

Expropriation of Properties for the Extension of Beecroft Road – Stage 1

Date: May 24, 2022

To: General Government and Licencing Committee

From: Executive Director, Corporate Real Estate Management

Wards: 18 - Willowdale

SUMMARY

This report seeks authority to initiate expropriation proceedings to acquire fee simple interests from the properties municipally known as 2 Greenview Avenue, 4 Greenview Avenue, 6 Greenview Avenue, 18 Greenview Avenue, 22 Greenview Avenue, 24 Greenview Avenue, 36 Hendon Avenue, 38 Hendon Avenue, 41 Hendon Avenue and 5754 Yonge Street as set out in Appendix A and shown in the sketches set out at Appendix B (the "Project Requirements"), for the purpose of constructing the Beecroft Extension Project (the "Project").

This is the first stage of the expropriation process. Should City Council adopt the recommendations in this report, City staff may serve and publish the Notice of Application for Approval to Expropriate on each registered owner. Owners, as defined in the Expropriations Act (the "Act"), will have 30 days to request a hearing into whether the City's proposed taking is fair, sound and reasonably necessary.

City staff may report back to City Council with a Stage 2 Report, providing details on property values and other costs, and if a hearing is requested, the report of the Ontario Land Tribunal. The proposed expropriation would only be effected, after adoption by City Council as approving authority as defined in the Act ("Approving Authority") of the Stage 2 report, by registration of expropriation plans, which would then be followed by the service of notices as required by the Act.

Before the City can take possession of the expropriated Project Requirements, offers of compensation based on appraisal reports must be served on each registered owner.

RECOMMENDATIONS

The Executive Director, Corporate Real Estate Management recommends that:

1. City Council authorize the Executive Director, Corporate Real Estate Management, or their designate, to continue negotiations to acquire the Project Requirements, and, as Approving Authority, authorize the initiation of the expropriation proceedings for the Project Requirements for the purposes of constructing the Project and related ancillary works.

2. City Council authorize the Executive Director, Corporate Real Estate Management, or their designate, to serve and publish the Notices of Application for Approval to Expropriate the Project Requirements, to forward to the Ontario Land Tribunal any requests for inquiries received, to attend to the hearing(s) to present the City of Toronto's position, and to report the recommendations of the Ontario Land Tribunal to City 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(s), if any, will be funded from the 2022-2031 Council Approved Capital Budget and Plan for Transportation Services under account CTP822-01-01.

Before proceeding with the expropriation, City staff will report to City Council through the General Government and Licensing Committee for approval of the expropriation (the "Stage 2 Report"). The Stage 2 Report will identify the estimated funding and the funding source for the fair market value of the Project Requirements, as well as any other anticipated costs including disturbance damages, legal and appraisal costs, land transfer tax costs, and all other associated costs stipulated under the Act.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the financial implications as identified in the Financial Impact section.

DECISION HISTORY

At its meeting of February 17, 2022, City Council adopted the 2022 Capital and Operating budgets, and authorized staff to advance the design, property acquisition, and construction of the Beecroft Extension.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.EX30.2>

The completion of the northwestern portion of the Uptown Service Road that would link Beecroft Road and Drewry Avenue across Hendon Avenue and north of the Finch Hydro Corridor was first studied in detail in a 1993 Environmental Assessment ("E.A."). The North York Centre Secondary Plan completed in 2017 builds upon the road network proposed in the E.A.

COMMENTS

The Project's budget of \$20.740 million to advance detailed design, property acquisition, and construction of the Beecroft Road extension, running north from Finch Avenue West to Drewry Avenue was approved in the 2022 Capital and Operating Budget. The road extension will complete the North York Centre North Service Road as identified in the North York Centre Secondary Plan.

The Project includes the widening of Greenview Avenue between Finch Avenue West and Hendon Avenue, as well as the construction of a new street segment (the extension of Beecroft Avenue) between Hendon Avenue and Drewry Avenue. The new street will consist of four travel lanes (two lanes per direction), bike lanes, sidewalks and landscaped area.

The Project is an integral piece of transportation network infrastructure required to support growth and development priorities in North York Centre.

In order facilitate the Project in a timely manner, Corporate Real Estate Management staff have been engaged in efforts to acquire the Project Requirements through a negotiated agreement with the various owners. As these efforts have not resulted in the acquisition of the Project Requirements, expropriation may be necessary. It is therefore recommended that City Council, as Approving Authority, grant authority to initiate the expropriation process to acquire the Project Requirements to ensure the timely construction of the Beecroft Extension.

CONTACT

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Jacquelyn Hayward, Director, Project Design & Management, Transportation Services 416-392-5348, Jacquelyn.Hayward@toronto.ca

