

**THE REGIONAL MUNICIPALITY OF YORK**

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**REPORT NO. 2  
OF THE REGIONAL COMMISSIONER OF CORPORATE SERVICES**

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**For Consideration by  
The Council of The Regional Municipality of York  
on October 19, 2006**

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**1  
EXPROPRIATION OF LAND  
LANGSTAFF ASSEMBLY, TOWN OF MARKHAM**

*(Regional Council at its meeting on October 19, 2006, deferred the following Clause to the May 2007 meeting of the Rapid Transit Public/Private Partnership Steering Committee.)*

**1. RECOMMENDATIONS**

It is recommended that:

1. Authority be granted to apply for approval to expropriate the following land within the Town of Markham, in The Regional Municipality of York:
  - (a) a fee simple interest in approximately 12.19 ha (30.125 acres), being
    - Part 1 on Reference Plan 65R-28836
    - Part 1 on Reference Plan 65R-28837
    - Part 1 on Reference Plan 65R-28839
    - Parts 1 and 2 on Reference Plan 65R-28840
    - Parts 1 and 2 on Reference Plan 65R-28841
    - Parts 1, 2 and 3 on Reference Plan 65R-28843
    - Parts 1 and 2 on Reference Plan 65R-28844
    - Parts 1, 2 and 3 on Reference Plan 65R-28850
    - Part 1 on Reference Plan 65R-28851
    - Part 1 on Reference Plan 65R-28852
    - Part 1 on Reference Plan 65R-28853
    - Part 1 on Reference Plan 65R-28854
    - Parts 1 and 2 on Reference Plan 65R-28855

Parts 1, 2, 3 and 4 on Reference Plan 65R-28861  
Part 1 on Reference Plan 65R-28862  
Part 1 on Reference Plan 65R-28863  
Part 1 on Reference Plan 65R-28864  
Part 1 on Reference Plan 65R-28865  
Part 1 on Reference Plan 65R-28866

2. The Commissioner of Corporate Services be authorized to serve and publish Notice of Application as required by the *Expropriations Act*.
3. The Commissioner of Corporate Services be authorized to forward to the Chief Inquiry Officer, pursuant to the provisions of the *Expropriations Act*, any requests for hearing that may be received.
4. The Regional Council, as approving authority, approve of the expropriation of the lands described in paragraph 1, provided there is no hearing of necessity.
5. The Manager of Realty Services be authorized to execute and serve any notices required by the *Expropriations Act*.
6. Authority be granted for the introduction of the necessary bills in Council to give effect to the foregoing.

## **2. PURPOSE**

The purpose of this report is to obtain Regional Council's approval to expropriate 26 properties for the Langstaff Assembly project along Langstaff Road in the Town of Markham. (*see Attachment 1*).

## **3. BACKGROUND**

On September 15, 2005 Regional Council endorsed a land acquisition strategy for the Langstaff lands that included commencement of negotiations to acquire the lands located south of Highway 407, between Yonge street and the CN Rail line for the purpose of establishing an Operations and Maintenance Facility to accommodate Regional rapid and conventional transit fleet need.

Outright ownership of the lands identified as the preferred location for the O&M facility was determined to be the best option for the Region to pursue. Compared to long-term lease agreements or negotiating other types of tenure with the existing Langstaff owners and tenants, ownership provides the Region some degree of certainty, flexibility and control over a very valuable and strategic public asset.

**4. FINANCIAL IMPLICATIONS**

Offers of compensation must be made under Section 25 of the *Expropriations Act* to all of the owners of the listed parts on the reference plans. These offers must be made within 90 days of the registration of the expropriation plans. It is expected that the expropriation plans will be registered in early 2007. Staff will report back to Council prior to making these offers.

**5. LOCAL MUNICIPAL IMPACT**

The location for the O&M facility lies entirely within the Town of Markham, and immediately adjacent to the City of Vaughan in the west and to the Town of Richmond Hill in the north. The development of these lands will have a significant, positive impact for Markham and the surrounding area.

**6. CONCLUSION**

Reference plans showing the Region's requirements have been registered. In order to ensure that the project is not delayed, it is appropriate to proceed with expropriation. The above noted reference plans will be available at Committee for your review.

