

**APPROVAL OF EXPROPRIATION
3930 AND 4020 MAJOR MACKENZIE DRIVE
PARK AND EXTENSION OF LAWFORD ROAD
WARD 1**

Recommendation

The Director of Legal Services in consultation with the Commissioner of Community Services and the Commissioner of Engineering and Public Works recommends:

1. THAT Council approve the expropriation of the lands municipally known as 3930 and 4020 Major Mackenzie Drive for the establishment of a park and construction of an extension of Lawford Road and works ancillary thereto.
2. AND THAT a By-law is enacted to approve the expropriation and authorize the taking of all steps necessary to obtain the possession of those lands.
3. AND THAT the confidential recommendation in the memo dated August 20, 2010 of the Director of Legal Services is approved.

Contribution to Sustainability

This report is consistent with the priorities previously set by Council in the Green Directions, Vaughan, Community Sustainability Environmental Master Plan:

Goal 2, Objective 2.2: To develop Vaughan as a City with maximum green space and an urban form that supports our expected population growth.

Goal 4, Objective 4.1.1: Develop an implementation plan for the initiatives described in the City's Active Together Master Plan through a phased and budgeted program.

Goal 3, Objective 3.2: Develop and sustain a network of roads that support effective and accessible public and private transit.

Economic Impact

Should Council approve the expropriation, a Section 25 offer pursuant to the Act will be served on the owners, with payment in accordance with an Appraisal and an agreement with the Block 40 Landowners Group. The source of funding is the Parkland Cash-in-Lieu Reserve.

Communications Plan

Purpose

The purpose of this report is to seek Council approval for the expropriation.

Background - Analysis and Options

Council enacted By-law 63-2010 to provide for the making of an application for Approval to Expropriate and to serve a Notice of Expropriation on the properties at 3930 and 4020 Major Mackenzie Drive forming part of the lands shown on Attachment 1, for a park and the extension of Lawford Road and works ancillary thereto. Council is both the expropriating and the approval authority.

This expropriation is proceeding jointly with the York Region District School Board as the lands south of the proposed City park are being expropriated for a secondary school.

No request for Hearing has been received and Council may now proceed to approve the expropriation.

One of the three owners has requested a Hearing of Necessity on lands forming part of the school site, which will proceed in September. Approval of the expropriation of the other two parcels at this time will allow the expropriation to proceed so the Landowners Group can construct the road and required servicing to facilitate the construction of the school in a timely manner.

Once Council has approved the expropriation, staff will proceed with the steps identified in the *Expropriation Act*. An expropriation plan will be registered on title; a Notice of Expropriation will be forwarded. Then a Section 25 Offer to Purchase based on an Appraisal Report will be submitted to the owner.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

Regional Implications

None

Conclusion

It is appropriate to approve the expropriation and to pass the required by-law at this time.

