

Clause No. 37 in Report No. 13 of the Committee of the Whole was adopted, without amendment, by the Council of The Regional Municipality of York at its meeting held on September 11, 2014.

37

APPLICATION FOR APPROVAL TO EXPROPRIATE WIDENING AND RECONSTRUCTION OF KEELE STREET PROJECT 96770 CITY OF VAUGHAN

Committee of the Whole recommends adoption of the recommendations contained in the following report dated August 18, 2014 from the Acting Commissioner of Corporate Services:

1. RECOMMENDATIONS

It is recommended that:

1. Council authorize an application for approval to expropriate the following lands for the widening and reconstruction of Keele Street, within the City of Vaughan:

No.	Owner	Municipal Address	Legal Description	Interest Required
1	1041887 Ontario Limited	2180 Steeles Avenue West	Parts 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, & 43, Plan 65R35003	Fee Simple
			Part 47, Plan 65R-35003	Permanent Easement
			Part 44, 45, 46, & 48, Plan 65R35003	Temporary Easement
2	Steeles-Keele Investments Limited	2300 Steeles Avenue West	Parts 7, 8, 9, Plan 65R35003	Fee Simple
3	1041886 Ontario Limited	7077 Keele Street	Parts 18, 19, Plan 65R35003	Fee Simple
4	2284607 Ontario Limited	Vacant land	Parts 16, 17, Plan 65R35003	Fee Simple
5	Condor Properties	10 Ronrose Drive	Parts 1, 2, Plan 65R34948	Fee Simple

6	Condor Properties	Vacant Land	Part 7, 8, Plan 65R34948	Fee Simple
<p>The temporary easements will run for a term of 60 months commencing upon registration of the expropriation plan and are required for the purpose of entering on the lands with all vehicles, machinery, workmen and other material to provide for hard and soft landscaping, grading and reshaping of the lands to the limit of the widening and reconstruction of Keele Street during construction and the maintenance period.</p> <p>The permanent easements are required for the purpose of entering the lands with all vehicles, machinery, workmen and other materials to construct, maintain and replace sewer outlets and headwalls.</p>				

2. The Commissioner of Corporate Services be authorized to execute the Application for Approval to Expropriate Land and the Notice of Application for Approval to Expropriate Land (the “Notice”) and to serve and publish the Notice, as required under the *Expropriations Act* (the “Act”).
3. The Commissioner of Corporate Services be authorized to forward to the Chief Inquiry Officer any requests for an inquiry that are received and to represent the Region, as necessary, at an inquiry held under the *Act*.
4. Council authorize the introduction of the necessary bylaws to give effect to these recommendations.

2. PURPOSE

This report seeks Council approval for an application to expropriate property interests required for the Keele Street widening and reconstruction project, in the City of Vaughan (*Attachment 1*).

3. BACKGROUND

The Environmental Assessment has been approved for the widening and reconstruction of Keele Street from Steeles Avenue West and Rutherford Road in the City of Vaughan

The Region completed the Class Environmental Assessment Study and obtained Environmental Clearance from the Ministry of the Environment in September 2012 for Keele Street, between Steeles Avenue West and Rutherford Road, to support growth in the City of Vaughan.

The study recommended Keele Street be improved to a six lane urban cross-section with the curb lanes as Transit/HOV lanes, and include on-street cycling facilities, sidewalk,

and full illumination, within the study area, and will follow the Towards Great Regional Streets – Design Guidelines.

In addition, the existing Canadian National (CN) Rail Structure on Keele Street, north of Steeles Avenue will be replaced and widened.

The detailed design assignment for Keele Street was initiated in 2012, and the design has progressed beyond the 60% design level

In 2012, the detailed design assignment for Keele Street from Steeles Avenue to Highway 7 was awarded to R.V. Anderson Associates Limited. The design has progressed beyond the 60% design level and the property requirements have been identified.

4. ANALYSIS AND OPTIONS

Negotiations are proceeding to acquire the necessary properties with a view to construction commencing in 2018

The project will require the acquisition of six properties for the project. Certain temporary easements are also required to accommodate construction. The project will be tendered in February, 2018 and construction is scheduled to commence April, 2018. Staff anticipates utilities through this corridor to be very challenging to move and may take 24 months to complete prior to construction. Possession of the necessary lands is required as soon as possible to complete relocation of utilities by late 2017. Property negotiations to acquire the necessary lands are ongoing. Staff will continue to negotiate agreements of purchase and sale for the required interests until an expropriation plan has been registered.

Initiating expropriation proceedings will ensure the construction schedule will not be compromised if land acquisitions are delayed

It is anticipated that negotiations will be successfully concluded on many outstanding properties. These agreements will be presented to Council for approval in due course. In order to ensure timely acquisition of the lands, it is recommended the expropriation process proceed in tandem.

The first step in the process requires Council, as approving authority, to authorize an application for approval to expropriate. Subsequently, notice may be served on owners of the subject lands. Receipt of this notice will trigger an owner's right to request a Hearing of Necessity. There is also a statutory obligation to publish the notice.

Link to key Council-approved plans

From Vision to Results: 2011 to 2015 Strategic Plan

Priority Area – Continue to Deliver and Sustain Critical Infrastructure

Improve mobility for users on Regional transportation corridors

The acquisition of this land will assist the Region in meeting its key strategic transportation needs.

