

**APPROVAL OF EXPROPRIATION WARD 1
11067 KEELE STREET
NORTH MAPLE PARK**

Recommendation

The Director of Legal Services in consultation with the Commissioner of Community Services and the Commissioner of Legal and Administrative Services recommends:

- 1) THAT Council approve the expropriation of the lands described as Part of Lot 27 and Part of the west half of Lot 28, Concession 3, municipally known as 11067 Keele Street to implement the Maple Valley Plan.

- 2) That a By-law be enacted to approve the expropriation and authorize the taking of the steps necessary to obtain possession of the lands.

Contribution to Sustainability

The acquisition of the lands will help fulfill the vision of the Maple Valley Plan. The North Maple Park will be implemented with innovative environmental initiatives. The Park will provide opportunities for recreation for City of Vaughan residents.

Economic Impact

The acquisition price to the property owner will be in the range set out in an independent appraisal plus limited legal fees and disbursements and other entitlements pursuant to the *Expropriation Act* as recommended by legal counsel. The source of funding is the Parkland Cash-in-lieu Reserve.

Communications Plan

The owners will be provided notice in accordance with the *Expropriations Act*.

Purpose

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

Background - Analysis and Options

The City adopted Official Plan Amendment Number 535 to facilitate the Maple Valley Plan. The City has previously acquired all the lands surrounding this parcel for the park including the Avondale Site. The acquisition of this property is necessary to implement the plan, and for land use compatibility.

The subject property is situated on the east side of Keele Street approximately one kilometer south of the Kirby Road right of way and north of Teston Road, municipally known as 11067 Keele Street as shown on Attachment #1. The registered owners are 11067 Keele Street Partnership, which acquired title in September 2007.

The site has frontage of 116 feet on Keele Street with a depth of 627.7 feet for a total area of 1.18 acres. It is improved with a modest older 1 ½ storey plus basement frame residence, and older frame shed/garage and a large recently constructed metal clad commercial storage building. Further to the rear there are two recently constructed storage sheds.

On July 13, 2010, Council enacted By-law 195-2010 to provide for the making of an application for Approval to Expropriate and to serve a Notice of Expropriation for the property.

Notice was given and the application was advertised in accordance with the *Expropriations Act*. No Hearing of Necessity was requested. Once the approval By-law is enacted, the next step is to register an expropriation plan on title.

An offer under Section 25 of the Act is to be submitted to the registered owner within three months of registration of the expropriation plan along with a Notice of Possession.

Relationship of 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

Council is both the expropriating and the approval authority. It is appropriate to proceed to approve the expropriation to complete the North Maple Park and implement the Maple Valley Plan.

Attachments

Location Map – Attachment #1

Report prepared by:

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Respectfully submitted,

**Heather A. Wilson
Director of Legal Services**



City of
Vaughan

The City Above Toronto

11067 KEELE STREET
CITY OF VAUGHAN (MAPLE)
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