



Staff Report for Committee of the Whole Meeting

Date of Meeting: June 18, 2025

Report Number: SRS.25.04

Department: Office of the City Manager

Division: Legal Services

Subject: **SRS.25.04 – Conveyance of Easements from Peter and Celia Eftimovski and the Toronto and Region Conservation Authority (TRCA) to facilitate the Maple Grove Avenue road reconstruction**

Purpose:

To seek Council authorization with respect to the conveyance of easements from the property owners located at 91 Maple Grove Avenue, 0 Parker Avenue (East Humber Trail) and 0 Maple Grove Avenue SS (Oak Ridges Meadow).

Recommendation(s):

- a) That the Mayor and Clerk be authorized to execute any and all documents and agreements as required including an Agreement of Purchase and Sale to implement the conveyance of easements from the property owners of 91 Maple Grove Avenue, 0 Parker Avenue (East Humber Trail) and 0 Maple Grove Avenue (Oak Ridges Meadow), upon the written recommendation from the City Manager.

Contact Person(s):

Christian Greco, Manager of Real Estate, Extension 2421

Mohammad Kashani, Manager Design and Construction, Extension 5479

Report Approval:

Submitted by: Antonio R. Dimilta, City Solicitor

Approved by: Darlene Joslin, City Manager

All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), City Solicitor (as required), Commissioner, and City Manager. Details of the reports approval are attached.

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Background:

The City of Richmond Hill is undertaking the detailed design for the reconstruction of Maple Grove Avenue and Wendy Way. The scope of work includes removal of ditches and culverts, boulevard regrading, pavement reconstruction, new curb and gutter, new sidewalk, watermain replacement, new storm sewer system, sanitary sewer repair as required and streetlight upgrades.

In order to facilitate the work, Staff has identified the need for easements on three separate properties located at 91 Maple Grove Avenue, currently owned by Peter Eftimovski and Celia Eftimovski, at 0 Parker Avenue (East Humber Trail) and 0 Maple Grove Avenue (Oak Ridges Meadow) both currently owned by TRCA. The easements are required to provide outlets to the storm system at its natural low point.

For illustrative purposes we have included an aerial photo (*Figure 1*). The easement area for 91 Maple Grove Avenue is highlighted in blue and the easement areas for the East Humber Trail and Oak Ridges Meadow are highlighted in red.



Figure 1: Plan showing easement locations

The proposed property rights being conveyed to the City are permanent easements to facilitate the reconstruction of Maple Grove Avenue and Wendy Way. City Staff has been in communication with Peter Eftimovski and Celia Eftimovski and TRCA and the property owners have agreed to convey the easements to the City for nominal consideration.

Furthermore, the cost of the easements are nominal however both property owners are requesting that all legal and registration costs for the easements be borne by the City. Additionally, TRCA is requesting that the City indemnifies them from any and all claims resulting in any way either directly or indirectly from this conveyance of the easements or the carrying out of the City construction.

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Financial Implications:

There is no financial impact to the City in regard to the agreement.

Relationship to Strategic Plan 2024-2027:

Proceeding in the manner recommended by this report reflects the goal of Pillar 1: Growing a livable, sustainable community to “Plan for and build infrastructure, including parks, trails and green space to support quality of life, community connection and resiliency” under the City’s Strategic

Plan Attachments:

There are no attachments.

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Report Approval Details

Document Title:	SRS.25.04.docx
Attachments:	
Final Approval Date:	May 21, 2025

This report and all of its attachments were approved and signed as outlined below:

Bob Levesque - May 21, 2025 - 10:19 AM

Antonio Dimilta - May 21, 2025 - 11:00 AM

Darlene Joslin - May 21, 2025 - 11:02 AM