

Clause No. 13 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.

13
COMPENSATION FOR EXPROPRIATION
WIDENING AND CONSTRUCTION OF BUS RAPID TRANSIT CORRIDOR
HIGHWAY 7 WEST (H2-VMC) VIVANEXT PROJECT 90991
CITY OF VAUGHAN

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 the owners of the following lands expropriated within the City of Vaughan:

No.	Owner	Municipal Address (YRRTC Reference)	Legal Description	Interest Acquired
1.	562445 Ontario Limited; 562444 Ontario Limited	2220 Highway 7 West and 7777 Keele Street (Ref No. 40)	Part of PIN 03275-0184 (LT) being Part of Lot 3 Registrar’s Compiled Plan 10309 designated as Part 1, on Expropriation Plan YR2093951	Fee Simple
2.	Steele Valley Developments Limited	2160 & 2180 Highway 7 West (Ref No. 41)	Part of PIN 03275-0186 (LT) being Part of Lot 4 Registrar’s Compiled Plan 10309 designated as Part 1, on Expropriation Plan YR2094086	Fee Simple

3.	Husky Oil Limited	2757 Highway 7 West (Ref No. 118B)	Part of PIN 03229-0036 (LT) being Part of Lot 10 Plan 7977 and Part of Lot 7 and 1' Reserve Plan 5756 designated as Part 1, on Expropriation Plan YR2094127	Fee Simple
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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 West (H2-VMC) project (*Attachments 1 and 2*).

3. BACKGROUND

Council authorized the expropriation of properties for the Highway 7 West (H2-VMC) project in January, 2014

On January 23, 2014, Council authorized the expropriation of properties required for the construction of the vivaNext Bus Rapid Transit project for Highway 7 West (H2-VMC), from Highway 400 to the Barrie GO Transit rail line, in City of Vaughan. Expropriation plans were registered on February 11, 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.

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. 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 the lands will assist the Region in meeting its transportation needs.

5. FINANCIAL IMPLICATIONS

The total compensation to all owners is \$77,000.

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 the 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. The compensation payable to the owner(s) is based on independently commissioned appraisals.

6. LOCAL MUNICIPAL IMPACT

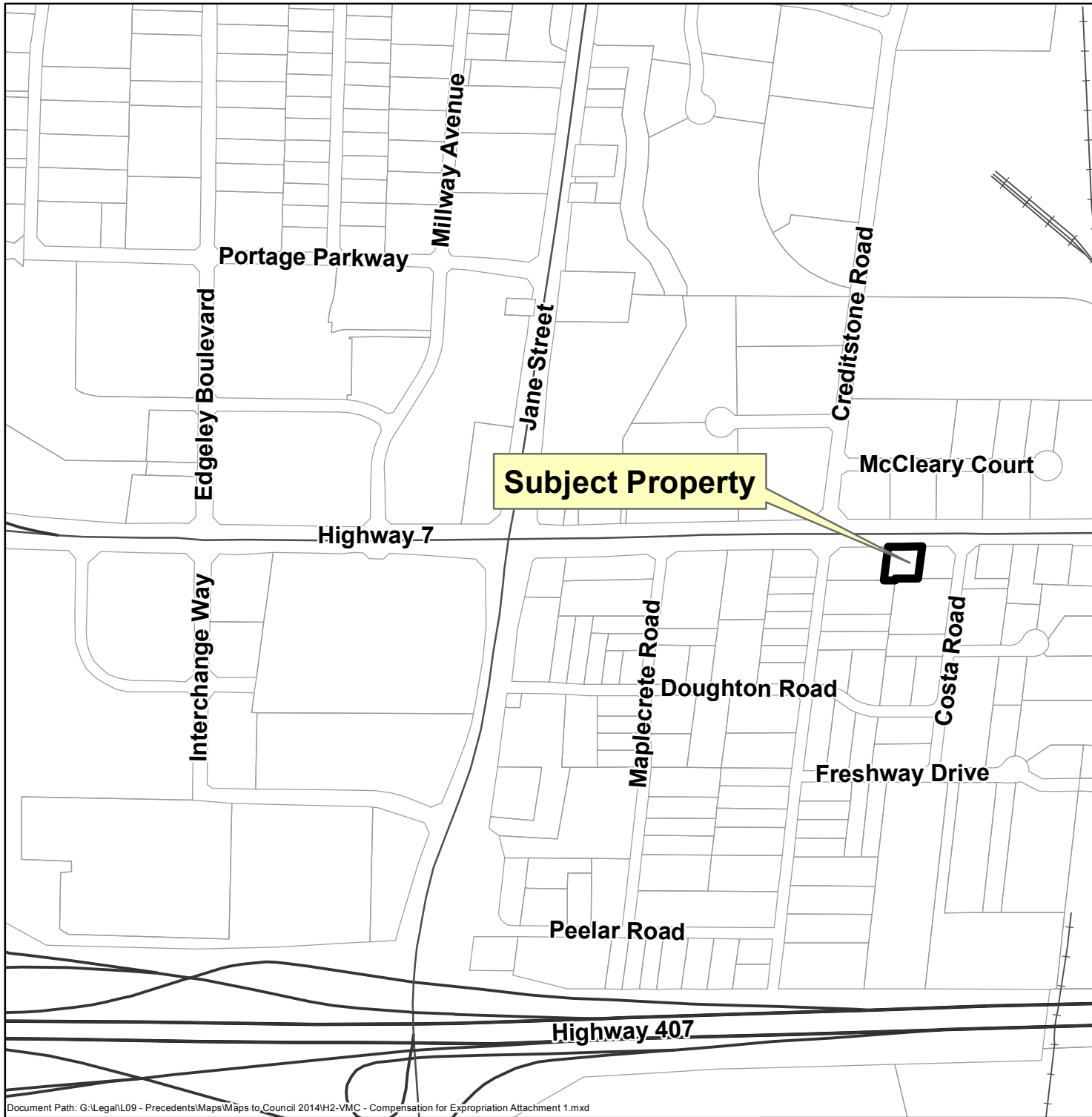
The construction of dedicated bus lanes and related facilities, as well as road and intersection improvements, along the Highway 7 West corridor, from Highway 400 to the Barrie GO Transit rail line, is critical to the achievement of the vision for the corridor for both the Region and City of Vaughan. Additionally, this project will improve 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, an expropriation plan was registered with respect to certain lands required for the Highway 7 West (H2-VMC) 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 Branch at Ext. 71684.