SIGNATURE

Patrick Matozzo
Executive Director, Corporate Real Estate Management

ATTACHMENTS

Appendix A – Table of Project Requirements

Appendix B – Sketches of Project Requirements

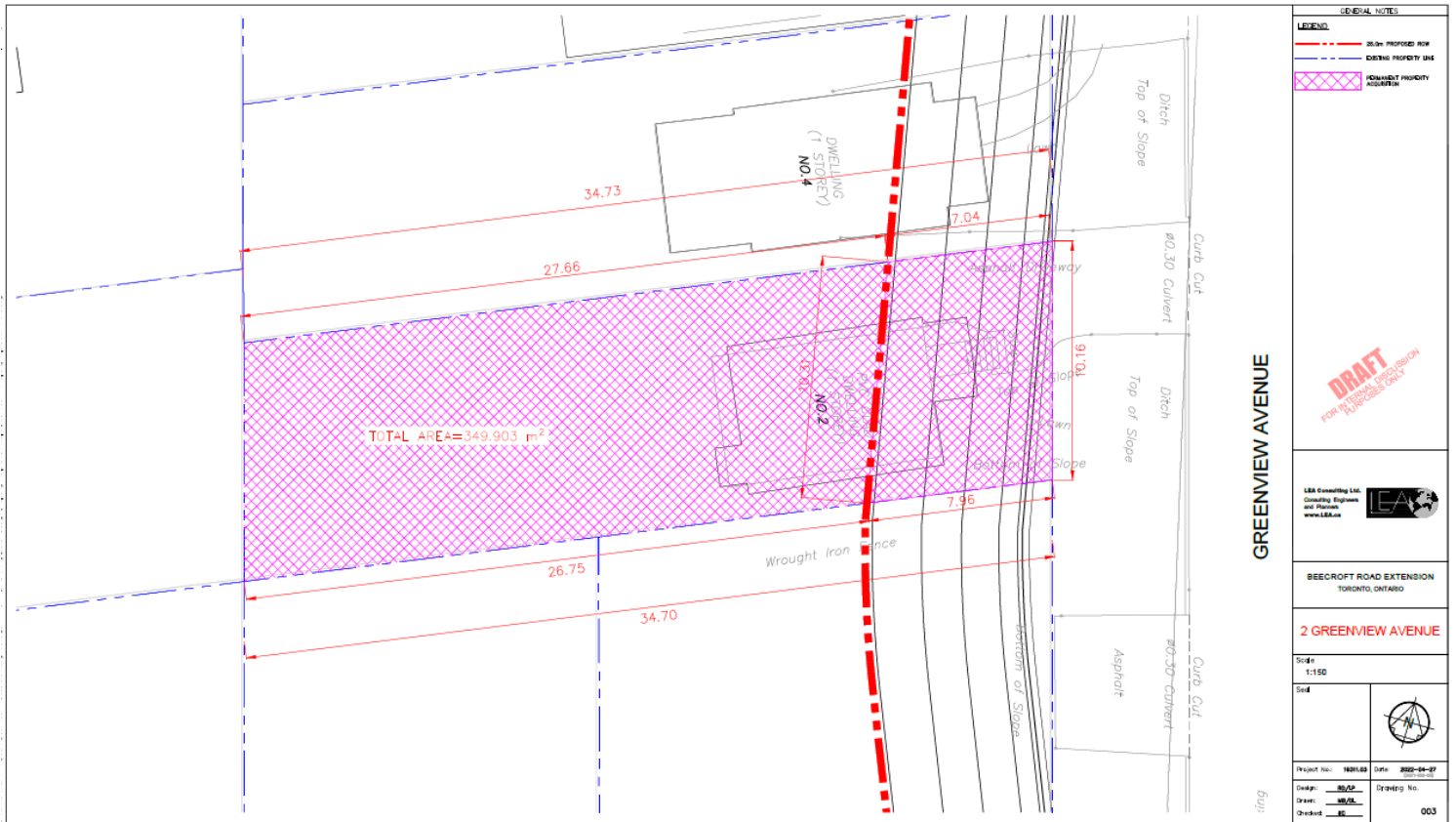
Appendix A – Table of Project Requirements

Municipal Address	Legal Description	Property Interests
2 Greenview Avenue	PT LT 76 PLAN 2419 NORTH YORK AS IN TB536063; S/T & T/W TB536063; TORONTO (N YORK) CITY OF TORONTO, BEING ALL OF PIN 10141-0196 (LT)	Fee Simple Ownership, Land outlined in Drawing from LEA Consulting, dated April 27, 2022 for the Beecroft Road Extension. Project No. 19311.03 Drawing No. 003, in Appendix B
4 Greenview Avenue	CONSOLIDATION OF VARIOUS PROPERTIES - PART OF LOTS 76, 77 ON PLAN 2419 AS IN TB628546, NORTH YORK, CITY OF TORONTO, BEING ALL OF PIN 10141-0705 (LT)	Fee Simple Ownership, Land outlined in Drawing from LEA Consulting, dated April 27, 2022 for the Beecroft Road Extension. Project No. 19311.03 Drawing No. 004, in Appendix B
6 Greenview Avenue	PART OF LOT 77 PLAN 2419 AS IN NY504864, NORTH YORK, CITY OF TORONTO, BEING ALL OF PIN 10141-0704 (LT)	Fee Simple Ownership, Land outlined in Drawing from LEA Consulting, dated April 27, 2022 for the Beecroft Road Extension. Project No. 19311.03 Drawing No. 005, in Appendix B
18 Greenview Avenue	LOT 79 PL 2419 DESIGNATED AS PART 1 ON 66R29011; CITY OF TORONTO, BEING ALL OF PIN 10141-0778 (LT)	Fee Simple Ownership, Land outlined in Drawing from LEA Consulting, dated April 27, 2022 for the Beecroft Road Extension. Project No. 19311.03 Drawing No. 007, in Appendix B
22 Greenview Avenue	LOT 80 PL 2419 NORTH YORK; TORONTO (N YORK), CITY OF TORONTO BEING ALL OF PIN 10141-0201 (LT)	Fee Simple Ownership, Land outlined in Drawing from LEA Consulting, dated April 27, 2022 for the Beecroft Road Extension. Project No. 19311.03 Drawing No. 008, in Appendix B
24 Greenview Avenue	LOT 81 PL 2419 NORTH YORK; TORONTO (N	Fee Simple Ownership, Land outlined in Drawing

