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**TO:** GENERAL COMMITTEE

**SUBJECT:** EXPROPRIATION – HURONIA ROAD IMPROVEMENTS – LOCKHART ROAD TO SOUTH OF MCKAY ROAD EAST, PROJECT EN1255

**WARD:** 8 AND 9

**PREPARED BY AND KEY CONTACT:** A. MILLS, MANAGER OF LEGAL SERVICES, EXT. 5051  
R. GRAHAM, ENGINEERING PROJECT MANAGER, EXT. 4401

**SUBMITTED BY:** I. PETERS, DIRECTOR OF LEGAL SERVICES  
S. DIEMERT, DIRECTOR OF INFRASTRUCTURE

**GENERAL MANAGER APPROVAL:** B. ARANIYASUNDARAN, P. ENG., GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT

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

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#### **RECOMMENDED MOTION**

1. That the Director of Legal Services be authorized to commence expropriation proceedings to acquire the property requirements necessary to facilitate the reconstruction of Huronia Road between Lockhart Road and south of McKay Road East to the City limits, being Parts 1 to 5 on Reference Plan 51R-43576, Parts 1 to 4 on Reference Plan 51R-43575, Parts 1 to 3 on Reference Plan 51R-43574, 6 as identified in Appendix "A" of this Staff Report INF005-22 (the "Subject Properties")
2. That the Corporation of the City of Barrie make an application to City Council, as approving authority, for approval to expropriate the Subject Properties, 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 that 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 expropriations or any negotiated agreements relating to the Subject Properties and that the City Clerk be authorized to execute all associated and required documents in a form approved by the Director of Legal Services.

#### **PURPOSE & BACKGROUND**

##### **Report Overview**

5. This Staff Report is being put forward to provide staff with authorization to proceed with expropriating the Subject Properties, in the event that negotiated Agreements of Purchase and Sale are not in place by January 2023 in order to meet the timelines for construction of Huronia Road between Lockhart Road and south of McKay Road East to the City limits.

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6. Huronia Road is a boundary road between the City of Barrie and Town of Innisfil, with the east side of the road falling within the boundaries of the Town of Innisfil. The authorization to commence expropriation proceedings is sought for lands within both jurisdictions.
  7. To support the growth within the Hewitt's Secondary Planning Area in south Barrie, the City undertook a Class Environmental Assessment for Hewitt's Secondary Plan Area Transportation Improvements and reported on this assessment in Staff Report ENG009-17 on June 12, 2017.
  8. On June 19, 2017, City Council adopted motion 17-G-155 regarding Hewitt's Secondary Plan Transportation Improvements Municipal Class Environmental Assessment Phases 3 and 4 (Ward 9 And 10) as follows:
    - a) That the Preferred Design Alternative for the arterial roadway corridors within the Hewitt's Secondary Plan as assessed in the Municipal Class Environmental Assessment Phases 3 and 4, be adopted as outlined in Staff Report ENG009-17.
    - b) That, in accordance with the requirements of the Class Environmental Assessment process, the Hewitt's Secondary Plan Transportation Improvements Municipal Class Environmental Assessment Phases 3 and 4 be approved and staff file the Environmental Study Report (ESR) for public review.
    - c) That based on the successful conclusion of this Class Environmental Assessment, the Engineering Department proceed with the detailed design of the preferred alternative design for roadways and municipal servicing within the Hewitt's Secondary Plan study, as presented in this Class Environmental Assessment.
    - d) That the Director of Legal Services be delegated authority to settle the expropriations or any negotiated agreements in an amount up to the maximum amount budgeted for property acquisition and the City Clerk be authorized to execute all associated and required documents in a form approved by the Director of Legal Services. (ENG009-17) (File: T05-HE)
  9. To support the growth within the Salem Secondary Planning Area in south Barrie, the City undertook a Class Environmental Assessment for Salem Secondary Plan Area Transportation Improvements and reported this assessment in Staff Report ENG008-17 on June 12, 2017.
  10. On June 19, 2017, City Council adopted motion 17-G-151 regarding Salem Secondary Plan Transportation Improvements Municipal Class Environmental Assessment Phases 3 and 4 (Ward 7 and 8) as follows:
    - a) That the preferred design alternative for the arterial roadway corridors within the Salem Secondary Plan as assessed in the Municipal Class Environmental Assessment Phases 3 and 4, as outlined in Staff Report ENG008-17, be adopted.
    - b) That, in accordance with the requirements of the Class Environmental Assessment process, Council approve the Salem Secondary Plan Transportation Improvements Municipal Class Environmental Assessment Phases 3 and 4 and have staff file the Environmental Study Report for public review.
    - c) That based on the successful conclusion of this Class Environmental Assessment, the Engineering Department proceed with the detailed design of the preferred alternative design for roadways and municipal servicing within the Salem Secondary Plan Study, as presented in this Class Environmental Assessment.
    - d) That the Director of Legal Services be delegated authority to settle the expropriations or any negotiated agreements in an amount up to the maximum amount budgeted for property acquisition and the City Clerk be authorized to execute all associated and required documents in a form approved by the Director of Legal Services.

