



STAFF REPORT ACTION REQUIRED

Expropriation of Storm Sewer Easement, 34 Plymbridge Crescent

Date:	April 27, 2015
To:	Government Management Committee
From:	Chief Corporate Officer
Wards:	Ward 25- Don Valley West
Reference Number:	P:\2015\Internal Services\RE\Gm15018re (AFS # 21139)

SUMMARY

This report seeks authority to commence expropriation proceedings on the property municipally known as 34 Plymbridge Crescent for a permanent storm sewer easement. This acquisition of this easement is required to upgrade the storm sewer system in the area as part of the ongoing basement flooding protection program in the City of Toronto.

RECOMMENDATIONS

The Chief Corporate Officer recommends that:

1. City Council authorize initiation of the expropriation process for the easement interest at 34 Plymbridge Crescent depicted in Appendix "A" (the "Lands") and shown on the sketches attached as Appendix "B".
2. City Council authorize staff to serve and publish Notices of Application for Approval to Expropriate the Lands, to forward to the Chief Inquiry Officer any requests for hearing that are received, to attend the hearing to present the City's position, and to report the Inquiry Officer's recommendations to Council for its consideration.

Financial Impact

The costs to serve and publish the required Notices of Application for Approval to Expropriate, together with any costs related to attendance at the Hearing of Necessity, if

any, will be funded from the 2015 Capital Budget and 2016-2024 Capital Plan for Toronto Water (CWW447-11).

In the event of expropriation, expenditures for the market value of the Lands as well as disturbance costs (if any), interest, and land transfer tax costs, and all other associated costs stipulated under the *Expropriations Act* will also be funded from the 2015 Capital Budget and 2016-2024 Capital Plan for Toronto Water (CWW447-11). The detailed funding amounts will form part of a subsequent report to Committee and Council seeking final approval for the expropriation, if necessary.

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

DECISION HISTORY

The City of Toronto completed a Class Environmental (EA) Study to address flooding concerns and the need to improve road conditions in the Hoggs Hollow Area. A notice of completion was issued on August 3, 2005.

http://www1.toronto.ca/city_of_toronto/policy_planning_finance_administration/public_consultation_unit/transportation_office/hoggs_hollow/files/pdf/completion_notice.pdf

Implementation of the recommendations started in 2011 with Phase 1. Information about the construction projects in Hoggs Hollow can be found at <http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=7da9efa643772410VgnVCM10000071d60f89RCRD>

ISSUE BACKGROUND

The Lands are located in the Hoggs Hollow area within the West Don River Watershed. The West Don River flows southwest through the area. The original road and drainage system within the project area has been upgraded to a limited degree over the years and, in general, the public roads in the community remain generally unimproved. The vast majority of the public roads have surface treatment pavement with some adjacent storm water ditches. The stormwater sewer infrastructure is limited.

An Environmental Assessment was completed in 2005 to determine the extent and causes of flooding within the Hoggs Hollow area, and to derive from that analysis a program consisting of stormwater management, drainage and road improvement works to alleviate flooding. The project was divided into seven phases. Phases I, II, and III have been completed and Phase IV is in progress. Phase V of the project will include road reconstruction and storm sewer installation.

In this instance, a portion of the 750 mm storm sewer will be installed on a portion of the private property at 34 Plymbridge Crescent and a portion on adjacent parkland. This infrastructure will drain Brookfield Avenue. Construction was initially projected to commence and end in 2015.

The storm sewer alignment at this location has been arrived at through extensive investigation by City Engineering staff and its consultants. The alignment permits for tunnelled access through 34 Plymbridge along the alignment of an existing sanitary sewer at 30 Plymbridge Crescent, neighbouring the Lands, to access pits in Brookfield Park. The alignment chosen creates minimal inconvenience, reduces the length of the required tunnelling, shortens construction time, and has fewer below grade interferences.

Real Estate Services and City Engineering staff have been in discussions with the owners of 34 Plymbridge Crescent regarding the acquisition of the permanent easement since 2014. Correspondence has been exchanged and staff have met with the homeowners on numerous occasions in order to attempt to reach mutually acceptable terms. The owners are not prepared to convey the required easement to the City. As such, expropriation of the easement is recommended.

COMMENTS

The acquisition of the permanent easement through the property at 34 Plymbridge Crescent will enable Engineering & Construction Services to complete the construction of new 100 year storm sewers in the Hoggs Hollow neighbourhood as recommended in the Environmental Assessment study. Without the proposed sewer through the private property, Brookfield Road and surroundings will not be drained during heavy rainfall and which will create significant flooding potential.

