

Clause No. 12 in Report No. 8 of the Committee of the Whole was adopted, without amendment, by the Council of The Regional Municipality of York at its meeting held on April 17, 2014.

12
COMPENSATION FOR EXPROPRIATION
WIDENING AND CONSTRUCTION OF BUS RAPID TRANSIT CORRIDOR
HIGHWAY 7 EAST (H3) VIVANEXT PROJECT 90991
TOWN OF RICHMOND HILL AND CITY OF MARKHAM

Committee of the Whole recommends adoption of the following recommendations contained in the report dated March 25, 2014 from the 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 owners of the following lands expropriated within the Town of Richmond Hill and the City of Markham:

No.	Owner	Municipal Address (YRRTC Reference)	Legal Description	Interest Acquired
1	Graycourt Investments Corporation	120 South Town Centre Boulevard (R056)	Part Block 4, Plan 65M-2668 designated as Parts 1 & 2 on Plan YR1888241	Temporary Easement
2	Stringbridge Investments Limited	South Side of Highway 7 East (R049,50,52)	Part Block 1, Plan 65M-2668 designated as Parts 1, 2, 3, 4, 5 & 6 on Plan YR1889021	Temporary Easement

No.	Owner	Municipal Address (YRRTC Reference)	Legal Description	Interest Acquired
3	York Region Standard Corporation	88 Times Avenue (R014)	Part 1 on Reference Plan 65R-34119 being Part of Common Elements of York Region Standard Condominium Plan No 1050	Fee Simple
<p>The temporary easements will commence on June 30, 2014 and expire on June 30, 2015 and are required for the purpose of entering on the lands with all vehicles, machinery, workmen and other material for construction purposes, which may include (1) relocation of existing services and utilities, (2) work that supports the construction of municipal infrastructure within the Region's permanent takings, (3) staging and storage of materials and equipment, (4) geotech testing, borehole testing, and other investigative works, (5) removal, relocation and/or installation of signage, (6) hard and soft landscaping, paving, grading and reshaping the lands to the limit of the reconstruction of Highway 7 East, (7) the installation and removal of temporary (i) pedestrian access and walkways, (ii) parking measures including re-stripping of aisles, lanes, and parking stalls, (iii) shoring and formwork, (iv) drainage and erosion/sediment control measures, (v) traffic signals, (vi) fencing, and (vii) handrails, and (8) works ancillary to any of the foregoing.</p>				

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 Highway 7 East project (*Attachment 1*).

3. BACKGROUND

Council authorized the expropriation of properties for the Highway 7 East project on November 21, 2013

On November 21, 2013, Council authorized the expropriation of properties required for the construction of the vivaNext Bus Rapid Transit project for the Highway 7 East corridor, which runs from Yonge Street, in the Town of Richmond Hill, to Warden Avenue, in the City of Markham. Expropriation plans were registered on February 11,

2014 and February 12, 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 expropriation plan. These offers are based on appraisals of market value and injurious affection.

On November 21, 2013, Council approved the expropriation of six properties including the above described lands. Three of these properties were amicably acquired by the Region and, therefore, will not be served a Section 25 offer of compensation.

4. ANALYSIS AND OPTIONS

Independent appraisal reports have established the values that form the basis of the offers

An independent firm prepared appraisal reports estimating the market value of each of the subject properties and any damages for injurious affection. Section 25 of the *Act* requires the Region to offer each owner (a) full compensation for the owner's interest and (b) immediate payment of 100 per cent of the market value.

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 lands will assist the Region in meeting its transportation needs.

5. FINANCIAL IMPLICATIONS

The total compensation to all owners is \$34,000.

The funds required to complete the property acquisitions are included in the approved 2014 YRRTC Capital Budget. The project is funded by the Province, via Metrolinx Master Agreement.

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.

6. LOCAL MUNICIPAL IMPACT

The construction of dedicated bus lanes and related facilities, as well as road and intersection improvements on Highway 7 East, from Yonge Street to Warden Avenue, is

critical to the achievement of the vision for the corridor for the Region, Town of Richmond Hill and the City of Markham. Additionally, this project will improve the public transit facilities and enrich the streetscapes to support the Region's goal for higher density mixed use transit-oriented development.

