

Expropriation of Portions of Properties - 32 to 50 Larwood Boulevard - Stage 2

Date: February 10, 2025

To: General Government Committee

From: Executive Director, Corporate Real Estate Management

Wards: Scarborough Southwest

REASON FOR CONFIDENTIAL INFORMATION

This report is about a proposed or pending land acquisition or disposition of land by the City of Toronto (the "City").

SUMMARY

On December 13, 14, and 15, 2023, City Council authorized the initiation of expropriation proceedings for fee simple interests in part of the properties municipally known as 32, 34, 36, 38, 40, 44, 46, 48, and 50 Larwood Boulevard for the purposes of the installation of a multi-use trail to improve pedestrian and cyclist safety on the east side of Brimley Road South, from Barkdene Hills to Bluffers Park Road (the "Project"). The Project forms a part of the City's Multi-Use Trail Network and the Scarborough Waterfront Project (Bluffer's Park to East Point Park).

This report relates to the second stage of the expropriation process. During the first stage and in accordance with the Expropriations Act, Notices of Application for Approval to Expropriate were served on all applicable "registered owners" and published in the newspaper. Parties with affected interests in the lands had 30 days to request an inquiry into whether the proposed taking is fair, sound, and reasonably necessary. The previous owner of 48 Larwood Boulevard was the only party to request an inquiry; however, the property was subsequently sold, and the new owner has withdrawn the request. City Council may now approve the expropriation by this Stage 2 report. If authorized, an Expropriation Plan will be registered, and associated notices served. Statutory Offers of Compensation must be served prior to the City taking possession of the expropriated properties.

The property requirements are set out in Appendix A and shown on the reference plan attached as Appendix B.

RECOMMENDATIONS

The Executive Director, Corporate Real Estate Management recommends that:

1. City Council, as approving authority under the Expropriations Act (the "Act"), approve the expropriation of the property interests set out in Appendix A (the "Property Requirements") and as identified on Reference Plan 66R-34055 attached as Appendix B.
2. City Council authorize the City, as expropriating authority under the Act, to take all necessary steps to comply with the Act, including but not limited to the preparation and registration of an Expropriation Plan(s), and service of Notices of Expropriation, Notices of Election and Notices of Possession, as may be required.
3. City Council authorize severally each of the Executive Director, Corporate Real Estate Management and the Director, Real Estate Services to prepare, execute and serve Offers of Compensation based on reports appraising the market value of the Property Requirements in accordance with the requirements of the Act.
4. City Council authorize the public release of the confidential information contained in Confidential Attachment 1 once there has been a final determination of all property transactions and claims for compensation relative to the Project, and only released publicly thereafter in consultation with the City Solicitor.

FINANCIAL IMPACT

Confidential Attachment 1 to this report identifies the initial estimated value of the Property Requirements to be expropriated.

Funding to acquire the Property Requirements is available in the 2025-2034 Approved Capital Budget and Plan for Transportation Services (CTP817-05-411).

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

DECISION HISTORY

At its meeting of December 13, 14, and 15, 2023 City Council adopted Item GG8.18 thereby authorizing the Executive Director, Corporate Real Estate Management to initiate expropriation proceedings for the Property Requirements.

<https://secure.toronto.ca/council/agenda-item.do?item=2023.GG8.18>

As part of the 2019 Budget process, Toronto and Region Conservation Authority ("TRCA") received \$4.895M to proceed with West Segment detailed design, including \$4.274M for design (\$0.408M) and implementation (\$3.866M) of the Brimley Road South Multi-Use Trail.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.EX2.5>

At its meeting on May 22, 2018, City Council adopted Item EX34.5 Scarborough Waterfront Project - Environmental Assessment and Next Steps authorizing the TRCA to submit the Scarborough Waterfront Project Environmental Assessment to the Ministry of the Environment and Climate Change for formal review.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.EX34.5>

COMMENTS

Toronto and Region Conservation Authority, in partnership with the City, is proceeding with the detailed design and implementation of the Brimley Road South Multi-Use Trail that is included in the West Segment of the Scarborough Waterfront Project.

Pursuant to Council's authority and in accordance with the Act, Notices of Application for Approval to Expropriate Land were served on the registered owners and published in the newspaper. The City received a request for a hearing as to whether the proposed taking was fair, sound and reasonably necessary (the "Hearing") from the previous owner of 48 Larwood Boulevard, but it was subsequently withdrawn by the new owner.

The Property Requirements are fee simple interests in small parcels of lands at the rear of nine private properties on Larwood Boulevard required to facilitate trail implementation along the east side of Brimley Road South.

It is recommended that City Council, as approving authority under the Act, approve the expropriation of the Property Requirements and that City Council authorize the City as expropriating authority to take all necessary steps to proceed with the expropriation, so that Project construction deadlines are maintained. Negotiations will continue with the owners concurrently with the expropriation process to acquire the Property Requirements on mutually acceptable terms.

CONTACT

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SIGNATURE

Patrick Matozzo
Executive Director, Corporate Real Estate Management

ATTACHMENTS

Confidential Attachment 1 - Financial Implications
Appendix A - Table of Property Requirements
Appendix B - Reference Plan 66R-34055

Appendix A – Table of Property Requirements

Municipal Address	Legal Description	Approximate Area (square metres)	Property Interests
Part of 32 Larwood Boulevard	Part of Lot 150, Plan M-350, being Part of PIN 06516-0024 (LT) shown as Part 9 on Reference Plan 66R-34055	112.8	Fee Simple
Part of 34 Larwood Boulevard	Part of Lot 149, Plan M-350, being Part of PIN 06516-0025 (LT) shown as Part 8 on Reference Plan 66R-34055	143.3	Fee Simple
Part of 36 Larwood Boulevard	Part of Lot 148, Plan M-350, being Part of PIN 06516-0026 (LT) shown as Part 7 on Reference Plan 66R-34055	143.3	Fee Simple
Part of 38 Larwood Boulevard	Part of Lot 147, Plan M-350, being Part of PIN 06516-0027 (LT) shown as Part 6 on Reference Plan 66R-34055	143.3	Fee Simple
Part of 40 Larwood Boulevard	Part of Lot 146, Plan M-350, being Part of PIN 06516-0028 (LT) shown as Part 5 on Reference Plan 66R-34055	143.3	Fee Simple
Part of 44 Larwood Boulevard	Part of Lots 144 and 145, Plan M-350, being Part of PIN 06516-0029 (LT) shown as Part 4 on Reference Plan 66R-34055	214.9	Fee Simple
Part of 46 Larwood Boulevard	Part of Lots 143 and 144, Plan M-350, being Part of PIN 06516-0030 (LT) shown as Parts 3 and 10 on Reference Plan 66R-34055	169.2	Fee Simple
Part of 48 Larwood Boulevard	Part of Lot 142, Plan M-350, being Part of PIN 06516-0031 (LT) shown as Part 2 on Reference Plan 66R-34055	112.8	Fee Simple

Municipal Address	Legal Description	Approximate Area (square metres)	Property Interests
Part of 50 Larwood Boulevard	Part of Lot 141, Plan M-350, being Part of PIN 06516-0032 (LT) shown as Part 1 on Reference Plan 66R-34055	112.8	Fee Simple

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