11. The completion of the Huronia Road improvements will serve as a critical transportation corridor supporting the expansion development within the Hewitt's Secondary Planning Area and the Salem Secondary Planning Area. The strategy was to complete this roadway in phases based on development demands.
12. Huronia Road is identified as an arterial road as part of the 2019 Transportation Master Plan Update.
13. Through evaluation of impacts to the physical, natural, social, economic, and cultural environments, as well as comments and responses received from the Public Consultation, the preferred design alternative selected for Huronia Road from Lockhart Road to south of McKay Road East to the City limits included a three (3) lane road (one in each direction and a two-way left turn lane) with a 27.0 meter right-of-way. Buffered on street bike lanes and sidewalks are proposed on both sides, plus various intersection improvements. See Appendix "B".

### **ANALYSIS**

14. Since the approval of the Environmental Study Reports in 2017, the City continued to the detailed design stage of the preferred design alternative towards the development of an Issued for Tender (IFT) package.
15. The design for Huronia Road is 95% complete and City staff are currently coordinating pre-works, pertaining primarily with site preparation, property acquisition and utility relocations.
16. Staff have been requested to acquire the Subject Properties as soon as possible in order to facilitate construction timelines for Huronia Road which is scheduled to commence in 2025.
17. Negotiated Agreements of Purchase & Sale are the preferred methods of property acquisition. In certain circumstances, that is not always possible and as such, expropriation proceedings may become necessary to acquire the Subject Properties.
18. Should expropriation become necessary, staff will continue in their efforts to negotiate Agreements of Purchase & Sale concurrently with expropriation proceedings until such time as the expropriations have been completed and it is no longer feasible to do so.

### **ENVIRONMENTAL AND CLIMATE CHANGE IMPACT MATTERS**

19. 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 and subsequent detailed design. Environmental matters have been considered in the development of the final design for Huronia Road.
20. This area will require replacement of culverts for the associated watercourse crossings, impacts to adjacent wetlands and within the Lake Simcoe Regional Conservation Area regulatory area. During detailed design, the City's consultants have completed all field and environmental studies to obtain all necessary permits. One of the mitigation measures being utilized is to install turtle eco-passage fencing and eco-passage culverts.
21. There are no climate change impact matters related to this project.

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## **ALTERNATIVES**

22. There is one alternative available for consideration by General Committee:

**Alternative #1**

General Committee could amend the recommendation by removing the ability for staff to commence expropriation and direct staff to complete all of the required acquisitions through negotiated Agreements of Purchase and Sale.

This alternative is not recommended given the City's timely requirement for the Subject Properties and the potential for unsuccessful negotiations which could significantly delay construction.

## **FINANCIAL**

23. The costs associated with property acquisition for EN1255 were included in the approved 2022-2031 Business Plan and Capital Budget.

