

Clause No. 22 in Report No. 12 of the Committee of the Whole was adopted, without amendment, by the Council of The Regional Municipality of York at its meeting held on June 26, 2014.

22

APPLICATION FOR APPROVAL TO EXPROPRIATE KEELE STREET AND LLOYDTOWN/AURORA ROAD INTERSECTION IMPROVEMENT PROJECT 80104, TOWNSHIP OF KING

Committee of the Whole recommends adoption of the recommendations contained in the following report dated June 4, 2014 from the Commissioner of Corporate Services:

1. RECOMMENDATIONS

It is recommended that:

1. Council authorize an application for approval to expropriate the following lands for the Keele Street and Lloydtown/Aurora Road intersection improvement, within the Township of King:

No.	Owner	Municipal Address	Legal Description	Interest Required
1	Ahmed, Mohammed Altaf	15925 Keele Street	Part 1, Plan 65R34860	Fee Simple
			Part 1, Plan 65R34861	Temporary Easement
			Part 2, Plan 65R34861	Fee Simple
2	Marcon, Alessandro Marcon, Elda	2200 Lloydtown/Aurora Road	Part 2, Plan 65R34860	Fee Simple
			Part 3, Plan 65R34860	Fee Simple
			Part 4, Plan 65R34860	Temporary Easement
			Part 3, Plan 65R34861	Fee Simple

No.	Owner	Municipal Address	Legal Description	Interest Required
			Part 4, Plan 65R34861	Temporary Easement
3	Rankel, Fred Peter	S/S Lloydtown/Aurora Road	Part 5, Plan 65R34860	Fee Simple
			Part 5, Plan 65R34861	Fee Simple
4	Harrison, Joyce Muloin, Dawn Wallace, Doreen	2280 Lloydtown/Aurora Road	Part 6, Plan 65R34860	Fee Simple
			Part 7, Plan 65R34860	Temporary Easement
			Part 7, Plan 65R34861	Fee Simple
5	Puopolo, Donato Mainse-Puopolo, Jamie	2320 Lloydtown/Aurora Road	Part 6, Plan 65R34861	Fee Simple
The temporary easements will commence on July 1, 2015 and expire on December 31, 2016, and are required for the purpose of entering on the lands with all vehicles, machinery, workmen and other material to provide for hard and soft landscaping, grading and reshaping of the lands to the limit of the Keele Street and Lloydtown/Aurora Road intersection improvements and works ancillary thereto.				

2. The Commissioner of Corporate Services be authorized to execute the Application for Approval to Expropriate Land and the Notice of Application for Approval to Expropriate Land (the “Notice”) and to serve and publish the Notice, as required under the *Expropriations Act* (the “Act”).
3. The Commissioner of Corporate Services be authorized to forward to the Chief Inquiry Officer any requests for an inquiry that are received and to represent the Region, as necessary, at an inquiry held under the *Act*.
4. Council authorize the introduction of the necessary bylaws to give effect to these recommendations.

2. PURPOSE

This report seeks Council approval for an application to expropriate property interests required for the Keele Street and Lloydtown/Aurora Road intersection improvement, in the Township of King (*Attachment 1*).

Under the *Act*, Council, as approving authority, must approve any application prior to the initiation of any proceedings.

3. BACKGROUND

The planned roundabout at Keele Street and Lloydtown/Aurora Road in the Township of King is endorsed by Council for implementation

The roundabout is the preferred alternative to address the existing and future safety, as well as capacity deficiencies at the intersection of Keele Street and Lloydtown/Aurora Road. Council endorsed the roundabout alternative in September 2012. This project is classified as a Schedule A+ under the Municipal Class Environmental Assessment and, as such, is considered approved to proceed to detailed design, construction and operation.

4. ANALYSIS AND OPTIONS

Negotiations are proceeding to acquire the necessary properties with a view to construction commencing in June 2015

The project will require the acquisition of five properties for the intersection improvement. Certain temporary easements are also required to accommodate construction. The project will be tendered in April 2015 and construction is scheduled to commence June 2015.

Property negotiations to acquire the necessary lands are ongoing. Staff will continue to negotiate agreements of purchase and sale for the required interests until an expropriation plan has been registered.

Initiating expropriation proceedings will ensure the construction schedule will not be compromised if land acquisitions are delayed

It is anticipated that negotiations will be successfully concluded on many outstanding properties. These agreements will be presented to Council for approval in due course. In order to ensure timely acquisition of the lands, it is recommended the expropriation process proceed in tandem.

The first step in the process requires Council, as approving authority, to authorize an application for approval to expropriate. Subsequently, notice may be served on owners of the subject lands. Receipt of this notice will trigger an owner's right to request a Hearing of Necessity. There is also a statutory obligation to publish the notice.

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 this land will assist the Region in meeting its key strategic transportation needs.

5. FINANCIAL IMPLICATIONS

The funds required to complete the property acquisition for this project have been included in the approved 2014 Capital Budget for the Transportation and Community Planning Department.

