



Date: 2026-04-21

Subject: **By-law Amendment to Update Property Interests subject to Expropriation for the Intermodal Dr. Widening Project – Ward 8**

From: Marlon Kallideen, Chief Administrative Officer

Report number: CAO's Office-2026-377

Strategic Focus Area: Transit & Connectivity

Recommendations

1. That the report prepared by Gurmeet Singh, Senior Coordinator, Realty Services to the Committee of Council Meeting of April 29, 2026, re: **By-law Amendment to Update Property Interests subject to Expropriation for the Intermodal Dr. Widening Project – Ward 8**, be received; and
2. That a by-law be enacted to amend By-law 29-2026 to reflect revisions to the temporary and/or permanent easement interests required from the properties municipally known as 1 Midair Court, 10 Midair Court and 10 Woodslea Road by deleting the property interest requirements and legal descriptions in the columns for “Approximate Taking Size and Requirement” and “Legal Description” of Attachment 1 to By-law 29-2026 and replacing such deleted information with the requirements and legal descriptions attached as Attachment 3 to this report.

Report Summary

The City is commencing construction of Intermodal Drive Widening Project in 2027. Funding for property acquisition is provided in 2024 capital budget. Council approved a staff report and by-law 29-2026 in February 2026 to authorize the City to commence expropriating property interests from eight properties. Since then, staff have identified revisions or additional requirements needed for 1 Midair Court, 10 Midair Court and 10 Woodslea Road. An amendment is being sought to by-law 29-2026 to revise the required limited interests for expropriation. There are no immediate financial impacts from the recommendations in this report.

Background

The City is planning to commence the construction of the Intermodal Drive Widening Project from 165 meter west of Airport Road to Canadian National (CN) overbridge in

2027. Staff is in the process of acquiring the necessary property interests to facilitate utility relocations and the widening of Intermodal Drive. The expropriation process has been initiated in parallel with amicable negotiations to avoid any delays to the construction schedule.

Current Situation

Council approved a staff report and by-law 29-2026 in February 2026 identifying certain sizes and property requirements (Attachment 1). Since then, staff have identified revisions and/or additional requirements associated with 1 Midair Court, 10 Midair Court and 10 Woodslea Road, as set out in Attachment 3. Subject to Council approval, staff will amend by-law 29-2026 accordingly.

The Application for Approval to Expropriate has not yet been completed. It is only an initial procedural step that enables the City to advance the statutory expropriation process in accordance with the *Expropriations Act* and does not authorize the taking of the lands at this stage. Notwithstanding this approach, staff will continue to pursue negotiations with affected property owners to reach amicable agreements wherever possible.

A subsequent report will be presented to Council to seek approval to expropriate the property interests following the service and publication of the Notices of Application for Approval to Expropriate Land and completion of any required Hearings of Necessity.

Financial Implications

There are no immediate incremental financial impacts arising from the recommendations in this report. Funding for property acquisition related to the Intermodal Drive Widening Project, including expropriation, has been identified within the 2024 capital budget.

Legal Comments

Legal Services will provide legal support, and engage external counsel as needed, to undertake the expropriations.

Conclusion

This report recommends that Council permit staff to amend by-law 29-2026 to revise those parts of 1 Midair, 10 Midair and 10 Woodslea Road in order to commence the expropriation process of the required property interests.

Peter Pilateris

Marlon Kallideen, Chief Administrative Officer

Prepared by: Gurmeet Singh, Senior Coordinator, Realty Services
Rajat Gulati, Senior Manager, Realty Services

Attachment:

- Attachment 1 – By-law 29-2026
- Attachment 2 – Location Map of the Properties
- Attachment 3 – Revised Property Interests