## **LINKAGE TO 2018–2022 STRATEGIC PLAN**

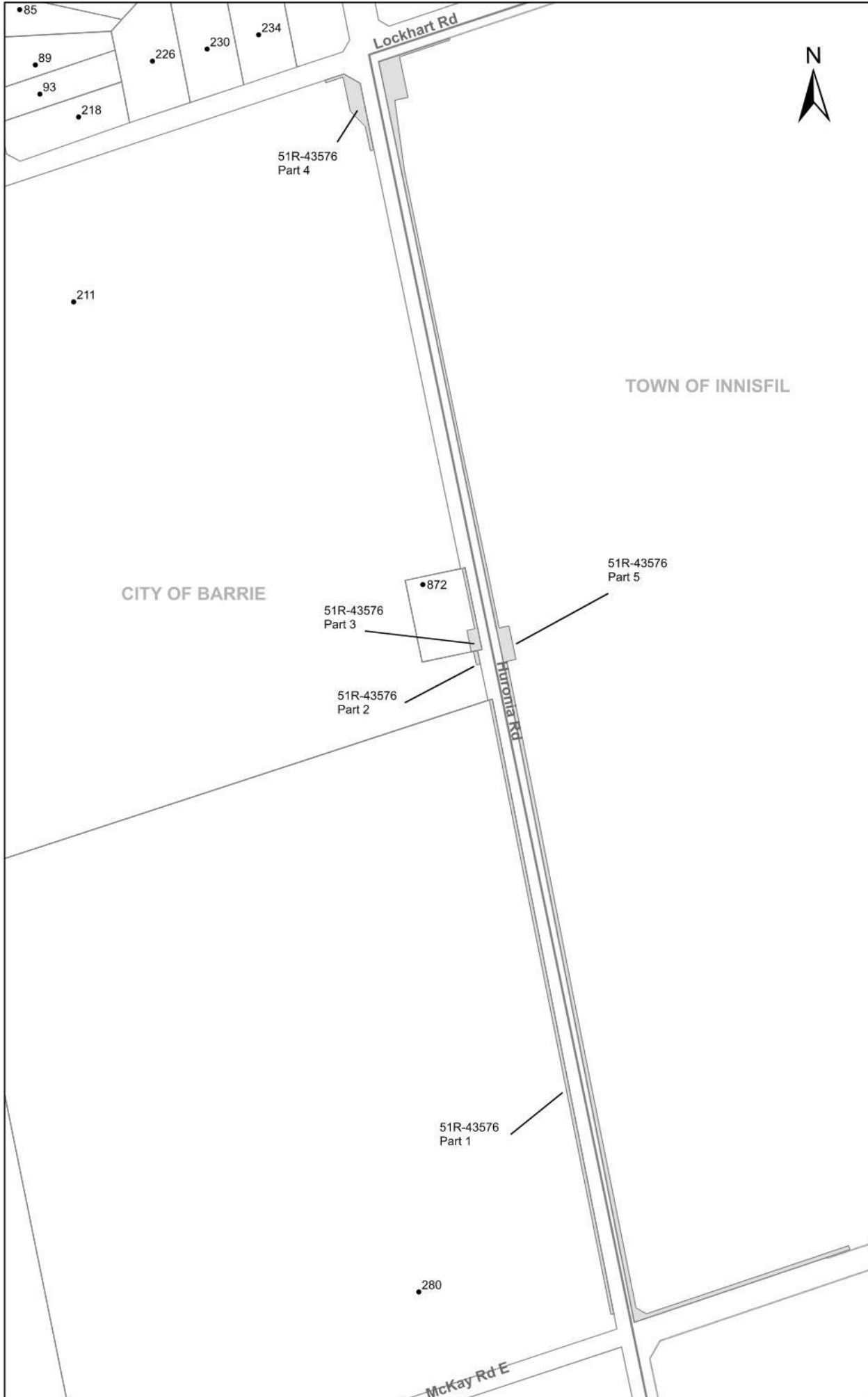
24. The recommendation(s) included in this Staff Report support the following goals identified in the 2018-2022 Strategic Plan:
- ☒ Growing Our Economy
  - ☒ Fostering a Safe and Healthy City
  - ☒ Improving the Ability to Get Around Barrie
25. The recommendations support the Hewitt's and Salem Secondary Planning Areas by providing a more complete area roadway network.
26. The implementation of Huronia Road improvements between Lockhart Road and south of McKay Road East to the City limits will improve traffic flow in south Barrie and provide the necessary transportation improvements to support the ongoing development in the area while improving motorist, cyclist, and pedestrian safety.