The Senior Management Group has reviewed this report.



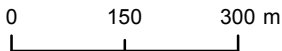
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LOCATION PLAN





Compensation for Expropriation
 Widening and Construction of Bus Rapid Transit Corridor
 Highway 7 West (H2-VMC) vivaNext Project 90991
 City of Vaughan

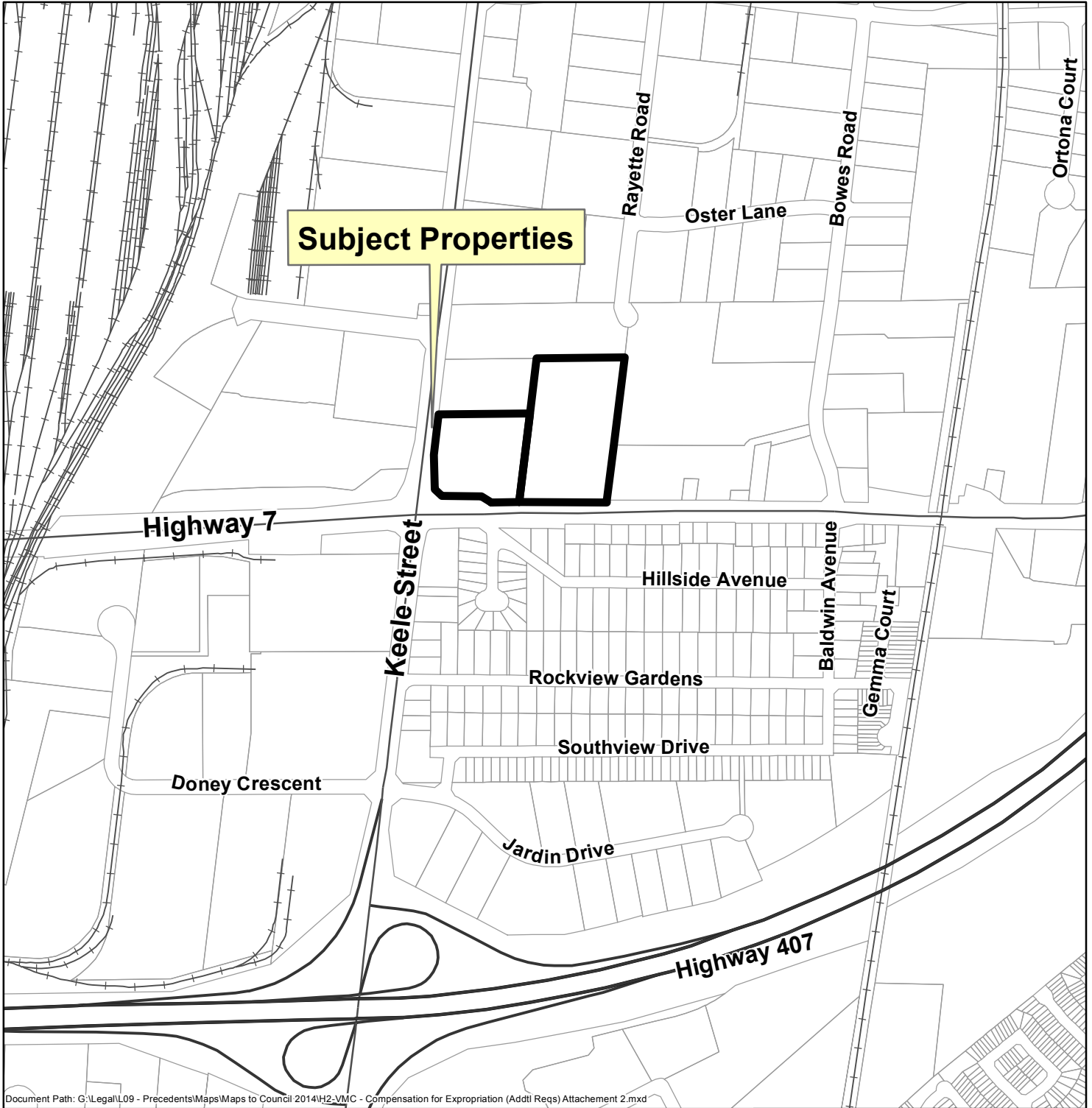


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Legend

-  Subject Property
-  Parcel
-  Road
-  Railway



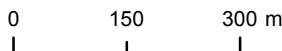
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LOCATION PLAN





Compensation for Expropriation
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