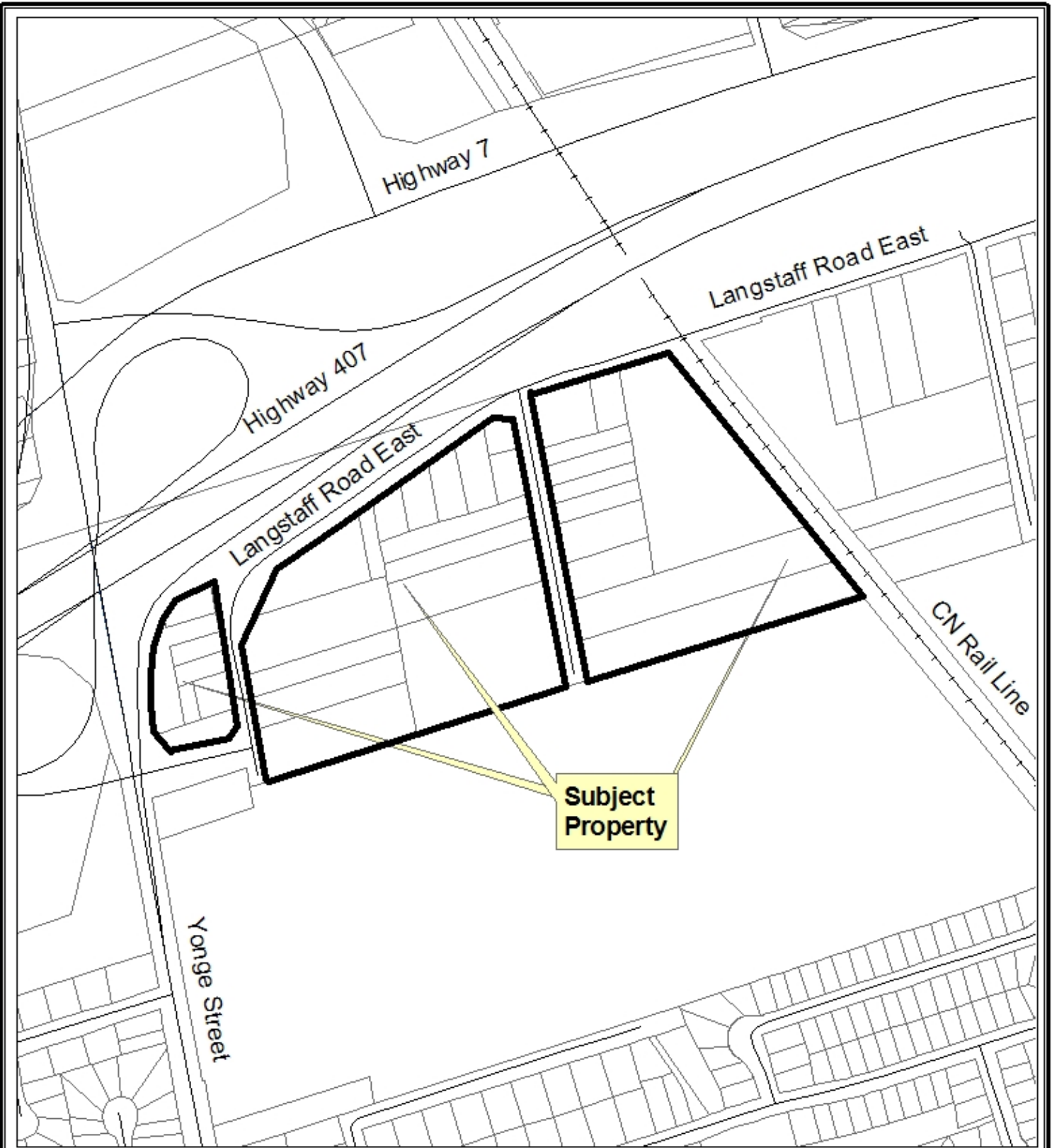
*(The attachment referred to in this clause is attached to this report.)*

**Respectfully submitted,**

**October 2, 2006  
Newmarket, Ontario**

**J. Davidson  
Commissioner of Corporate  
Services**

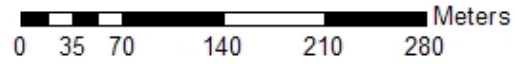
***(Report No. 2 of the Commissioner of Corporate was deferred to the May 2007 meeting of the Rapid Transit Public/Private Partnership Steering Committee by Regional Council at its meeting on October 19, 2006.)***



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# LOCATION PLAN

Expropriation of Land  
Langstaff Assembly  
Town of Markham



PROPERTY SERVICES