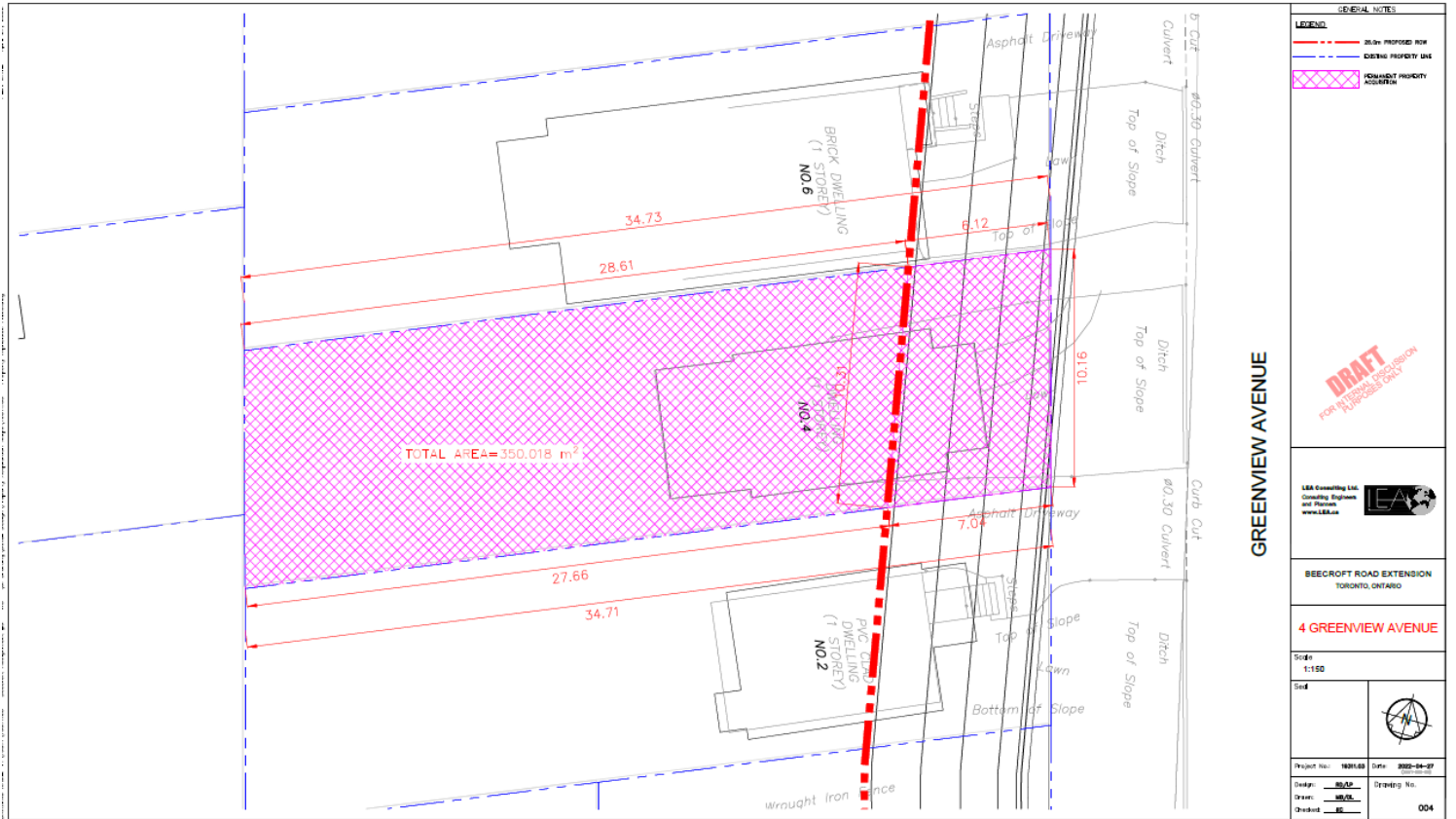
	YORK), CITY OF TORONTO, BEING ALL OF PIN 10141-0202 (LT)	from LEA Consulting, dated April 27, 2022 for the Beecroft Road Extension. Project No. 19311.03 Drawing No. 009, in Appendix B
41 Hendon Avenue	PT LT 85 PLAN 2419 NORTH YORK AS IN TB549471; TORONTO (N YORK) CITY OF TORONTO, BEING ALL OF PIN 10141-0205 (LT)	Fee Simple Ownership, Land outlined in Drawing from LEA Consulting, dated April 27, 2022 for the Beecroft Road Extension. Project No. 19311.03 Drawing No. 010, in Appendix B
36 Hendon Avenue	PT LT 61 PL 2419 NORTH YORK BEING PT 2 64R13780, TORONTO (N YORK), CITY OF TORONTO, BEING ALL OF PIN 10141-0313 (LT)	Fee Simple Ownership, Land outlined in Drawing from LEA Consulting, dated April 27, 2022 for the Beecroft Road Extension. Project No. 19311.03 Drawing No. 011, in Appendix B
38 Hendon Avenue	PT LT 61 PL 2419 NORTH YORK BEING PART 1 64R13780; TORONTO (N YORK), CITY OF TORONTO, BEING ALL OF PIN 10141-0312 (LT)	Fee Simple Ownership, Land outlined in Drawing from LEA Consulting, dated April 27, 2022 for the Beecroft Road Extension. Project No. 19311.03 Drawing No. 012, in Appendix B
5754 Yonge Street	PT BLK B PL 3040 NORTH YORK; PT LT 21-22 CON 1 WYS TWP OF YORK AS IN NY553315; S/T TR41163; TORONTO (N YORK) CITY OF TORONTO, BEING ALL OF PIN 10143-0163	Fee Simple Ownership, Land outlined in Drawing from LEA Consulting, dated April 27, 2022 for the Beecroft Road Extension. Project No. 19311.03 Drawing No. 016, in Appendix B

