

Clause No. 27 in Report No. 12 of the Committee of the Whole was adopted, without amendment, by the Council of The Regional Municipality of York at its meeting held on June 26, 2014.

**27**  
**ACQUISITION OF LAND**  
**BATHURST STREET ROAD WIDENING PROJECT 81390**  
**TOWN OF RICHMOND HILL**

**Committee of the Whole recommends adoption of the recommendations contained in the following report dated June 4, 2014 from the Commissioner of Corporate Services:**

**1. RECOMMENDATIONS**

It is recommended that:

1. Council authorize the acquisition of the following lands required for the Bathurst Street road widening project, in the Town of Richmond Hill:

<b>No.</b>	<b>Owner</b>	<b>Municipal Address</b>	<b>Legal Description</b>	<b>Interest Required</b>
1	625684 Ontario Limited	8755 Bathurst Street	Parts 1, 2, 4, 5 & 6, Plan 65R34531	Fee Simple
			Part 7, Plan 65R34531	Temporary Easement
2	607919 Ontario Limited	8905 Bathurst Street	Parts 4, 5, 6 & 7, Plan 65R34532 and Parts 9 & 10, Plan 65R34543	Fee Simple
			Part 8, Plan 65R34532 and Part 8, Plan 65R34543	Temporary Easement
The temporary easements are required for the purpose of grading the road and will run from June 1, 2017 to May 31, 2022.				

2. The Commissioner of Corporate Services be authorized to execute the agreements of purchase and sale and all necessary documents to complete these transactions.

## 2. PURPOSE

This report seeks Council approval to acquire certain lands for the Bathurst Street road widening project.

## 3. BACKGROUND

### **The reconstruction of Bathurst Street, from Highway 7 to Teston Road/Elgin Mills Road, is scheduled to commence in June 2017**

The Bathurst Street project involves widening the existing four-lane roadway to six lanes, including transit-H.O.V. lanes. The project length is six kilometers and extends from Highway 7 to Elgin Mills Road, in the Town of Richmond Hill. Construction is scheduled to begin in June 2017.

The Environmental Assessment was completed in 2009 and detailed design is underway.

## 4. ANALYSIS AND OPTIONS

### **Negotiations to acquire lands amicably are continuing**

Staff has completed negotiations with several landowners and continues negotiations with other owners to secure the lands required for construction.

The following summary sets out the details of the properties.

#### **Property 1** (*Attachment 1*)

This property is a rectangular shaped parcel of land, improved with a golf clubhouse. It is located on the east side of Bathurst Street, in the Town of Richmond Hill. The land is utilized as a golf course.

OWNER: 625684 Ontario Limited

TOTAL AREA  
OF PROPERTY: 7.15 ha (17.67 ac)

LANDS TO BE  
ACQUIRED: (a) Fee Simple in Parts 1, 2, 4, 5 & 6, Plan  
65R34531, being 1,341.6 m<sup>2</sup> (0.3507 ac)

(b) Temporary Easement in Part 7, Plan 65R34531, for five years, for construction purposes, being 346.94 m<sup>2</sup> (0.0655 ac)

SPECIAL FEATURES: Nil  
PROJECT NUMBER: 81390

**Property 2** (*Attachment 1*)

This property is an irregular shaped parcel of land, improved with an indoor health and fitness facility and outdoor tennis courts. It is located on the east side of Bathurst Street.

OWNER: 607919 Ontario Limited

TOTAL AREA OF PROPERTY: 4.89 ha (12.10 ac)

LANDS TO BE ACQUIRED: (a) Fee Simple in Parts 4, 5, 6 & 7, Plan 65R34532, and Parts 9 & 10, Plan 65R34543, being 1,460.92 m<sup>2</sup> (0.3610 ac.)

(b) Temporary Easement in Part 8, Plan 65R34532, and Part 8, Plan 65R34543, for five years, for construction purposes, being 786.71 m<sup>2</sup> (0.1944 ac.)

SPECIAL FEATURES: There are two gatehouses that must be demolished and relocated. Also, there is a fence that must be relocated back to the new property line

PROJECT NUMBER: 81390

The environmental due diligence reports for these properties have been reviewed by staff in consultation with Legal Services.

**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 these lands will assist the Region in meeting its key strategic transportation needs.

## **5. FINANCIAL IMPLICATIONS**

The funds required to complete the property acquisitions have been included in the 2014 Roads Capital Budget. The project is funded 90 per cent from Development Charges and 10 per cent from tax levy. The land costs along Bathurst Street are based on current land transactions for the area, as reflected in independent consultant appraisals.

## **6. LOCAL MUNICIPAL IMPACT**

Reconstruction of Bathurst Street includes several features that will benefit the local community, including bicycle lanes, noise barriers, continuous sidewalks, illumination and median/boulevard streetscaping.

