
TO:	GENERAL COMMITTEE
SUBJECT:	PROPERTY ACQUISITION TO FACILITATE MCKAY ROAD TRUNK SANITARY SEWER AND TRUNK WATERMAIN
WARD:	7 AND 8
PREPARED BY AND KEY CONTACT:	A. ALMUINA, P. ENG. PROJECT CO-ORDINATOR, EXT. 4458
SUBMITTED BY:	K. OAKLEY, P. ENG. ACTING DIRECTOR OF ENGINEERING
GENERAL MANAGER APPROVAL:	A. BOURRIE ACTING GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT
CHIEF ADMINISTRATIVE OFFICER APPROVAL:	M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RECOMMENDED MOTION

1. That in order to facilitate the construction of the McKay Road Trunk Sanitary Sewer, Trunk Watermain and a future interchange at Highway 400, the Director of Legal Services be authorized to commence negotiation and expropriation proceedings to acquire the property necessary to completing the projects including the property identified In Appendix "A" to Staff Report ENG017-18, municipally known as 17 McKay Road East (the "Property Requirements") upon budget approval.
2. That The Corporation of the City of Barrie make an application to City Council, as 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 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 in order to achieve the recommended motion, the forecast property budget of \$4,363,900 for project 000138 (McKay Road New Trunk Sanitary Sewer and Road Expansion – Highway 400 to Huronia) be approved and advanced from 2020 to 2019.
6. That the Mayor and 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 trunk sanitary sewer and trunk watermain needed to service the

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- Watersand Development in the McKay Road West and Veteran's Drive area, west of Highway 400 and future interchange works.
8. The trunk sewer alignment extends along Huronia Road, from Lockhart Road to McKay Road East and along McKay Road East, to Veteran's Drive, with a jog at Highway 400, so as not to impact the future interchange.
 9. The City of Barrie conducted a Transportation Master Plan in 2013 which identified the need for an interchange on Highway 400 at McKay Road. In 2015 the City commenced an environmental assessment of the interchange, as well as a proposed crossing connecting Salem Road to Lockhart Road. The study process included two formal public meetings. Notices were sent to all property owners and businesses adjacent to the study corridors. The study findings were documented in an Environmental Study Report (ESR) and filed for a 45-day public review.
 10. The type of interchange selected as well as the alignment of the sanitary sewer and watermain was based on the least disruption to the overall environment (social and natural environment, cost).
 11. At the June 19, 2017 Council Meeting, Council endorsed the preferred alternative designs for McKay Road, the interchange and associated works, and directed the Engineering Department proceed with the detailed design of the preferred alternative design for roadways and municipal services on the successful conclusion of the "Salem Secondary Plan Transportation Improvements Municipal Class Environmental Assessment Phases 3 and 4" (17-G-151) and "McKay Road Interchange and Salem/Lockhart Crossing Municipal Class Environmental Assessment Phases 3 and 4 and Salem Reservoir and Pumping Station Municipal Class Environmental Assessment Phases 1 and 2" (17-G154), as presented by Staff Report ENG007-17.

ANALYSIS

12. The City of Barrie retained Ainley & Associates for the provision of engineering services for the preliminary and detailed design of the preferred alternative design solution for Yonge Street (Mapleview Drive to Lockhart Road (approx. 1.4 km)), Huronia Road (Lockhart Road to McKay Road East (approx. 2.1 km)) and McKay Road East (Highway 400 to Huronia Road (approx. 2.1 km)). The design assignment includes the trunk sanitary sewer required to support the Watersand Development at the southwest quadrant of McKay Road West and Veteran's Drive.
13. The design and tender ready package is anticipated for completion by December 2018.
14. Based on current development timing, the construction of the sewer needs to be accelerated to 2019, requiring some property acquisition one-year earlier than anticipated per the current 2018-2027 Capital Outlook.
15. DG Group has proposed to accelerate the sanitary sewer construction within projects Z204 (McKay Road New Trunk Sanitary Sewer and Road Expansion – Highway 400 to Huronia) and Z201 (Huron Road New Trunk Sanitary Sewer and Road Replacement - Lockhart to McKay) and to front-end the associated construction costs, subject to the execution of the necessary agreements, including a Development Charge (DC) Credit Agreement related to construction phases.
16. The City's 2018-2027 Capital Plan includes the property acquisition funding for the McKay Road New Interchange – Highway 400 (Project 000138) in 2020 and construction beginning in 2022. The property purchase must be complete in order to commence construction of the sanitary sewer and watermain.
17. Kell's Landscaping currently operates at 17 McKay Road East. Staff have communicated with Kell's Landscaping and the property owner on the proposed works, as well as, the proposed interchange construction.

18. A Public Information Centre (PIC) was held on November 14, 2018 to present the 60% Design of Yonge Street (Mapleview Drive to Lockhart Road), Huronia Road (Lockhart Road to McKay Road East) and McKay Road East (Highway 400 to Huronia Road).

ENVIRONMENTAL MATTERS

19. 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 ESR discussed how environmental matters have been considered in the development of the recommended preferred design alternative. 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.

ALTERNATIVES

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

Alternative #1

General Committee could choose to alter the recommended motion by approving only a portion of it, and requiring separate approval to expropriate.

This alternative is not recommended as a delay in acquiring the property necessary to construct the sanitary sewer and watermain could delay the start of the Watersand Development.

FINANCIAL

21. The McKay Road Interchange at Highway 400 is included in the 2018-2027 Capital Plan. The property component is forecast for 2020 in the amount of \$4,363,900 and funded as follows:

Development Charges Reserve	\$ 3,709,315
Tax Capital Reserve	\$ 654,585
	\$ 4,363,900

LINKAGE TO 2014-2018 STRATEGIC PLAN

22. The recommendations included in this Staff Report support the following goals identified in the 2014-2018 Strategic Plan:
- ☒ Responsible Spending
 - ☒ Well Planned Infrastructure
23. The planned infrastructure improvements are being implemented based on the need to service Barrie's secondary plan areas and growth to 2031.

APPENDIX "A"

PT LT 7 CON 9 INNISFIL PT 1 51R4977, EXCEPT PT 1 EXPROPRIATION PL SC1228176 SUBJECT TO AN EASEMENT OVER PART 1 51R40314 AS IN SC1313862 TOWN OF INNISFIL, NOW CITY OF BARRIE



APPENDIX "B"

General Layout of Sanitary Sewer and Watermain