Appendix B – Property Information Sketches

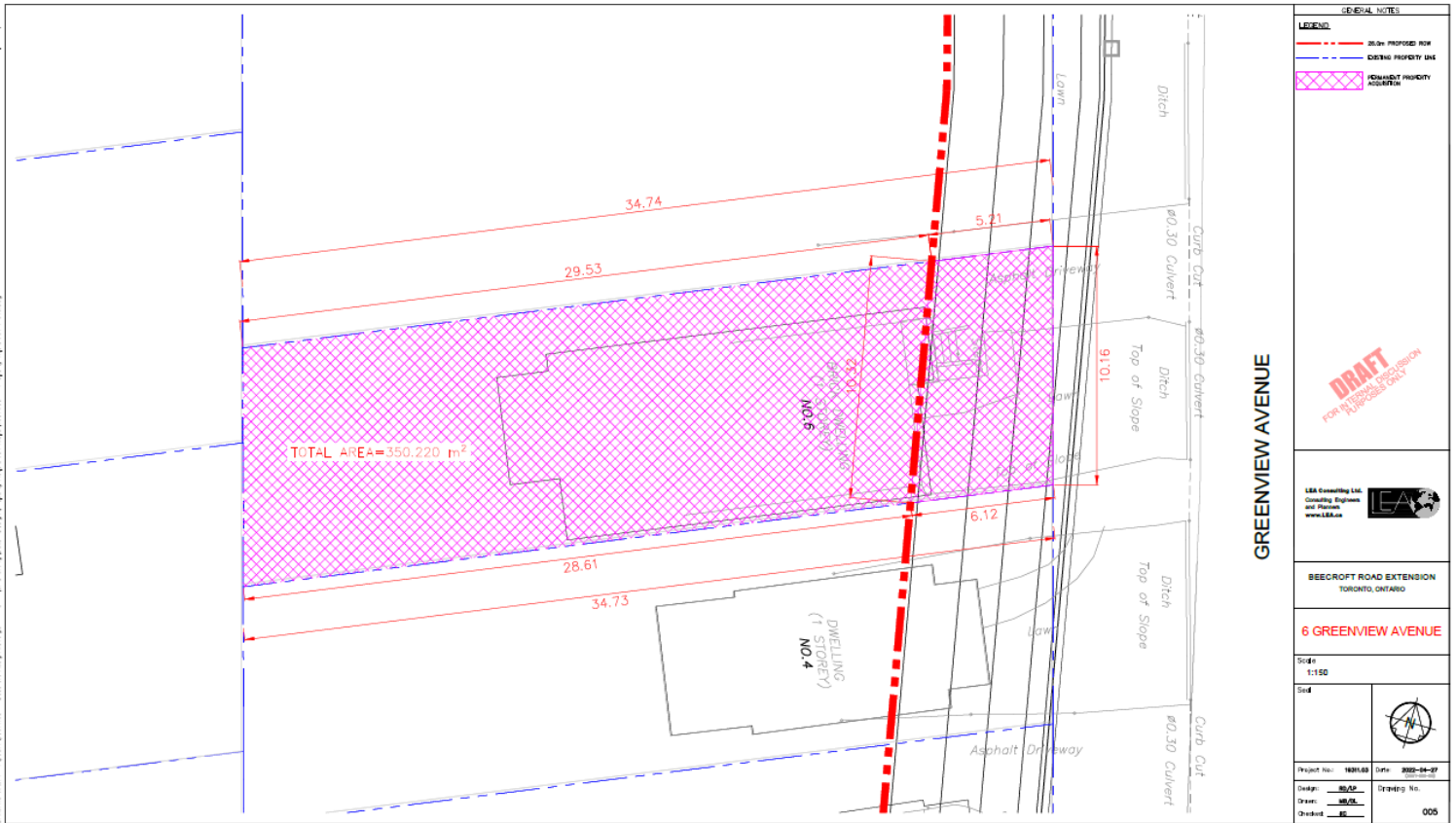
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