The owners of 34 Plymbridge Crescent are not willing to convey the required easement to the City. Accordingly, the commencement of expropriation proceedings is recommended.

CONTACT

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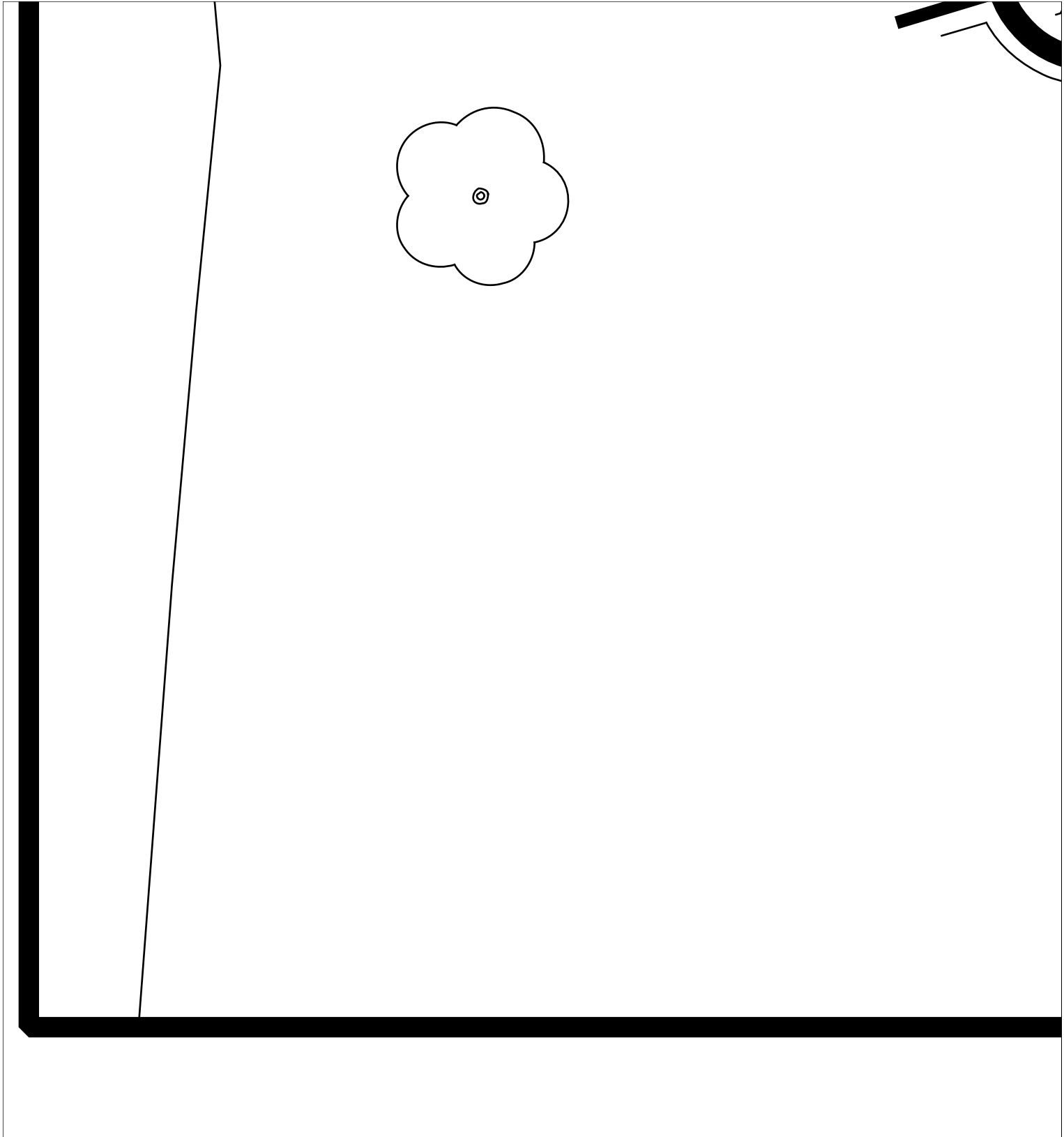
SIGNATURE

Josie Scioli
Chief Corporate Officer

ATTACHMENTS

Appendix "A" – Survey Sketch: Easement Area Requirements
Appendix "B" – Location Map – 34 Plymbridge Crescent

Appendix "A" Survey Sketch: Easement Area Required



Appendix " B " Location Map