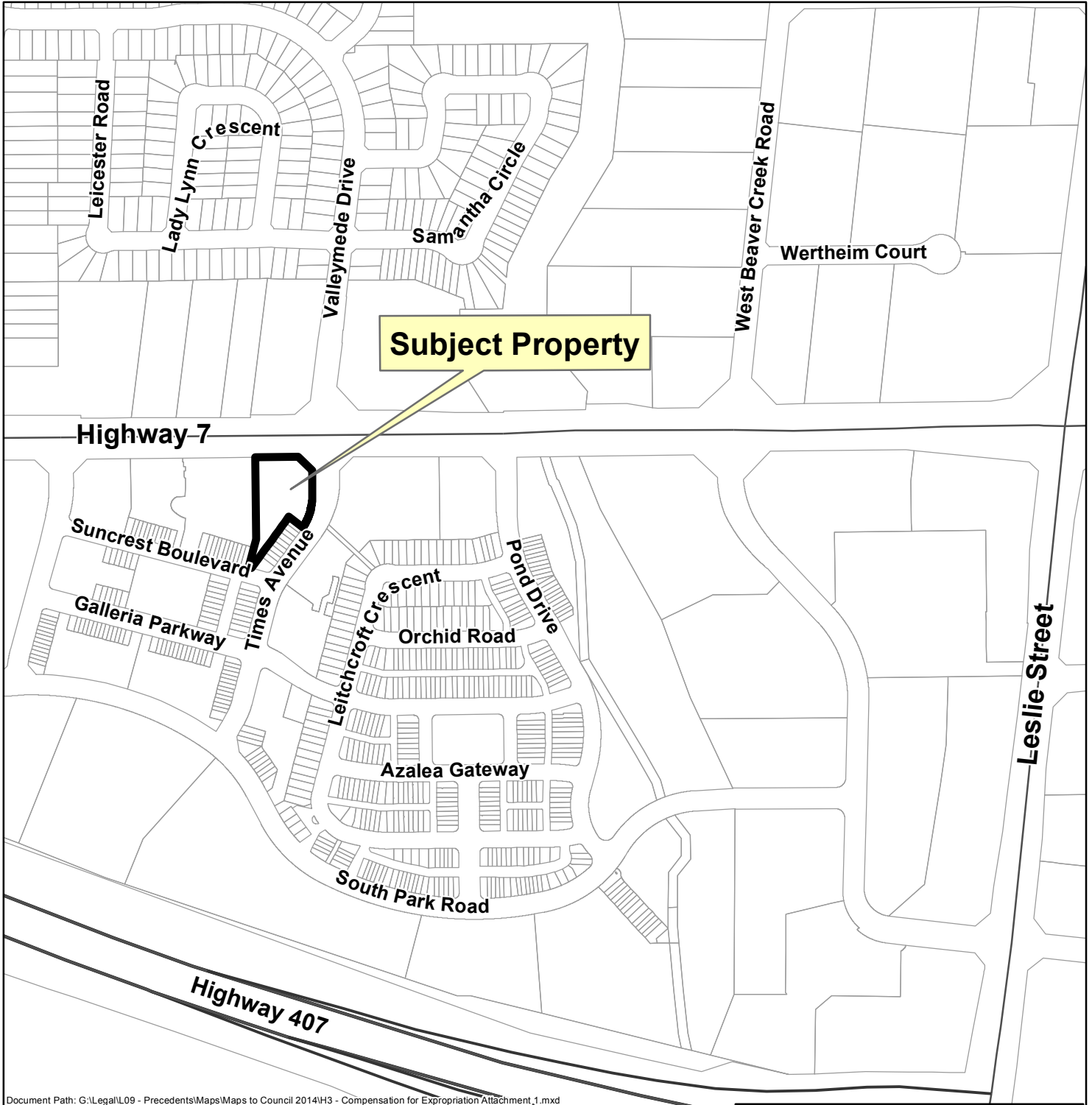
7. CONCLUSION

On February 11, 2014, and February 12, 2014, expropriation plans were registered with respect to certain lands required for the Highway 7 East project. 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 at Ext. 71684.

The Senior Management Group has reviewed this report.