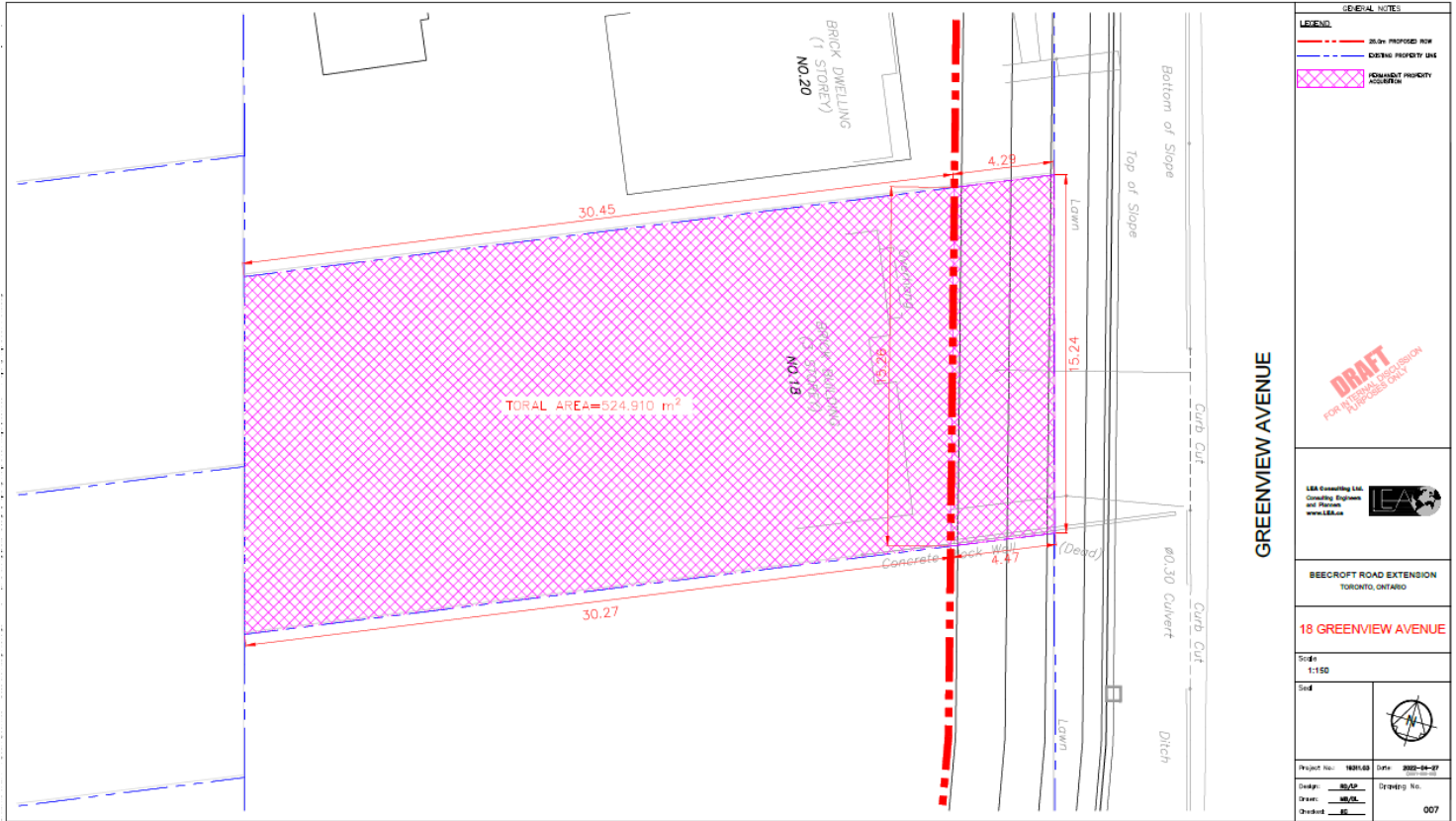
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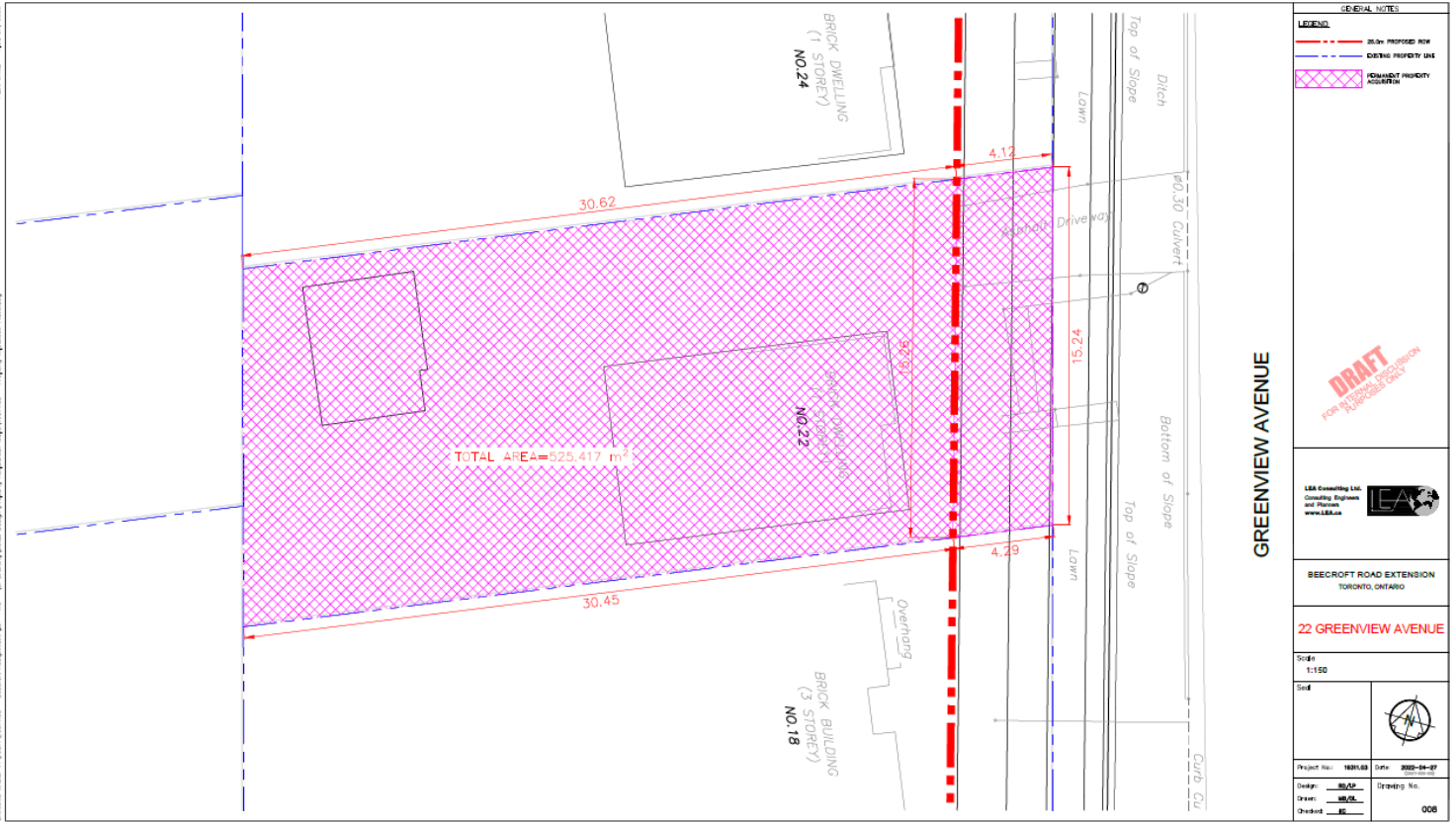
