

Clause No. 15 of Report 6 of the Committee of the Whole was adopted, without amendment, by the Council of The Regional Municipality of York at its meeting on November 21, 2013.

**15**  
**ACQUISITION OF LAND**  
**BATHURST STREET ROAD WIDENING PROJECT 81390**  
**TOWN OF RICHMOND HILL**

**Committee of the Whole recommends adoption of the following recommendations contained in the report dated October 31, 2013 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	Gordon Frank Barber and Pearl L. Barber	8825 Bathurst Street, Richmond Hill	Parts 1, 2 and 3, draft Plan L12- 011279	Fee Simple

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 May 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 Teston Road/Elgin Mills Road, in the City of Vaughan and Town of Richmond Hill. Construction is scheduled to begin in May 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 No. 1** (*Attachment 1*)

This property is a rectangular shaped parcel of land, improved with a small 2-storey home. It is located on the east side of Bathurst Street, next door to a golf course, in the Town of Richmond Hill. The land is utilized as residential.

OWNER: Gordon Frank Barber and Pearl L. Barber

TOTAL AREA OF PROPERTY: 3.23 ha (7.98 ac)

LANDS TO BE ACQUIRED: (a) Fee simple in Parts 1, 2 and 3, draft Plan L12-011279 being 1,213m<sup>2</sup> (0.30 acres)

SPECIAL FEATURES: Nil

PROJECT NUMBER: 81390

#### **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 2013 Roads Capital Budget. The project is funded 90 per cent from Development Charges and 10 per cent from tax levy. The land costs we are experiencing along Bathurst Street are higher than the DC Bylaw anticipated costs. However, they are based on current land transactions for the area, which is also reflected in the land appraisals done by the Region.

## **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.

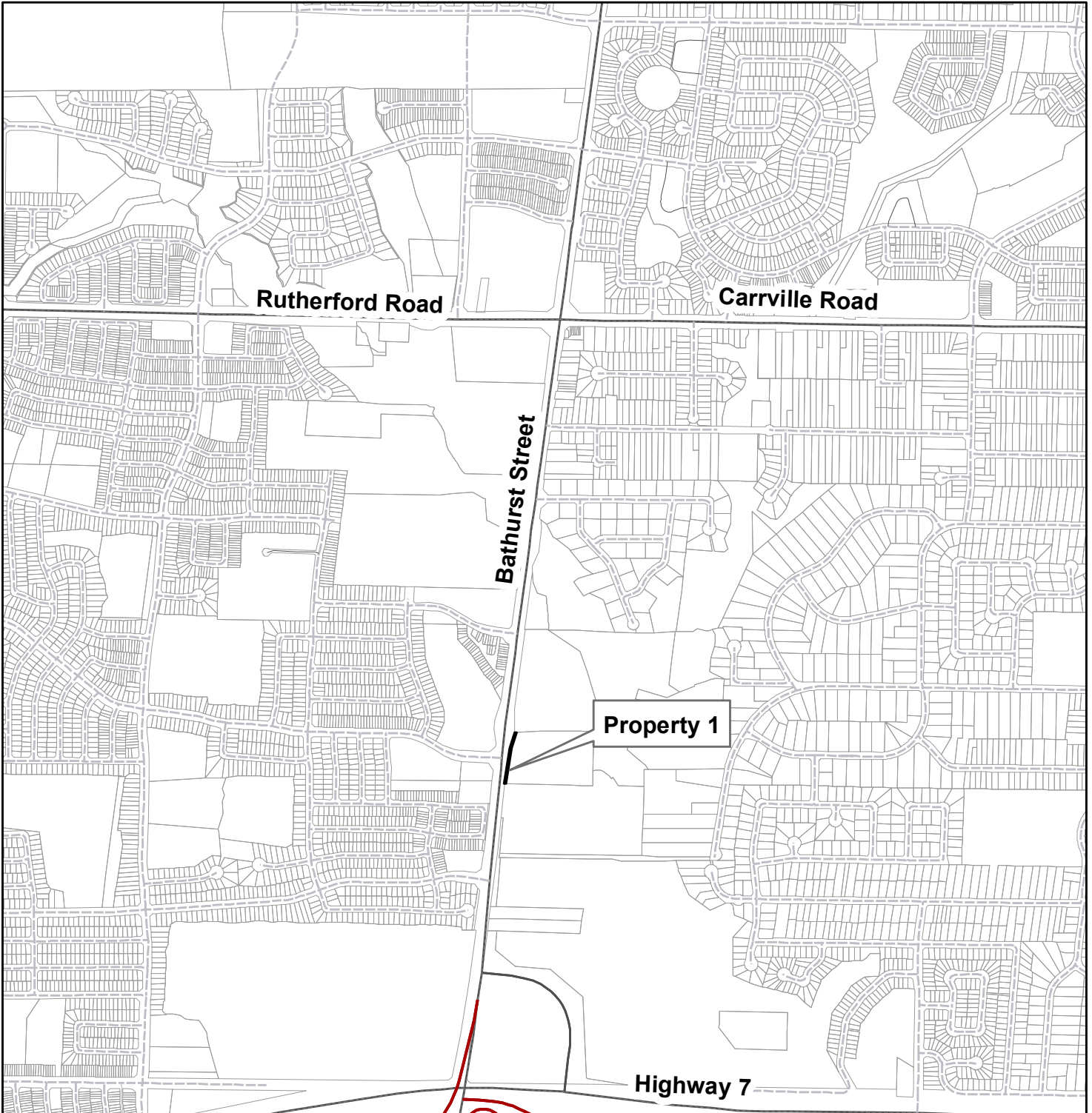
## **7. CONCLUSION**

Staff has concluded negotiations for the acquisition of certain lands required for the road widening of Bathurst Street. Construction is scheduled to commence in May 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 acquisitions, 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 in the hopes that expropriation will not be required or will be limited to a smaller number of owners. Accordingly, it is recommended that Regional 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. 1684.

The Senior Management Group has reviewed this report.

*(The attachment referred to in this clause is attached to this report.)*

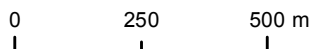


**LOCATION PLAN**

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



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Property Services  
Corporate Services Department  
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**LEGEND**

 Subject Property