



**STAFF REPORT
ACTION REQUIRED**
with Confidential Attachment

**Required Land Acquisitions and Related Costs to
Complete East-West Road between Rean Drive and
Kenaston Gardens**

Date:	July 24, 2014
To:	Government Management Committee
From:	Chief Corporate Officer
Wards:	24 - Willowdale
Reason for Confidential Information:	This Report is about a proposed or pending land acquisition by the City or one of its agencies, boards and commissions.
Reference Number:	P:\2014\Internal Services\RE\Gm14018re (AFS #20014)

SUMMARY

The purpose of this report is to provide the Government Management Committee with information about the land acquisitions necessary to complete a new connecting east/west road running from Rean Drive to Kenaston Gardens, the potential costs involved in acquiring these lands, and the source of funds which could be used to acquire these lands.

The properties that would be affected by the creation of this new road are:

1. 591 Sheppard Avenue East
2. 13 Barberrry Place
3. 11 Kenaston Gardens
4. 15 Kenaston Gardens
5. 23 Barberrry Place

All other lands required to complete this road have already been conveyed to the City through the development approval process.

RECOMMENDATIONS

The Chief Corporate Officer recommends that:

1. City Council receives this report for information.
2. City Council direct that Confidential Attachment 1 remain confidential as it is about a proposed or pending land acquisition by the City or one of its agencies, boards and commissions, or if the City decides to acquire these properties for the purpose of constructing a new east-west road connecting Rean Drive to Kenaston Gardens, this information is to remain confidential until all of the properties required to construct the road have been acquired by the City.

Financial Impact

The relevant financial information is set out in Confidential Attachment 1 as it involves potential land acquisition costs.

The Deputy City Manager and Chief Financial Officer has reviewed this report and agrees with the financial impact information.

DECISION HISTORY

On February 19 and 20, 2014, Member Motion MM48.34 was adopted by City Council.
<http://www.toronto.ca/legdocs/mmis/2014/mm/bgrd/backgroundfile-67079.pdf>

City Council requested the Director of Real Estate Services, in consultation with the Director of Transportation Services, North York District, the Director of Community Planning, North York District and the City Solicitor to identify the land acquisitions necessary to complete the east/west road running from Rean Drive to Kenaston Gardens, the means by which those lands could be acquired and the potential cost and source of funds to complete the acquisitions.

ISSUE BACKGROUND

City Council, at its meeting held on February 9, March 1 and 2, 2000 (Report No. 3 of North York Community Council, Clause 23), adopted the Southeast Bayview Node

Context Plan. The Context Plan defines the specific characteristics of development in the southeast quadrant of the Bayview/Sheppard intersection. The maps and design principles provide a framework for the co-ordinated development of land in this neighbourhood. The new east-west street development within the quadrant is encouraged to provide further frontage for street-oriented buildings and to improve pedestrian connections for all sites to the subway and for automobile circulation. The Context Plan can be found at: https://www1.toronto.ca/city_of_toronto/city_planning/urban_design/files/pdf/SoutheastBayviewNode.pdf

Over the years, a large portion of the proposed new road (as indicated on Map 4 of the Context Plan and included as Appendix A) has been constructed as a result of adjoining development applications. It has been anticipated that through the development approval process, this road could be completed by having the remaining required lands conveyed to the City and dedicated for the purpose of the public road.

COMMENTS

A portion of the east/west road between Rean Drive and Barberry Place has already been constructed, but has not yet been dedicated as a public highway. To complete this portion of the road, the following properties would need to be acquired:

1. A small portion of 591 Sheppard Ave. E.
2. Approximately two thirds of 13 Barberry Place.

North York Community Council, at its meeting on April 9, 2013, adopted Item NY23.28 entitled, "591 and 593 Sheppard Avenue East - Official Plan and Zoning Amendment Application - Preliminary Report."
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.NY23.28>.

As indicated in this report, it is proposed that the rear 7.6 metres of the site at 591 Sheppard Avenue East will be dedicated to the City for public road purposes. This development application is currently subject to an appeal at the Ontario Municipal Board, but it is anticipated that the proposed conveyance to the City will eventually be completed as part of the development process. The estimated cost to purchase the required lands, if necessary, is set out in Confidential Attachment 1.

13 Barberry Place is currently listed for sale on MLS. A development application has not been submitted to the City for this site. Accordingly, if the City wishes to proceed with the new road at this time, the City would have to purchase or expropriate the necessary lands. The estimated cost to purchase the lands is set out in Confidential Attachment 1.

To complete the road between Barberrry Place and Kenaston Gardens, the following properties would need to be acquired:

1. Part of 11 Kenaston Gardens
2. 15 Kenaston Gardens
3. 23 Barberrry Place

North York Community Council, at its meeting held on May 13, 2014, adopted Item NY32.17 entitled, "5, 7, 9, 11 & 15 Kenaston Gardens and 577 Sheppard Avenue East - Official Plan and Zoning By-law Amendment Applications - Preliminary Report".