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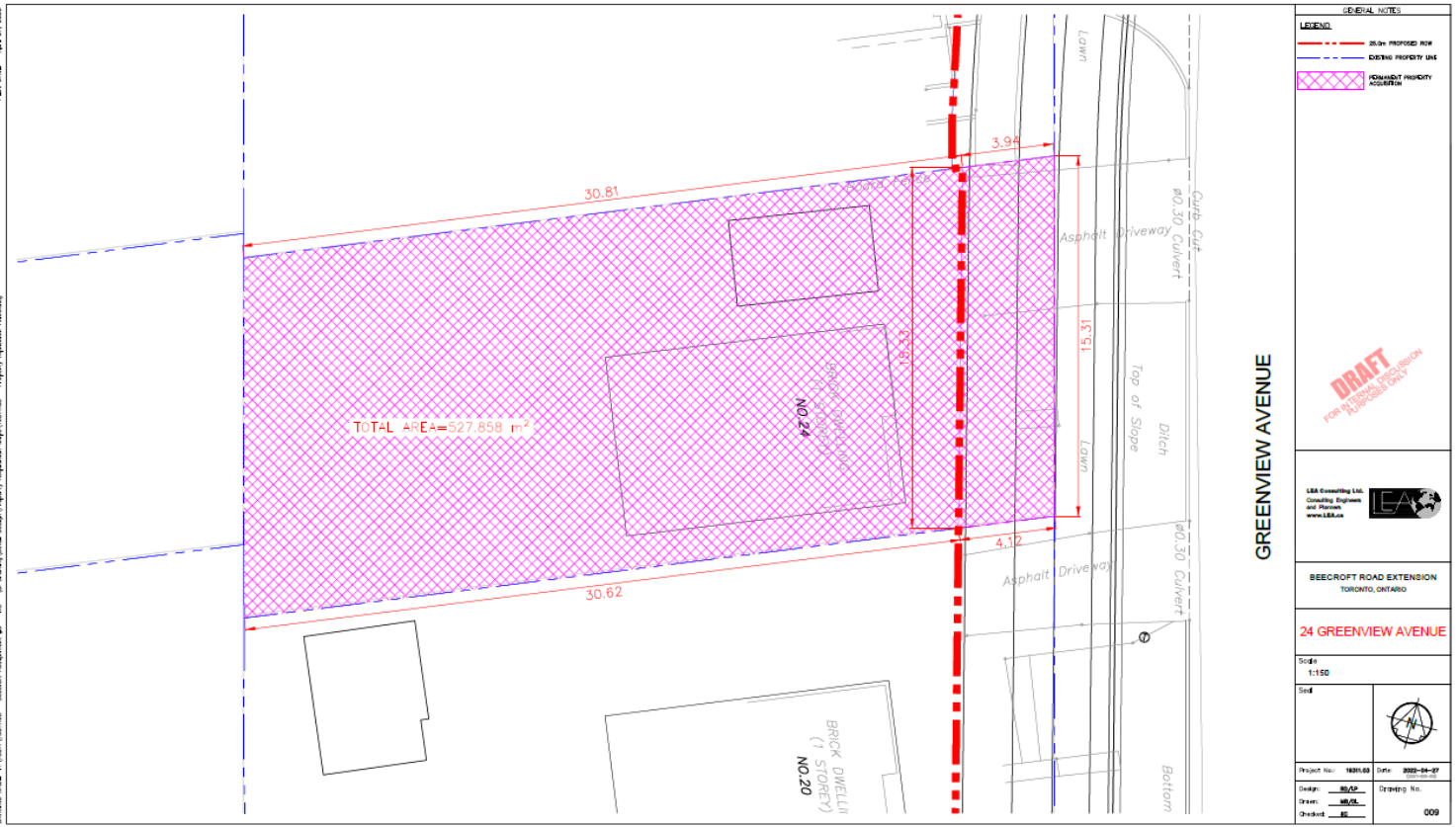
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