6. LOCAL MUNICIPAL IMPACT

The intersection improvement project at Keele Street and Lloydtown/Aurora Road, in the Township of King, will provide upgraded capacity to improve traffic flow for the travelling public in this area.

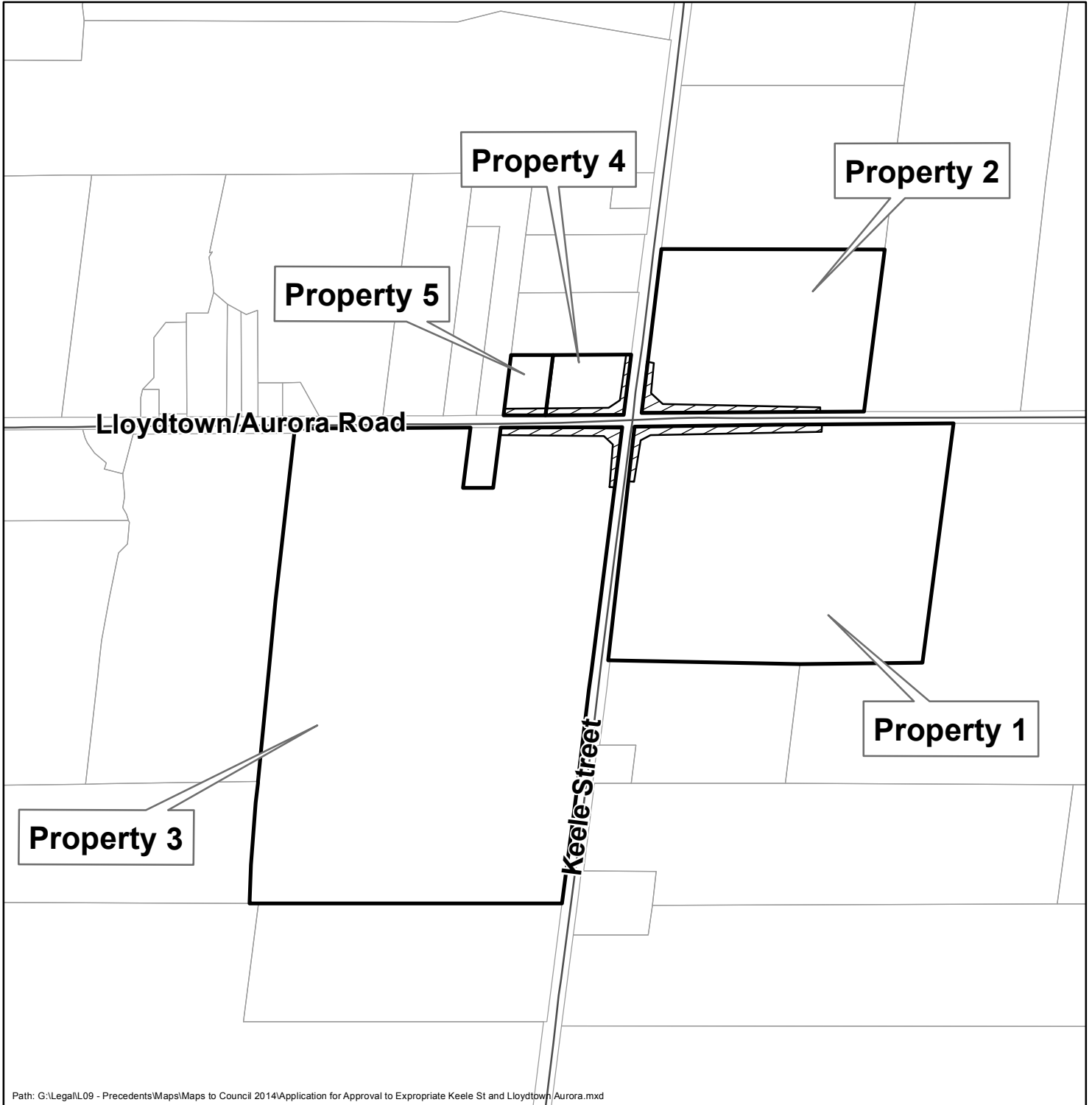
7. CONCLUSION

This report seeks Council approval to expropriate five properties from owners, along Keele Street and Lloydtown/Aurora Road, in order to implement intersection improvements. To ensure the project is not delayed, it is necessary to initiate the expropriation process. Staff will continue to negotiate for the acquisition of the required properties and expropriation proceedings will be abandoned in cases where negotiations are successful.

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)



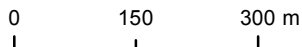
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LOCATION PLAN

Application for Approval to Expropriate
 Keele Street and Lloydtown/Aurora Road Intersection Improvement
 Project 80104, Township of King



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 Corporate Services Department
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Legend

-  Interest Required
-  Subject Properties
-  Parcel
-  Road