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.NY32.17>.

As indicated in this report, it was proposed that the southerly 16.5 metres of the site (being part of 11 Kenaston Gardens and all of 15 Kenaston Gardens) would be conveyed to the City to form part of a new east/west public road. The proposed conveyance is less than the standard 20 metre width required for new roads. In any event, due to concerns arising from a proposed encroachment, the applicant is now proposing to develop this southerly portion of the site with a private driveway rather than a public road. This issue is still being discussed and remains to be finalized. The estimated cost to purchase the required lands, if necessary, is set out in Confidential Attachment 1.

A development application has not been submitted to the City for 23 Barberrry Place. Accordingly, if the City wishes to proceed with the new road at this time, the City would have to purchase or expropriate the necessary lands. The estimated cost to purchase the lands is set out in Confidential Attachment 1.

Summary of Affected Properties

Property	Required Lands	Means of Acquisition
591 Sheppard Ave. E	Southerly 7.6 metres of property required	It is anticipated this property will eventually be conveyed to the City through the development approval process
13 Barberrry Place	Southerly two-thirds (approximately) of property required	Purchase or expropriation

11 and 15 Kenaston Gardens	Southerly 20 metres required for standard width road – Applicant originally proposed conveyance to City of southerly 16.5 metres for new road, but is now proposing a private driveway rather than a new road	Either obtain required lands through development approval process or by purchase or expropriation
23 Barberry Place	Entire property required	Purchase or expropriation

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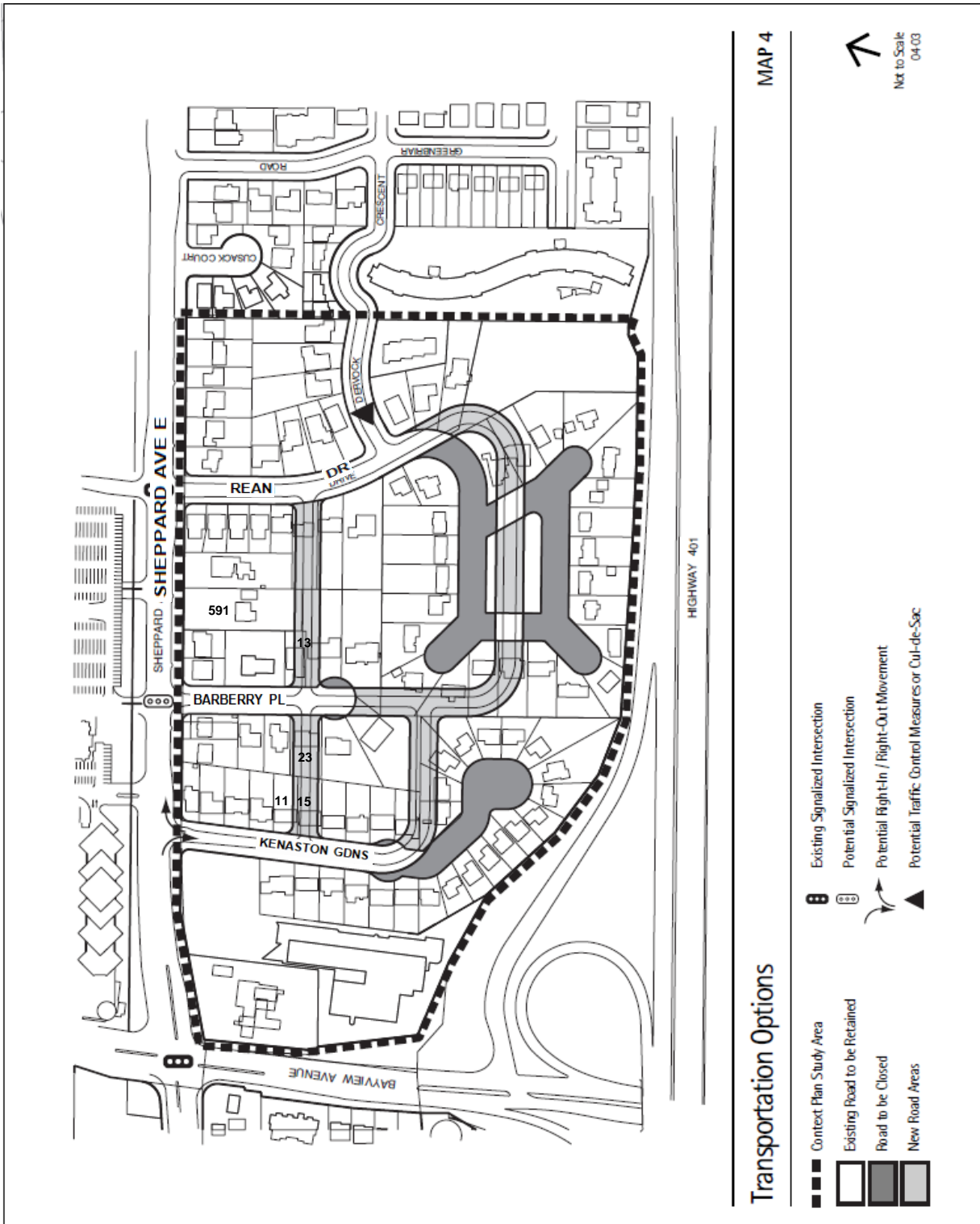
SIGNATURE

