
TO: GENERAL COMMITTEE

SUBJECT: PROPERTY ACQUISITION TO FACILITATE MAPLEVIEW DRIVE EAST ROW EXPANSION

WARD: 9

PREPARED BY AND KEY CONTACT: D. JAMES, P. ENG.
SENIOR PROJECT ENGINEER, EXT. 4444

SUBMITTED BY: B. ARANIYASUNDARAN, P. ENG., PMP
DIRECTOR OF ENGINEERING

GENERAL MANAGER APPROVAL: A. MILLER, RPP
GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT (ACTING)

CHIEF ADMINISTRATIVE OFFICER APPROVAL: M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RECOMMENDED MOTION

1. That in order to facilitate the reconstruction and widening of the Mapleview Drive East ROW, from Country Lane to Yonge Street to five lanes, the Director of Legal Services be authorized to commence negotiation and expropriation proceedings to acquire property necessary to complete the project including the property identified in Appendix "A" to Staff Report ENG009-19 and legally described as Parts 1 through 6 on Plan 51R-41513 (the "Property Requirements") upon budget approval.
2. That The Corporation of the City of Barrie make application to City Council, as the approving authority, for approval to expropriate the Property Requirements and that the City Clerk be authorized to execute the necessary forms of application.
3. That the "Notice of Application for Approval to Expropriate" be served and published and that any requests for inquiries received, pursuant to the "Notice of Application for Approval to Expropriate" be forwarded to the Chief Inquiry Officer and the Chief Inquiry Officer be requested to report to Council with respect to any such request.
4. That the Director of Legal Services be delegated authority to settle the expropriation or any negotiated agreement necessary to acquiring the Property Requirements.
5. That the approved budget for Project EN1097 (Mapleview Drive East Improvements – Country Lane to Yonge Street) be increased by \$400,000 for a total approved budget of \$17,423,900 with the increase to be funded from the DC Reserve Tax (Annex), Debenture Proceeds – Tax, and Tax Capital Reserve.
6. That the City Clerk be authorized to execute all associated and required documents necessary to achieving the recommended motion in a form approved by the Director of Legal Services.

PURPOSE & BACKGROUND

7. The purpose of this Staff Report is to obtain authority to acquire the property necessary to ensure the construction of a new expanded ROW including required, sanitary sewer and watermain upgrades, utilities and multi-modal transportation options. The proposed work will allow the City to

provide community-expected Levels of Service and reduce risk associated with physically deteriorated roads and subsurface infrastructure.

ANALYSIS

8. The City of Barrie retained RJ Burnside and Associates Ltd. for the provision of engineering services for the detailed design of Mapleview Drive East from Country Lane to Yonge Street. The first phase, Country Lane to Madelaine Drive had been tendered and is under reconstruction. The design of the second phase, Madelaine Drive to Yonge Street is at 90%.
9. The City's 2018-2027 Capital Plan does not include the property acquisition funding for Mapleview Drive East Improvements – Country Lane to Yonge Street. Initially, property was expected to be conveyed to the City by Sobeys Capital Incorporated, who at the time were members of the Hewitt's Landowner Association and understood the EA's requirement for a portion of this land to be dedicated to ROW improvements. The property in question is illustrated in Appendix B.
10. Sobeys has withdrawn from the Hewitt's Landowner Association and will not dedicate the property to the City at no cost as expected. Negotiations have started and Sobeys has indicated they would sell the property to the City at an expected future land value.
11. The property purchase must be complete in order to commence relocation of utilities, primarily InnPower Corporation, on the south side of Mapleview Drive and Alectra on the north side of Mapleview Drive west of Yonge Street.
12. Sobeys Capital Incorporated currently owns 651, 659, 665, 669, and 673 Mapleview Drive East; and adjacent property 888, 892 and 900 Yonge Street. Staff have communicated with Sobeys Capital Incorporated in an attempt to resolve the issue through assessment and sale of the proposed works. The City and Sobeys are currently in negotiations but have not come to terms.
13. The R – Plan indicating the required property is presented in Appendix C.

ENVIRONMENTAL MATTERS

14. The following environmental matters have been considered in the development of the recommendation:
 - a) This project has followed the guidelines for a Municipal Class Environmental Assessment, and physical, natural, social, cultural/heritage and economic environmental matters have been considered in the development of the recommendations. The evaluation process considered criteria for natural, social, cultural/heritage and economic environmental matters and physical environment criteria such as traffic, pedestrians, cyclists, transit, property, noise, utilities, municipal services and driveway grades/operations.

ALTERNATIVE

15. The following alternative is available for consideration by General Committee:

Alternative #1

General Committee could choose not to approve the recommended motion to expropriate.

This alternative is not recommended as a delay in acquiring the property necessary to expand the Mapleview/Yonge intersection could delay the start of the entire project and require additional costs, while increasing risk to traffic due to poor existing road conditions.