5. FINANCIAL IMPLICATIONS

The funds required to complete the property acquisition for this project have been included in the approved 2014 Capital Budget for the Transportation and Community Planning Department.

6. LOCAL MUNICIPAL IMPACT

The road improvements on Keele Street, in the City of Vaughan, will provide upgraded capacity to improve traffic operations for the travelling public and will meet the expected growth in this area.

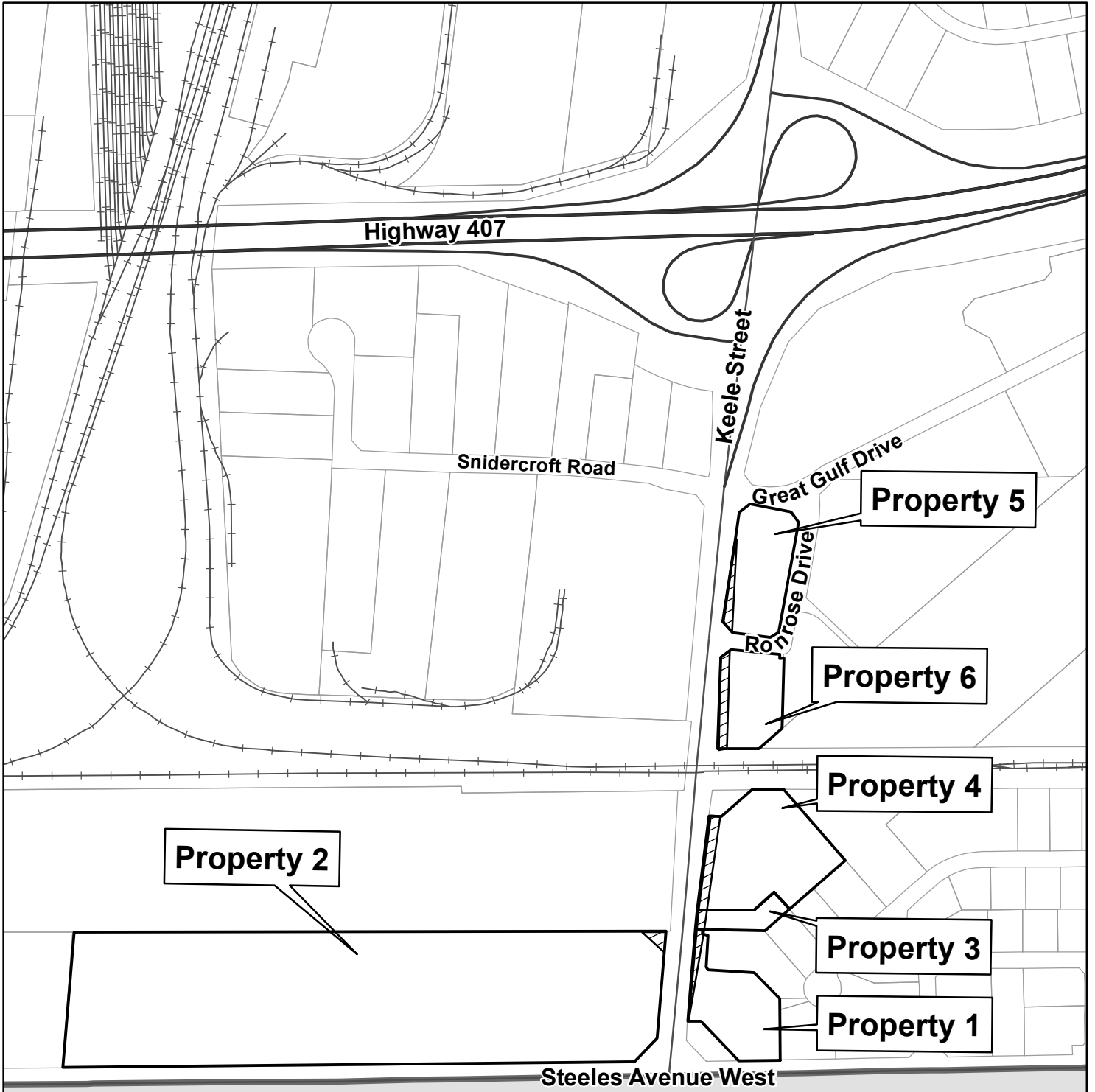
7. CONCLUSION

This report seeks Council approval to expropriate six properties from owners along Keele Street in order to commence construction. To ensure the project is not delayed, it is necessary to initiate the expropriation process. Staff will continue negotiating for the acquisition of the required properties and expropriation will be abandoned in cases where negotiations are successful.

For more information on this report, please contact René Masad, Director, Property Services Branch at Ext. 71684.

The Senior Management Group has reviewed this report.

Attachment (1)



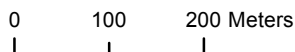
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LOCATION PLAN






Application for Approval to Expropriate
 Widening and Reconstruction of Keele Street, Project 96770
 City of Vaughan



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 Corporate Service Department
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Legend

-  Interests Required
-  Subject Project
-  Parcel
-  Road
-  Railway