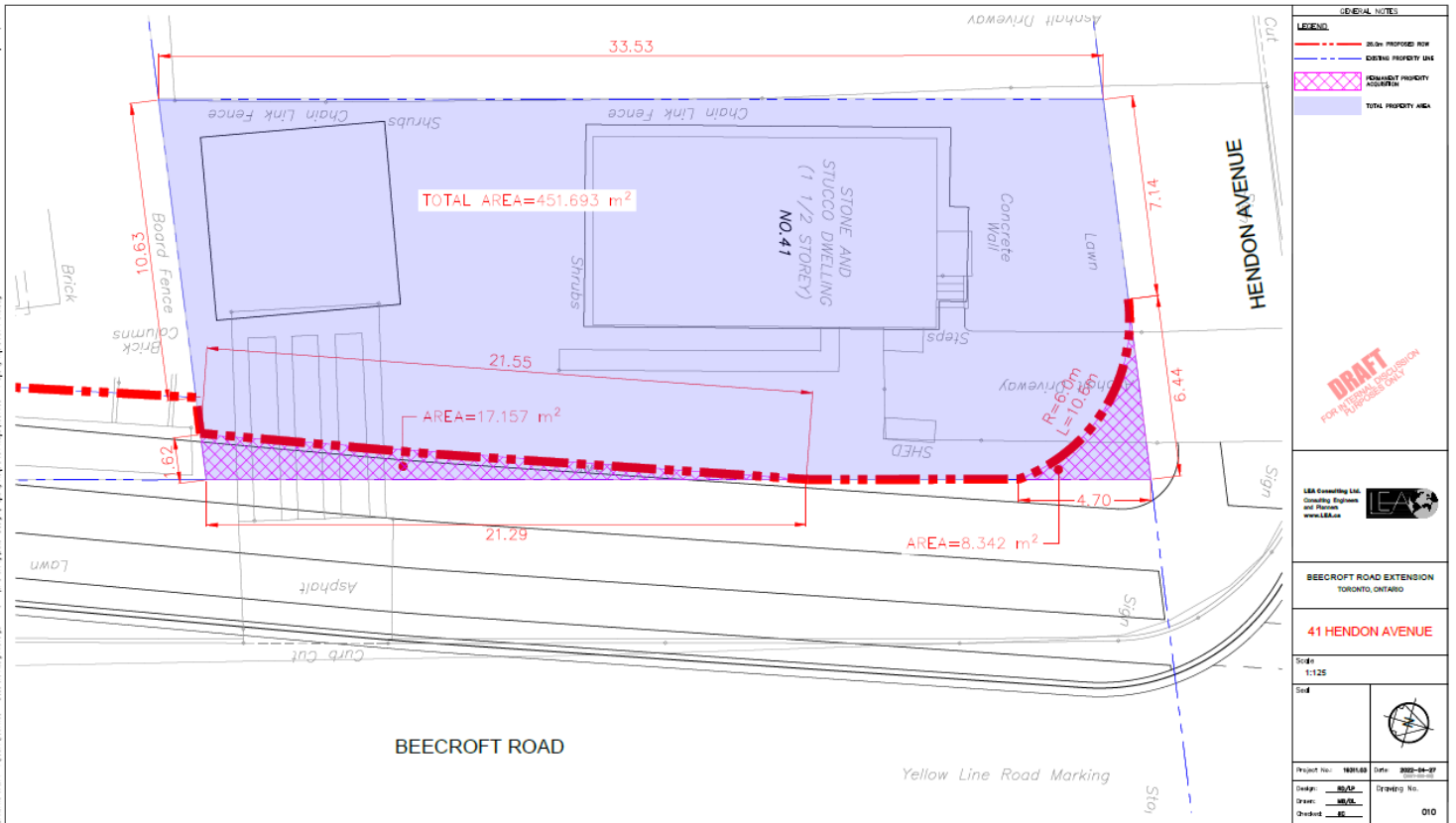
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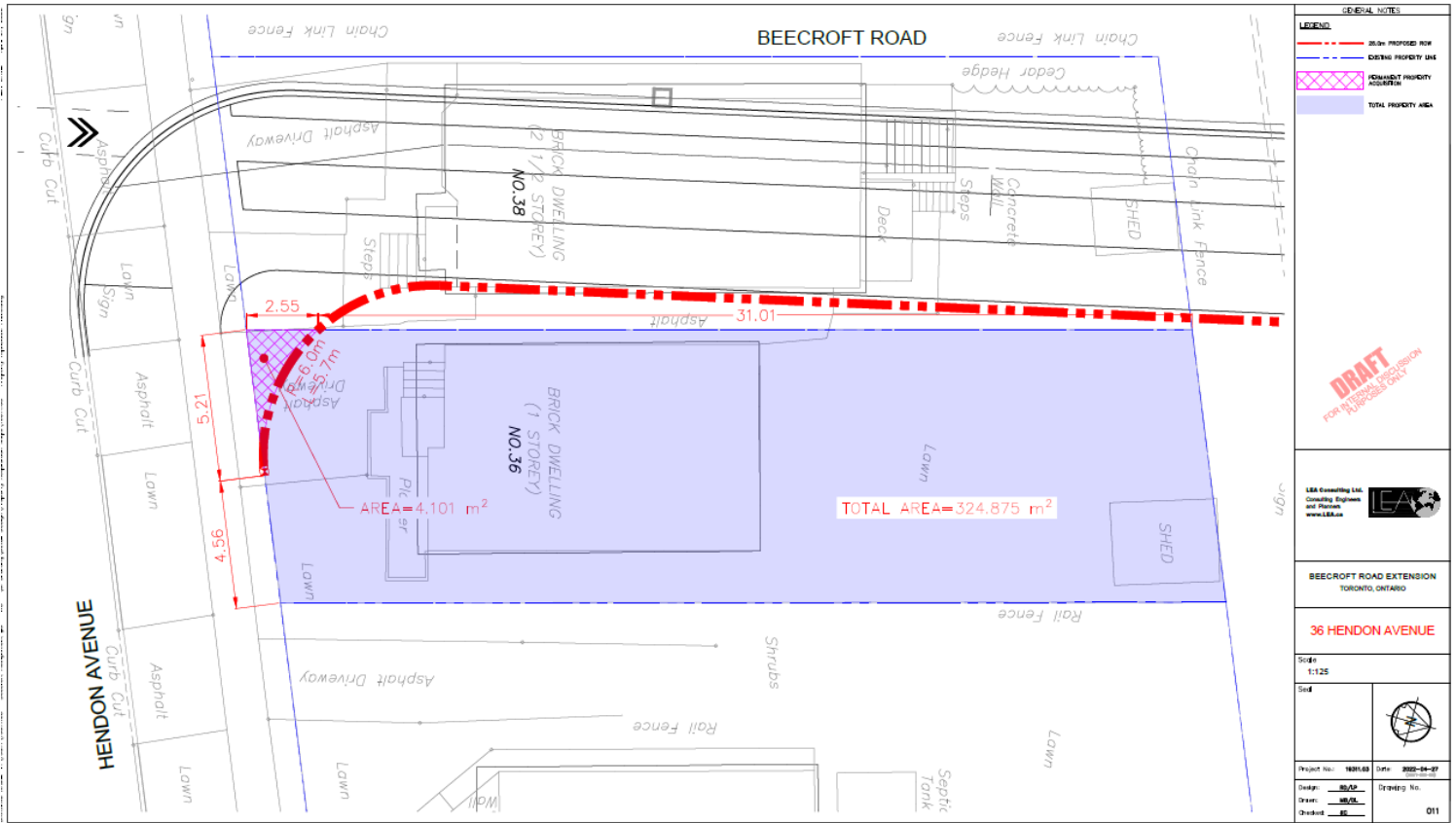
24 Greenview Avenue