Josie Scioli
 Chief Corporate Officer

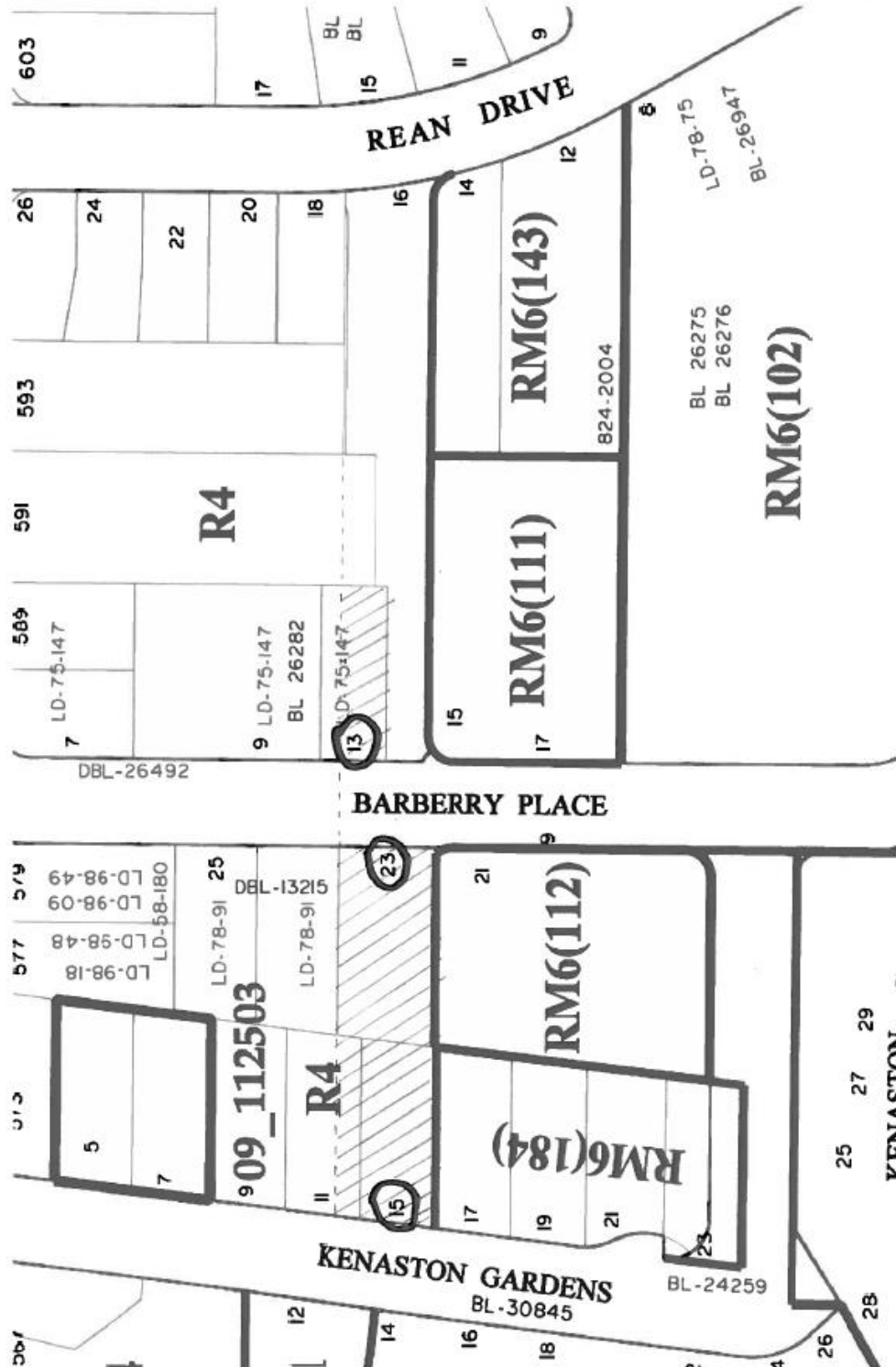
ATTACHMENTS

Confidential Attachment 1
 Appendix A - Southeast Bayview Node Context Plan Map 4
 Appendix B - Southeast Sheppard and Bayview Map

Appendix A: Southeast Bayview Node Context Plan Map 4



Appendix B: Southeast Sheppard and Bayview Map



Required Land Acquisitions and Related Costs to Complete East-West Road between Rean Drive and Kenaston Gardens