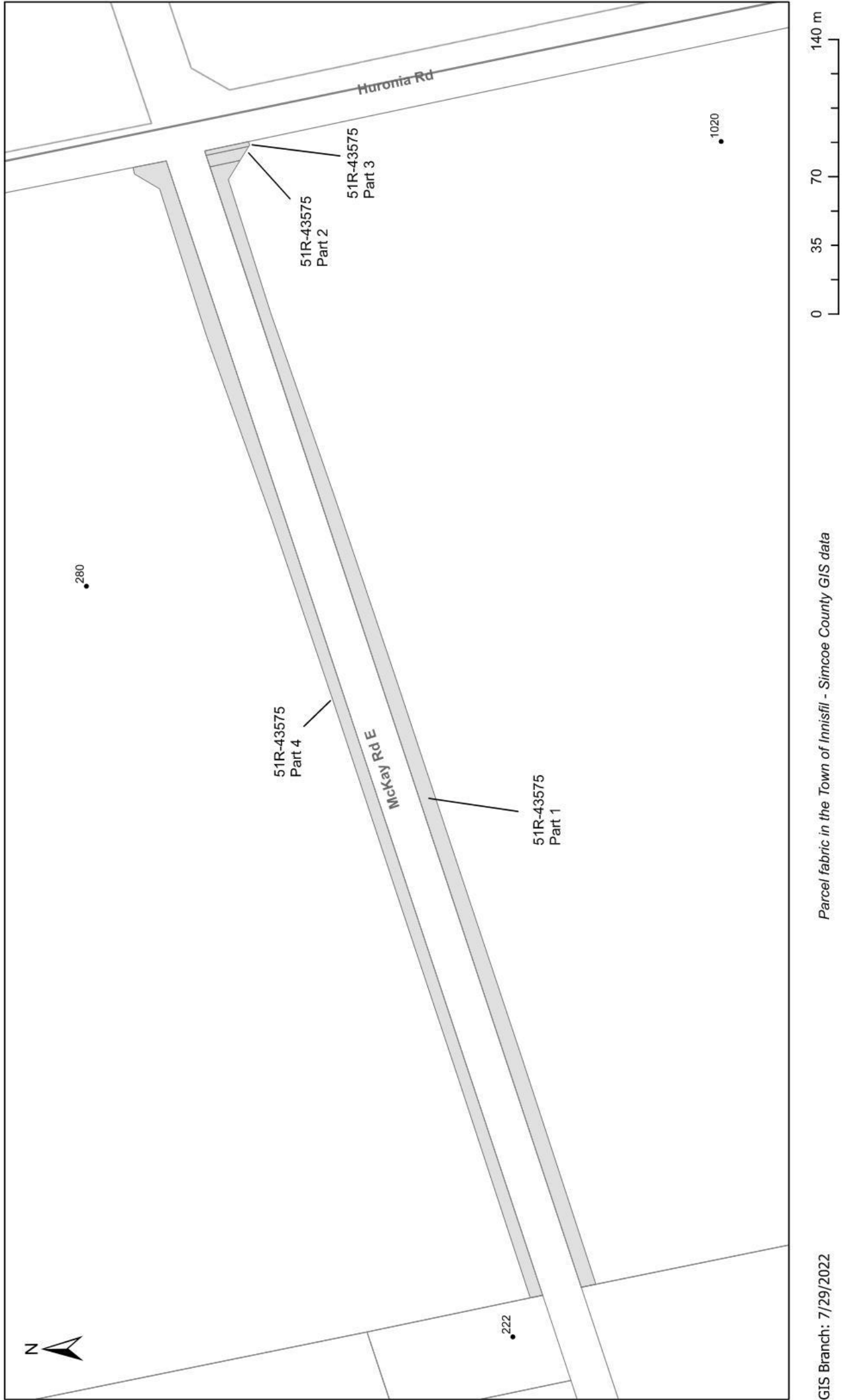


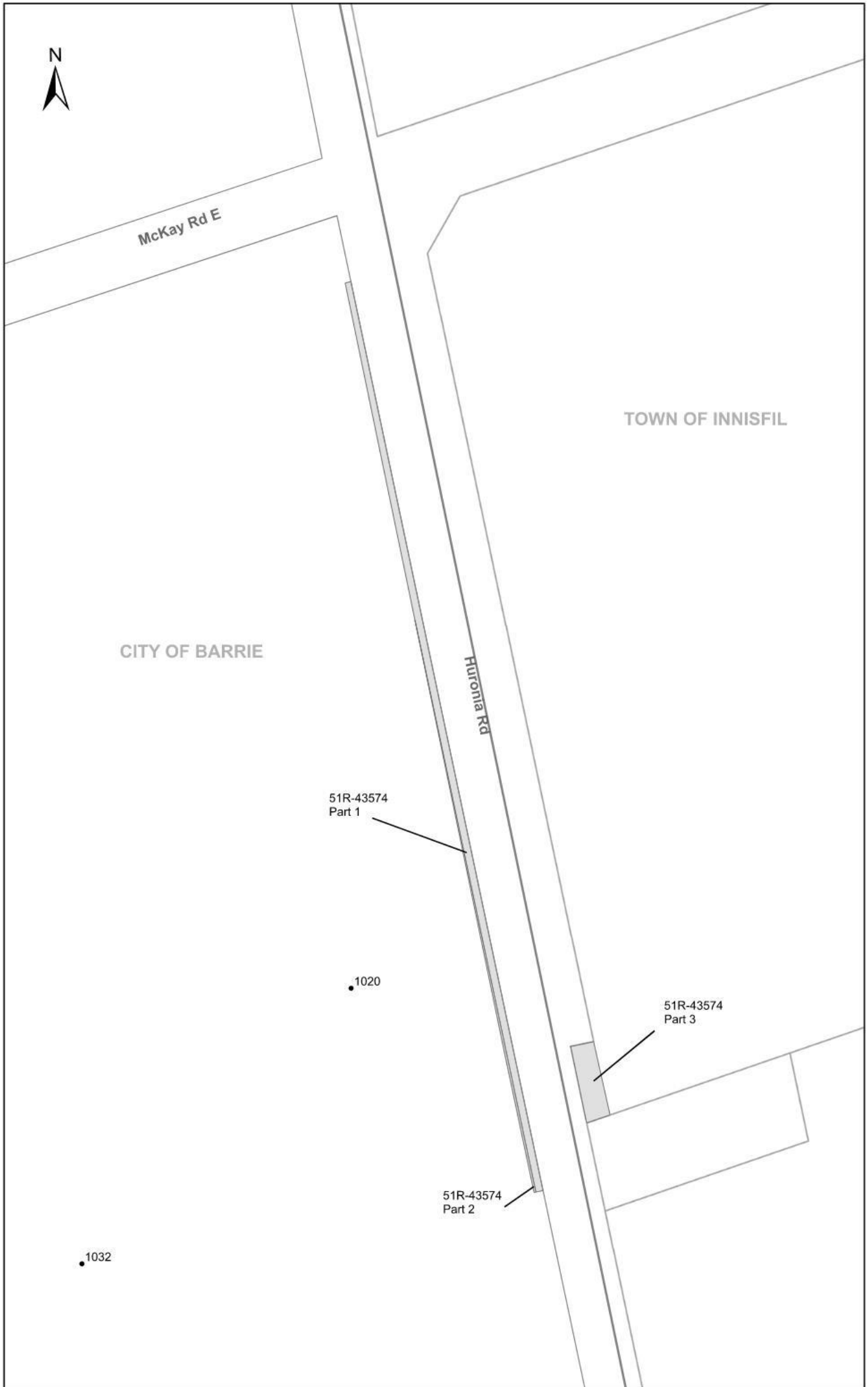
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**APPENDIX "A"**

**Subject Properties**









**APPENDIX "B"**  
**Huronia Road Cross Section**

