



Report of the Commissioner of Corporate Services

Disposition of Land Bethesda Sideroad City of Richmond Hill

1. Recommendations

1. Council authorize the disposition of lands that have been deemed surplus to Regional requirements in the City of Richmond Hill, as set out in Appendix A.
2. The Commissioner of Corporate Services be authorized to execute an agreement of purchase and sale and all necessary documents to complete the transaction.

2. Purpose

This report seeks Council approval to dispose of lands that are deemed surplus to Regional requirements. The location of the subject lands is shown on the map in Appendix A.

Key Points:

- The subject lands are required for the Leslie Street and Bethesda Sideroad intersection improvements, in the City of Richmond Hill (the "City")
- Leslie Street is a Regional road, and Bethesda Sideroad is a City road
- The City requires property from the Region to form part of Bethesda Sideroad
- The purpose of the transaction is to ensure appropriate ownership of the local road
- Funding for this project is in the approved 2023 capital budget
- Consideration for this transaction is nominal

3. Background

The subject lands were acquired to facilitate a jog elimination at Leslie Street and Bethesda Sideroad in the City of Richmond Hill

In 2015, the Region commenced property acquisitions for reconstruction of Leslie Street as a two-lane rural cross-section between Bethesda Sideroad and Bloomington Road. The subject lands were acquired to facilitate a jog elimination at Leslie Street and Bethesda Sideroad in the City of Richmond Hill.

Leslie Street is a road under the jurisdiction of The Regional Municipality of York and Bethesda Sideroad is a road under jurisdiction of the City of Richmond Hill.

The Region and City are contributing to the jog elimination project

Construction of Leslie Street by the Region was deferred, and the City is now planning to construct the jog elimination starting in 2023, with substantial completion expected by late 2023 or early 2024. The subject lands form part of the future Bethesda Sideroad right of way.

There is a cost sharing agreement between the Region and the City that has been finalized and executed.

The City of Richmond Hill is undertaking a Project to Reconstruct Bethesda Sideroad

The City is undertaking improvements to Bethesda Road, which include a jog elimination at the intersection of Bethesda Sideroad and Leslie Street. The Region requires additional improvements to the intersection to meet Regional design standards and the City has agreed to include the Region's work in its project scope, at the Region's cost.

4. Analysis

Consideration will be nominal for this land transfer

City staff have requested the Region transfer the subject lands to the City. The Region's lands were originally acquired for the jog elimination, which the Town will be constructing. The jog elimination will benefit the function of Leslie Street and the Region will be contributing funds and this land to the project. Council approval is required to facilitate the transfer of land for the jog elimination for nominal consideration.

Environmental due diligence was completed

Environmental due diligence was completed for the subject lands. No significant issues were identified that required further environmental investigation.

The Region will transfer these lands in an 'as is, where is' condition

The City has agreed to accept these lands 'as is, where is' which means the Region will not provide representations or warranties as to the conditions of the lands.

5. Financial Considerations

A cost-sharing Memorandum of Understanding has been finalized for intersection construction to meet Regional standards. Sufficient funds are included in the 2023 Public Works Capital budget to complete this work. All expenditures from this project will be funded 27% from development charges and 73% from tax levy. Land transfers between the City of Richmond Hill and the Region are done at nominal consideration.

6. Local Impact

Elimination of the current jog at the intersection of Leslie Street and Bethesda Sideroad will improve traffic operations.

7. Conclusion

The Region acquired land in 2015 for the reconstruction and jog elimination at the intersection of Leslie Street and Bethesda Sideroad in the City of Richmond Hill. The City of Richmond Hill is now proceeding with improvements to Bethesda Sideroad and has agreed to complete the intersection improvements on behalf of the Region. The City requires the subject land to reconstruct the intersection with Leslie Street and eliminate the jog.

For more information on this report, please contact Michael Shatil, Director, Property Services at 1-877-464-9675 ext. 71684. Accessible formats or communication supports are available upon request.



Recommended by:

Dino Basso

Commissioner of Corporate Services



Approved for Submission:

Erin Mahoney

Chief Administrative Officer

September 29, 2023

#14709166

Appendix A - Property Schedule, Proposed Compensation and Location Map

Property Schedule and Proposed Compensation
Disposition of Land
Bethesda Sideroad
City of Richmond Hill

No.	Owner	Municipal Address	Legal Description	Interest Acquired	Compensation
1.	The Regional Municipality of York	Southeast corner of Leslie Street and Bethesda Sideroad intersection, City of Richmond Hill	Parts 3,4,5,6 Plan 65R-39889	Fee Simple (5,202.4 sq. m.)	\$2

LOCATION MAP

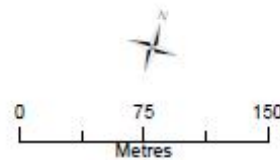


Produced by:
The Regional Municipality of York
Corporate Services, Property Services
August 2023

Data: King's Printer for Ontario 2003-2023

Imagery: © First Base Solutions Inc. 2021
(see York.ca for disclaimer information)

Location Plan
Disposition of Land
Bethesda Sideroad
City of Richmond Hill
October 12, 2023



-  Subject Property
-  Parcel
-  Road
-  Railway

© Legal/23 - Proceedings/23/08/23 Report to Council 2023/Disposition_Leslie_St_ & Bethesda_Sdrd/Disposition_Leslie_St_ & Bethesda_Sdrd.aprx