Attachment (2)
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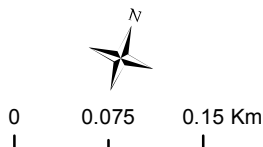
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LOCATION PLAN





Compensation for Expropriation
 Widening and Construction of Bus Rapid Transit Corridor
 Highway 7 East (H3) vivaNext Project 90991
 Town of Richmond Hill and City of Markham

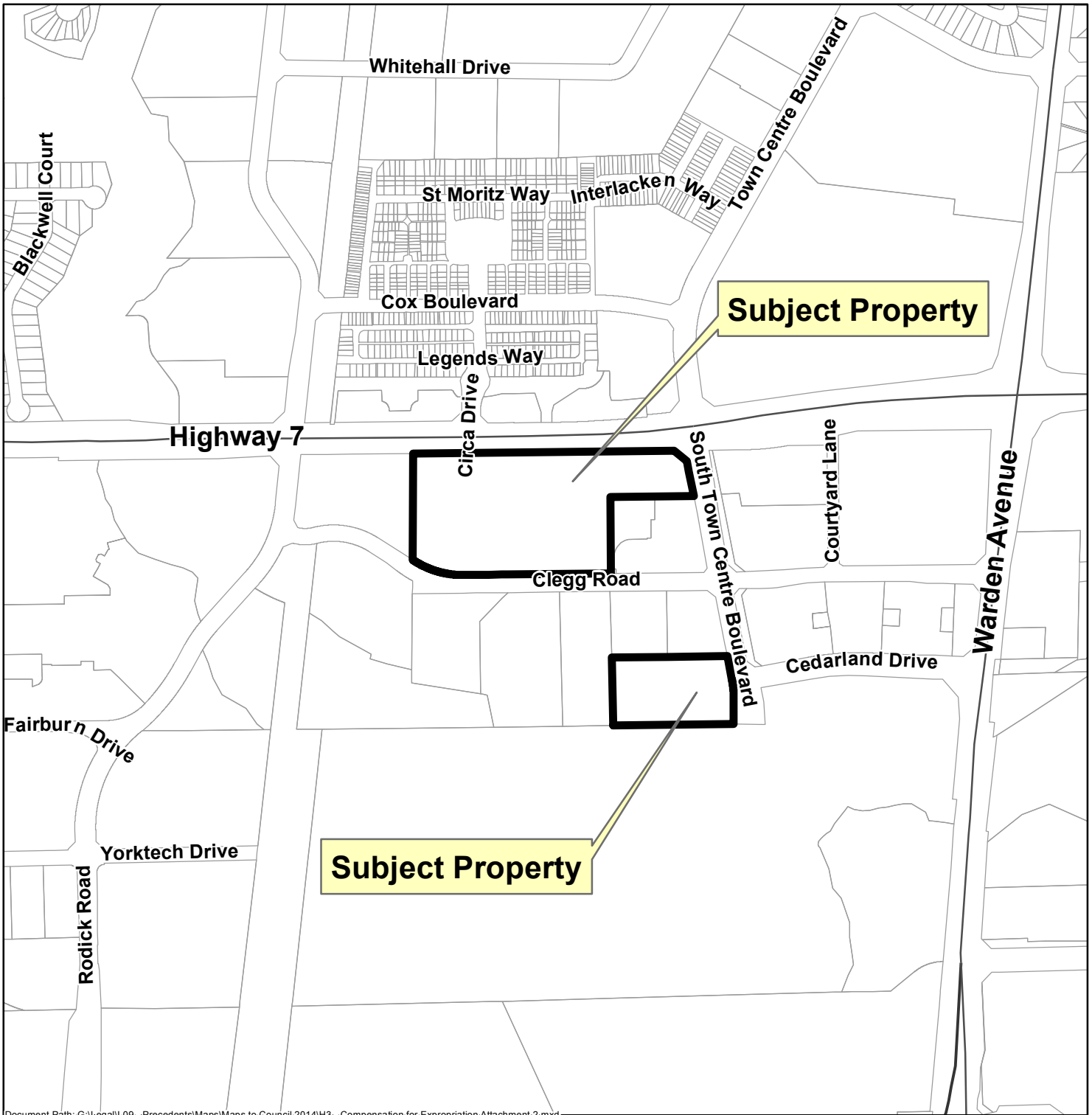


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Legend

-  Subject Property
-  Parcel
-  Road
-  Railway







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LOCATION PLAN
 Compensation for Expropriation
 Widening and Construction of Bus Rapid Transit Corridor
 Highway 7 East (H3) vivaNext Project 90991
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York Region **yorkmaps**

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