FINANCIAL

16. The Mapleview Drive East Improvements (Country Lane to Yonge Street) project is included in the 2018-2027 approved Capital Plan. The total budget for all phases of the project is \$17,023,900. A total project budget of \$17,423,900 is required to cover the additional property costs. The current and proposed funding plan for the project is as follows:

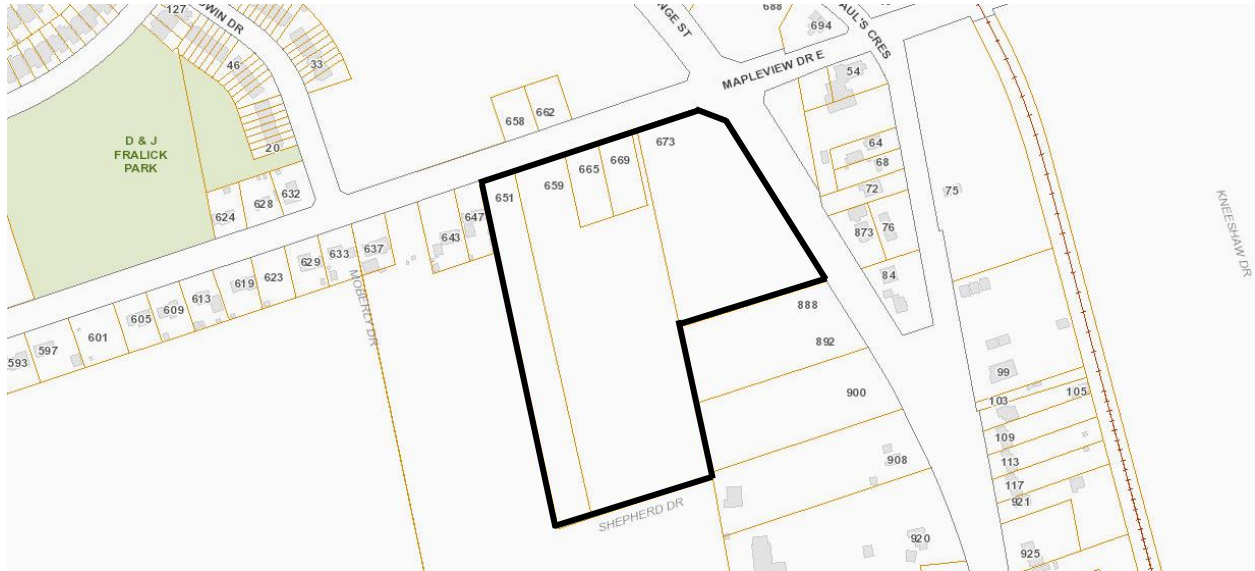
Funding Source	Current	Proposed	Change
Tax Additions	\$197,500	\$197,500	\$0
Debenture Proceeds - Tax	\$1,290,000	\$1,290,000	\$0
Contribution from Development Charge Reserves	\$618,709	\$618,709	\$0
Contribution from DC Reserves Tax (Annex)	\$8,032,500	\$8,372,500	\$340,000
Contribution from DC Reserves Water (Annex)	\$4,400,000	\$4,400,000	\$0
Contribution from Federal Gas Tax Reserve	\$1,500,000	\$1,500,000	\$0
Contribution from Tax Capital Reserve	\$257,391	\$317,391	\$60,000
Contribution from WW Capital Reserve	\$722,800	\$722,800	\$0
Contribution from Water Capital Reserve	\$5,000	\$5,000	\$0
Total	\$17,023,900	\$17,423,900	\$400,000

LINKAGE TO 2018-2022 STRATEGIC PLAN

17. The recommendation(s) included in this Staff Report support the following goals identified in the 2018 - 2022 Strategic Plan:
- Build Strong Neighbourhoods
 - Improving the Ability to Get Around Barrie
18. The planned infrastructure improvements are being implemented based on the need to service Barrie's secondary plan areas and growth to 2031.

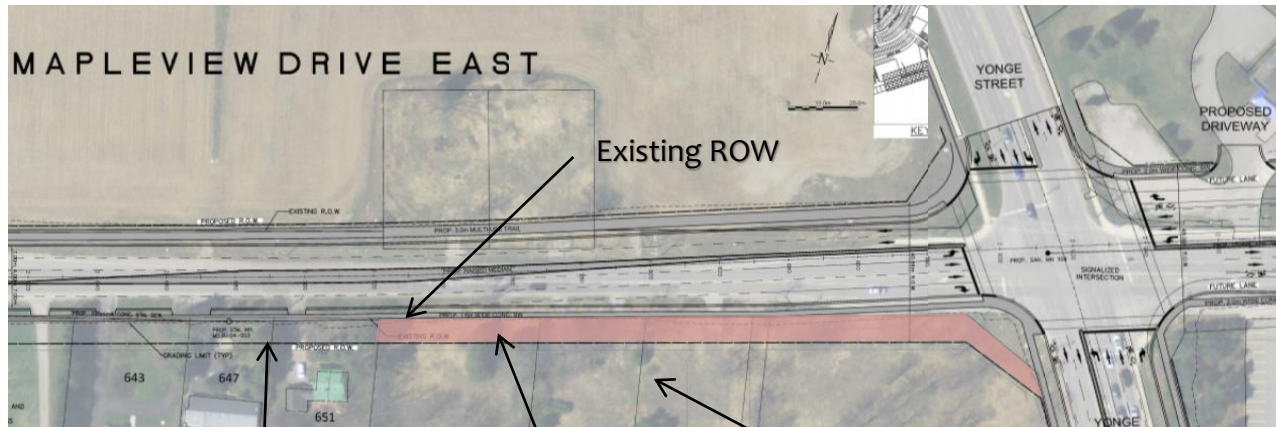
APPENDIX A

CON 11 PT LOT 15, RP 51R-41513 PART 1, PART 2, PART 3, PART 4, PART 5, PART 6



APPENDIX B

General Layout of ROW Expansion



Proposed ROW
Expansion

RP 51R-41513
Part's 1-6

Land required to accommodate expansion,
utilities and multi-modal transportation

APPENDIX "C"
Reference Plan 51R-41513

