

Adjustment to the 2017-2026 Capital Budget & Plan for Transportation Services: Bonnington Place

Date: May 26, 2017

To: Budget Committee, Executive Committee

From: General Manager, Transportation Services

Wards: Ward 23

SUMMARY

This report requests authority to increase the 2017 Capital Budget for Transportation Services by \$0.95 million gross and \$0 debt, to fund costs associated with City Legal Services' participation in the Ontario Municipal Board (OMB) hearing regarding the expropriation of properties on Sheppard Avenue East and Bonnington Place, as well as additional costs to demolish up to eleven (11) single family homes on the acquired properties.

The ongoing OMB hearing, and any potential settlements arising as a result, will be the subject of a future report from Legal Services.

These costs will be fully funded by Section 37 contributions from Planning Act Reserve Funds (XR3026-3700178).

RECOMMENDATIONS

The General Manager, Transportation Services recommends that:

1. City Council increase the 2017 Capital Budget for Transportation Services by \$0.95 million gross and \$0 debt, to fund costs associated with Legal Services' participation in the OMB hearing regarding the expropriation of properties on Sheppard Avenue East and Bonnington Place as well as additional costs to demolish the eleven (11) single family homes on the acquired properties. The costs will be fully funded by Section 37 contributions from Planning Act Reserve Funds (XR3026-3700178).

FINANCIAL IMPACT

Adoption of the recommendation in this report will increase the 2017 Capital Budget for Transportation Services by \$0.95 million gross and \$0 debt for the North York Service Road project (CTP-800-8).

Sufficient funding is available through Section 37 contributions from Planning Act Reserve Funds (XR3026-3700178).

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

DECISION HISTORY

At its meeting on July 8, 9, 10 and 11, 2014, City Council authorized initiation of the expropriation process for the taking of the Bonnington properties, specifically known as 49 Sheppard Avenue East, 4, 6, 8, 12, 14, 16, 18, 20, 22 and 24 Bonnington Place in the event that an offer to sell (agreement) could not be reached.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.GM31.24>

At its meeting of February 15 and 16, 2017, City Council approved Transportation Services' 2017 Capital Budget and 2018-2026 Capital Plan, which included approval of a 2017 Capital Budget cash flow of \$420.468 million and 2016 carry-forward funding of \$107.705 million.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.EX22.2>

At its meeting of April 26, 27 and 28, 2017, City Council approved additional carry forward funding from unspent capital projects and adjustments to the 2017 Approved Capital Budgets for respective City Programs and Agencies in order to continue work on previously approved capital projects, with no incremental net impact on debt. The adjustment to the carry-forwards for Transportation Services resulted in an overall reduction of carry-forward funding to \$100.281 million.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.EX24.18>

COMMENTS

As part of the North York Centre Secondary Plan, an Environmental Assessment (EA) was completed in 1993 for the North York Service Road (NYSR) Project to support the approved levels of development in the North York Centre. The NYSR Project includes an extension of Doris Avenue and Beecroft Road generally between Sheppard Avenue and Finch Avenue, as parallel routes to Yonge Street.

The EA and subsequent EA Addendum completed in 1998 recommended the southerly extension of Doris Avenue from Sheppard Avenue East to Avondale Avenue. The

recommended design included a realignment of Doris Avenue just north of Sheppard Avenue and the acquisition of a number of properties located on Bonnington Place (referred to as the "Bonnington properties") required to complete the NYSR extension.

The "Strategy for the Implementation of the North York Centre Plan Service Road-North York Centre", North York Community Council Report No. 8, Clause No. 20 was approved by City Council at its meeting of July 29, 30 and 31, 1998. The Strategy involved the use of negotiated agreements to acquire land where possible and the use of expropriation where an amicable agreement could not be reached.

In accordance with this property acquisition strategy, the City has acquired the properties known municipally as 49 Sheppard Avenue East, 4, 6, 8, 12, 14, 16, 18, 20, 22, 24 Bonnington Place.

As part of the expropriation process, Legal Services is representing Transportation Services at an ongoing OMB hearing. Additional funds in the amount of \$0.55M are required to cover costs associated with Legal Services' participation in the OMB hearing. These expenditures are in accordance with the guidelines of the Expropriation Act in the Province of Ontario.

The ongoing OMB hearing, and any potential settlements arising as a result, will be the subject of a future report from Legal Services.

The properties acquired for the NYSR extension contain eleven (11) single family homes that are vacant and which have fallen into a state of disrepair. The current condition of the houses presents a safety and liability concern for the City and as such demolition of the structures is required. Additional funding of \$0.4 M is required to demolish the houses.

CONTACT

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SIGNATURE

Barbara Gray
General Manager, Transportation Services

ATTACHMENTS

Attachment A: Property Location Map

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