Attachments

Attachment 1 - Location Map

Attachment 2 – Confidential Memo – Mayor and Members of Council only

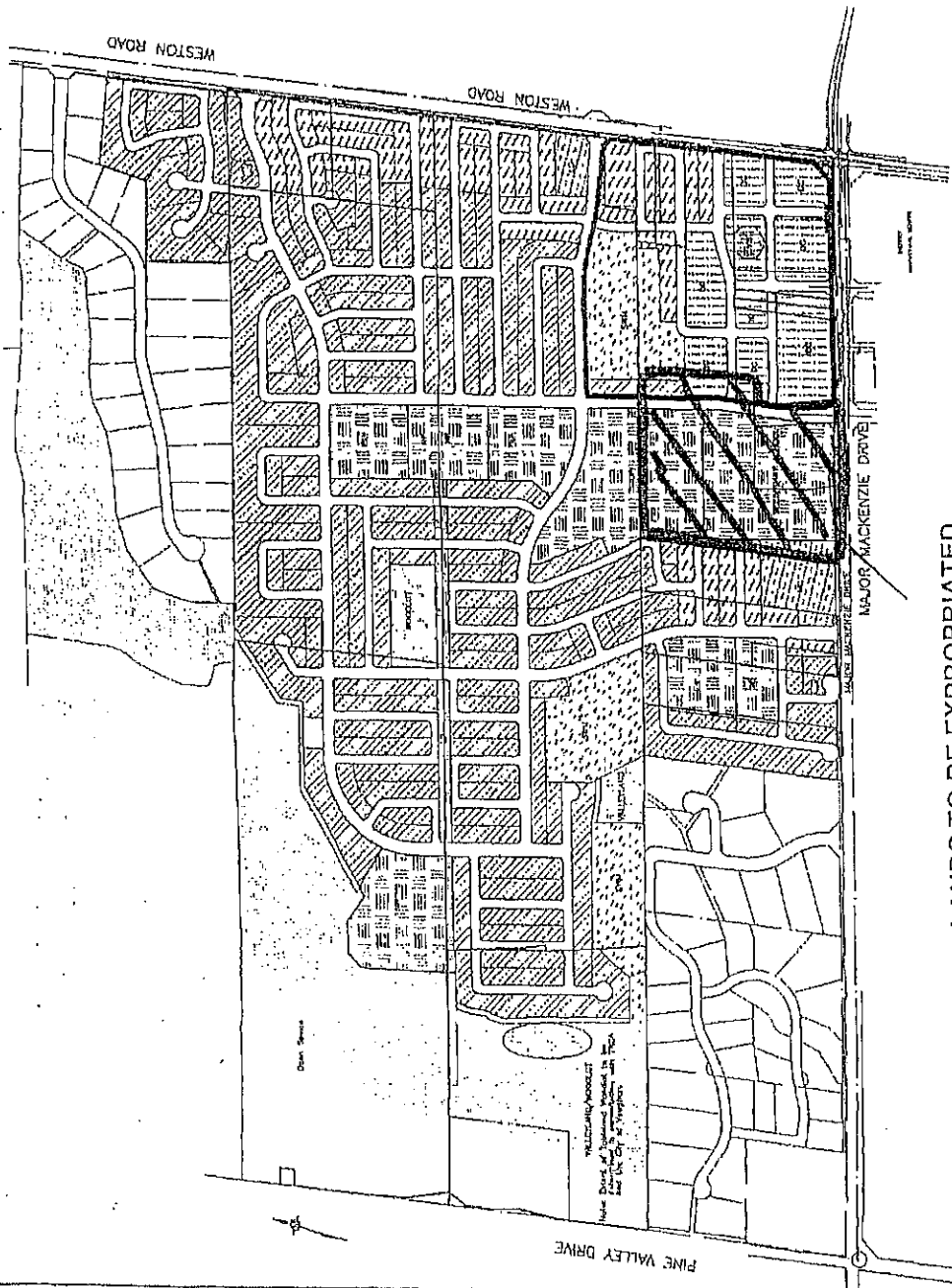
Report prepared by:

Heather A. Wilson
Director of Legal Services

Respectfully submitted,

Janice Atwood-Petkovski
Commissioner of Legal and
Administrative Services

Heather A. Wilson
Director of Legal Services



LANDS TO BE EXPROPRIATED

Not to Scale

LEGEND

- EXISTING ESTATE RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- COMMERCIAL
- NC - NEIGHBOURHOOD COMMERCIAL
- LC - LOCAL COMMERCIAL
- DISTRICT CENTRE
- PARK INSTITUTIONAL
- ES - ELEMENTARY SCHOOL
- SS - SECONDARY SCHOOL
- DP - DISTRICT PARK
- NP - NEIGHBOURHOOD PARK
- LP - LINEAR PARK
- VS - VILLAGE SQUARE
- STORM WATER MANAGEMENT
- WOODLOT / VALLEYLAND
- BUFFERS

Attachment 1



Block 40 Community Plan

Part of Lots 21 - 24,
Concession 6

APPLICANT:
KLM PLANNING PARTNERS

NA0701 ATTACHMENTS\Blocks40_47A, BL40.2004-REV

FILE No.:
BL40.2004

Not to Scale

March 31, 2006

Development Planning Department