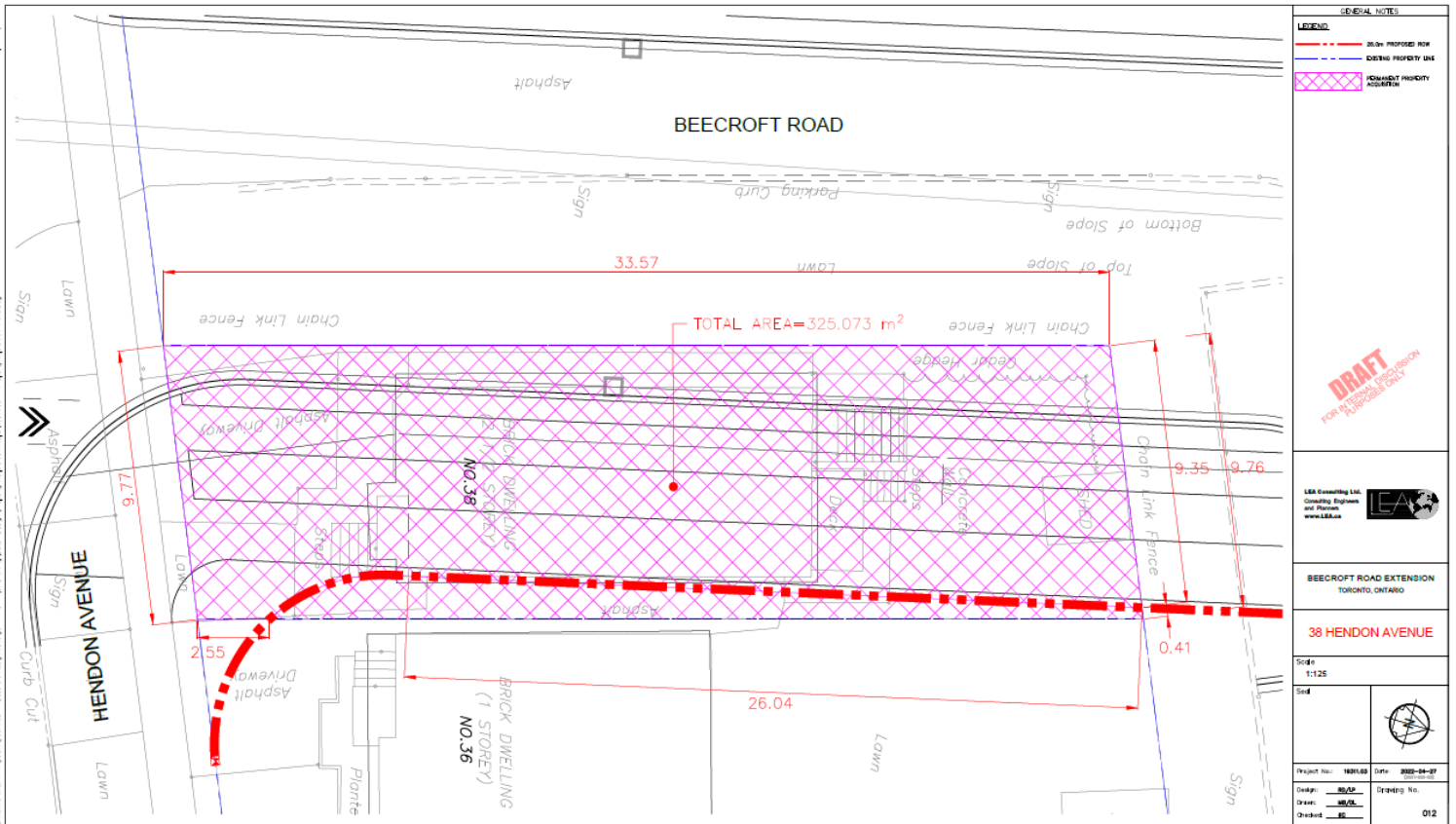
41 Hendon Avenue



36 Hendon Avenue



38 Hendon Avenue



5754 Yonge Street

