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**TO:** GENERAL COMMITTEE

**SUBJECT:** PROPERTY ACQUISITIONS TO FACILITATE THE HARVIE ROAD CROSSING

**WARD:** 6, 7 AND 8

**PREPARED BY AND KEY CONTACT:** T. COMFORT, P. Eng.,  
PROGRAM COORDINATOR (EXTENSION #4458)

**SUBMITTED BY:** R. SUTTON, P. Eng.,  
DIRECTOR OF ENGINEERING

**GENERAL MANAGER APPROVAL:** R. FORWARD, MBA, M.Sc., P. Eng.,  
GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT

**CHIEF ADMINISTRATIVE OFFICER APPROVAL:** C. LADD, CHIEF ADMINISTRATIVE OFFICER

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**RECOMMENDED MOTION**

1. That the Director of Legal Services be authorized to commence negotiations and expropriation proceedings to acquire all necessary property requirements to facilitate the reconstruction of Harvie Road between Bayview Drive and Essa Road including those properties identified on Appendix "A" to Staff Report ENG010-17 (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**

5. This Staff Report is being put forward to provide staff with authorization to advance the expropriation schedule of the Subject Properties from October 31, 2017 as directed by Council motion 16-G-283 to expedite and ensure the acquisition of property requirements prior to Fall 2018 to facilitate construction timelines.
6. The construction of the new Harvie Road/Big Bay Point Road Crossing of Highway 400 from the proposed Bryne Drive to Bayview Drive was approved by Council motion 15-G-200 and the selection of the Municipal Class EA Preferred Design Alternative which included the widening of the existing Big Bay Point Road and Harvie Road and the new bridge over Highway 400.

7. The preferred alignment for Harvie Road from Bryne Drive to Essa Road will be presented at the Public Information Centre (PIC) on June 22, 2017. The work will include the widening of the road to a five lane cross section, installation of sidewalks, curb and gutter, street lighting and storm and sanitary servicing. Notices were sent on June 8, 2017 to all land owners along Harvie Road from Bryne Drive to Essa Road of the EA process and the June 22, 2017 PIC.
8. City staff have initiated project and property requirement discussions with affected land owners from Bryne Drive to Bayview Drive.

### **ANALYSIS**

9. Staff have initiated discussions with property owners to advance the acquisition of the Subject Properties to facilitate construction timelines and relocation of utilities. All discussions to date have been positive. The owners understand the property requirements and seem willing to work with the City towards completing the transactions.
10. The staff in Legal Services will continue to pursue negotiations with the owners of the Subject Properties until such time as it is no longer feasible to meet the construction timelines. At that time expropriation proceedings will begin.
11. The staff in Legal Services will continue to pursue negotiations with the owners of the properties west of Highway 400 until such time as it is no longer feasible to meet the construction timelines. At that time a separate staff report will be provided to Council to seek authorization to expropriate any remaining properties west of Highway 400.

### **ENVIRONMENTAL MATTERS**

12. There are no environmental matters related to the recommendation.

### **ALTERNATIVES**

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

**Alternative #1**

General Committee could reject the recommendations and direct staff to continue to complete the acquisitions through negotiations.

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

### **FINANCIAL**

14. Funding for the the Harvie Road/Big Bay Point Road Crossing of Highway 400 from Bryne Drive to Bayview Drive and Bryne Drive to Essa Road projects were approved as part of the 2017 Capital Budget by motion 17-G-024. An additional funding of \$4 million was approved as part of the Spring Capital Status Report on June 5, 2017.

**LINKAGE TO 2014-2018 STRATEGIC PLAN**

The recommendation(s) included in this Staff Report support the following goals identified in the 2014-2018 Strategic Plan:

Well Planned Transportation

15. Acquisition of the Subject Properties will allow the associated road reconstruction project to proceed in a timely manner and when completed will improve upon both the road network and the overall safety of the roads.

APPENDIX "A"

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