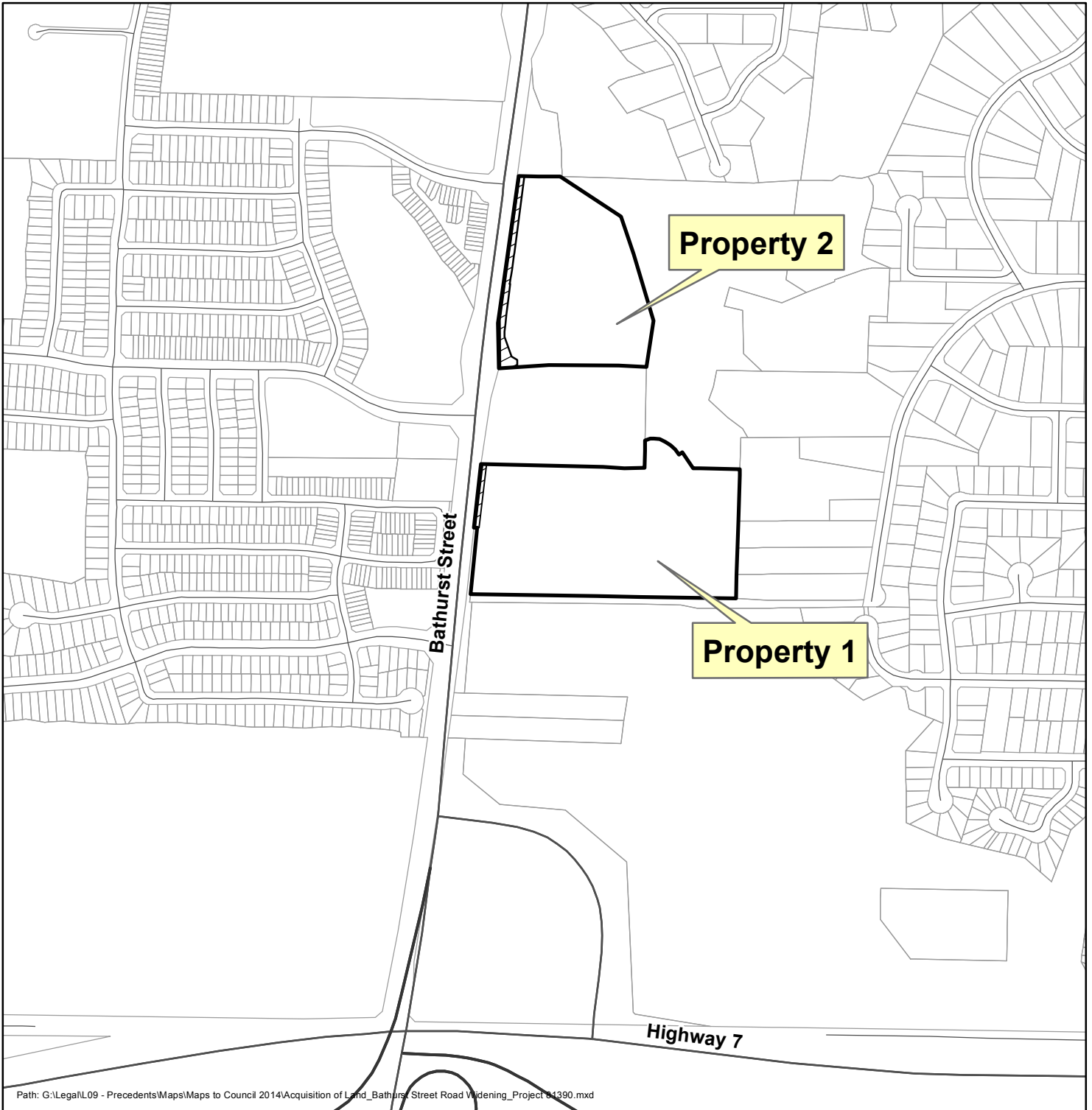
## **7. CONCLUSION**

Staff has concluded negotiations for the acquisition of certain lands required for the road widening of Bathurst Street. Construction is scheduled to commence in June 2017 and the acquisition of the necessary lands will facilitate timely completion of the project. The Bathurst Street project is six kilometers long. Approximately 70 parcels of property will require either fee simple interests, easements, or both, to facilitate utility relocation and roadway construction. It can take two or more years to acquire that amount of property. The process is started now to provide sufficient time to reach amicable agreements with as many owners as possible, with the objective that expropriation will not be required or will be limited to a reduced number of properties. Accordingly, staff recommends that Council approve the acquisition of the lands detailed in this report.

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)*



Path: G:\Legal\I09 - Precedents\Maps\Maps to Council 2014\Acquisition of Land\_Bathurst Street Road Widening\_Project 81390.mxd

**LOCATION PLAN**





Acquisition of Land  
 Bathurst Street Road Widening Project 81390  
 Town of Richmond Hill



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 Department  
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**Legend**

-  Interest Required
-  Subject Property
-  Parcel
-  Road