Fee Simple        |
| 3   | Holcim (Canada)<br>Inc.<br>(formerly St.<br>Lawrence Cement<br>Inc.) | 1631 Bethesda<br>Sideroad | Parts 5 and 6, Plan<br>65R34228 | Fee Simple        |
| 4   | Zheng, Cheng Jian<br>Lin, Shui Song                                  | 13010 Leslie<br>Street    | Parts 4 and 5, Plan<br>65R34213 | Fee Simple        |

**2. PURPOSE**

This report seeks Council approval to serve offers of compensation under section 25 of the *Act* to owners whose lands have been expropriated for the realignment and reconstruction of Leslie Street, in the Town of Richmond Hill (*Attachment 1*).

### **3. BACKGROUND**

#### **In June 2014, Council authorized the expropriation of properties for the Leslie Street project**

On June 26, 2014, Council authorized the expropriation of properties required for the realignment and reconstruction of Leslie Street, in the Town of Richmond Hill. Expropriation plans were registered on July 28, 2014, vesting ownership of the lands in the Region. The *Act* requires the Region to serve offers of compensation within three months of registration of the plan. These offers are based on appraisals of market value and other damages.

### **4. ANALYSIS AND OPTIONS**

#### **Independent appraisal reports have established the values which form the basis of the offers**

An independent appraisal firm prepared appraisal reports estimating the market value of each of the subject properties and any damages for injurious affection. Additionally, independent consultants were retained to provide estimates of any damages to the subject properties, including disturbance damages.

Section 25 of the *Act* requires the Region to offer each owner (a) full compensation for the owner's interest including market value, injurious affection and any disturbance damages and (b) immediate payment of 100 per cent of the market value of the expropriated lands.

#### **Link to key Council-approved plans**

##### **From Vision to Results: 2011 to 2015 Strategic Plan**

Priority Area – Continue to Deliver and Sustain Critical Infrastructure

Improve mobility for users on Regional transportation corridors

The acquisition of these lands will assist the Region in meeting its key strategic transportation needs.

### **5. FINANCIAL IMPLICATIONS**

The funds required to complete the property acquisitions for this project are included in the approved 2014 Capital Budget for the Transportation and Community Planning Department, Capital Delivery – Roads.

Under section 25 of the *Act*, the Region is obligated to serve offers of compensation on owners within three months of registration of the expropriation plan. The compensation payable to the owners is based on independently commissioned appraisals.

## **6. LOCAL MUNICIPAL IMPACT**

The realignment and reconstruction of Leslie Street, together with a jog elimination at Bethesda Sideroad, in the community of Richmond Hill, will provide upgraded capacity to improve traffic operations for the travelling public and will meet the expected growth in this area.

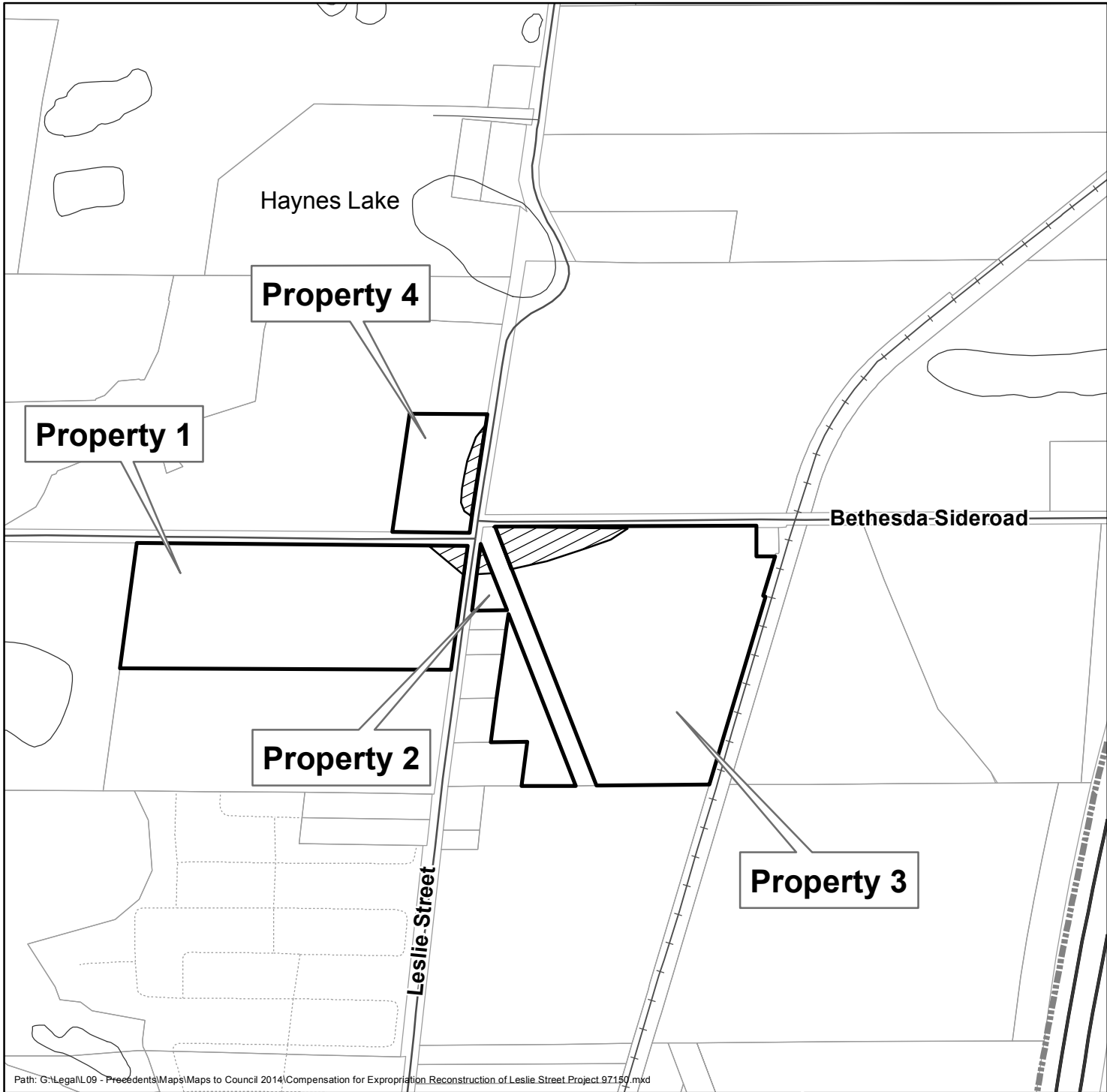
## **7. CONCLUSION**

On July 28, 2014, expropriation plans were registered with respect to certain lands required for the realignment and reconstruction of Leslie Street, in the Town of Richmond Hill. The *Act* requires that offers of compensation for expropriated lands be served on the former owners. It is recommended that the offers set out in this report be served in accordance with the *Act*.

For more information on this report, please contact René Masad, Director, Property Services Branch at Ext. 71684.

The Senior Management Group has reviewed this report.

*Attachment (1)*



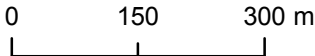
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### LOCATION PLAN






Compensation for Expropriation  
Reconstruction of Leslie Street Project 97150  
Town of Richmond Hill



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### Legend

-  Interest Required
-  Subject Properties
-  Parcel
-  Regional Road
-  Railway