

Clause 7 in Report No. 3 of Committee of the Whole was adopted, without amendment, by the Council of The Regional Municipality of York at its meeting held on February 18, 2016.

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Acquisition of Land
3825 Major Mackenzie Drive
City of Vaughan

Committee of the Whole recommends adoption of the following recommendation contained in the report dated January 22, 2016 from the Commissioner of Corporate Services:

1. Recommendations

It is recommended that:

1. Council authorize the acquisition of the following land required for the reconstruction of Major Mackenzie Drive, in the City of Vaughan.

No.	Owner	Municipal Address	Legal Description	Interest Required
1.	Her Majesty The Queen in Right of Ontario as Represented by the Minister of Economic Development, Employment and Infrastructure	3825 Major Mackenzie Drive Vaughan	Part 9, Plan 65R34551	Fee Simple

2. The Commissioner of Corporate Services be authorized to execute the agreement of purchase and sale and all necessary documents to complete the transaction.

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2. Purpose

This report seeks Council approval to acquire land required for the widening and reconstruction of Major Mackenzie Drive, from Weston Road to Islington Avenue, in the City of Vaughan, as shown in Attachment 1.

3. Background

The widening and reconstructing Major Mackenzie Drive in the City of Vaughan was approved under the Western Vaughan Individual Environmental Assessment in 2011

The widening and reconstruction of Major Mackenzie Drive between Highway 50 and Highway 400 is part of the approved Western Vaughan Individual Environmental Assessment (EA), which was contained in Report No. 2 of the Transportation Services Committee and approved by Council on February 17, 2011. The improvements to Major Mackenzie Drive include road widening from two to six lanes, and will include Transit-HOV lanes and off-street cycling facilities.

Council authorized the expropriation of properties required for the widening in September 2014

On September 11, 2014, Council authorized the expropriation of 20 privately owned properties between Weston Road and Islington Avenue. Eight properties were obtained amicably and expropriation plans were registered for the remaining 12 properties. Offers of compensation were served to the expropriated owners and the Region secured ownership of the lands commencing spring of 2015. The subject lands were not included in the properties to be expropriated as they are owned by a public authority and cannot be expropriated. The Ministry of Transportation of Ontario currently operate its Maple Patrol Yard on site. This yard serves as a maintenance facility for Highway 400 operations.

Utility relocations along the corridor were completed in spring of 2015 and roadway construction is currently underway.

The Region is currently accessing the required lands in accordance with a Temporary Licence Agreement

The Region requires the subject lands for grading for road works and for the construction of a multi-use path. With construction already underway, a

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temporary license agreement for one year was negotiated to permit the Region temporary access to the lands to allow construction to proceed until the final agreement of purchase and sale is executed.

4. Analysis and Options

Negotiations have been successfully completed for the acquisition of Region requirements at 3825 Major Mackenzie Drive

Staff has completed negotiations with the Province to acquire the subject lands. The compensation for the acquisition of these lands is based on market value as detailed in the independent appraisal report commissioned by the Region.

The Region completed a Phase One Environmental Site Assessment (ESA)

Upon obtaining ownership of the lands, the Region will be responsible for addressing any issues associated with impacts to the property. The Region completed a Phase One ESA on the subject lands to assess potential environmental concerns. A Phase Two ESA was recommended in order to investigate any potential environmental concerns associated with the Province's use of the lands as a maintenance operations facility. Staff is in the process of completing the Phase Two ESA to investigate soil and groundwater conditions. The review of the environmental reports and any subsequent action plan will be carried out in consultation with Legal Services.

The Province requires the Region to purchase the lands in an "as is, where is" condition

The Province is only willing to convey the lands to the Region if the Region acquires the lands in an "as is, where is" with no representations and warranties as to the condition of the lands upon closing. Under the terms of the agreement of purchase and sale, the Region has a 30 day inspection period to complete all necessary due diligence investigations.

Link to key Council-approved plans

The proposed acquisition for the widening and reconstruction of Major Mackenzie Drive supports the objectives of Vision 2051, the Regional Official Plan and the 2015 to 2019 Strategic Plan.

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One of the goal areas of Vision 2051 is Interconnected Systems for Mobility, which the project addresses by providing an interconnected network for mobility that links people to jobs. As well, the Major Mackenzie Drive project supports one of the objectives of the Regional Official Plan which is to ensure streets support all modes of transportation. Lastly, a strategic objective identified in the Strategic Plan is the focus on networks and systems that connect people, goods and services.

5. Financial Implications

The funding required to complete this property acquisition has been included in the 2016 Capital Budget for Transportation Services, Capital Planning and Delivery.

6. Local Municipal Impact

The Western Vaughan EA provided a series of road improvements to address traffic mobility in the western Vaughan area in collaboration with the City of Vaughan's growth plan.

Once construction is complete, the widening and reconstruction of Major Mackenzie Drive, between Weston Road and Islington Avenue will provide upgraded capacity to improve traffic operations for the travelling public and meet the expected growth in the area.

7. Conclusion

Staff has concluded negotiations for the acquisition of the subject lands, which is required to facilitate the widening and reconstruction of Major Mackenzie Drive between Weston Road and Islington Avenue. This property was not expropriated as it is owned by another public authority.

An agreement was negotiated to acquire fee simple interest for grading and the construction of a multi-use path. Accordingly, it is recommended that Council approve the acquisition of the subject lands.

For more information on this report, please contact Michael Shatil, Director, Property Services Branch at ext. 71684.

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The Senior Management Group has reviewed this report.

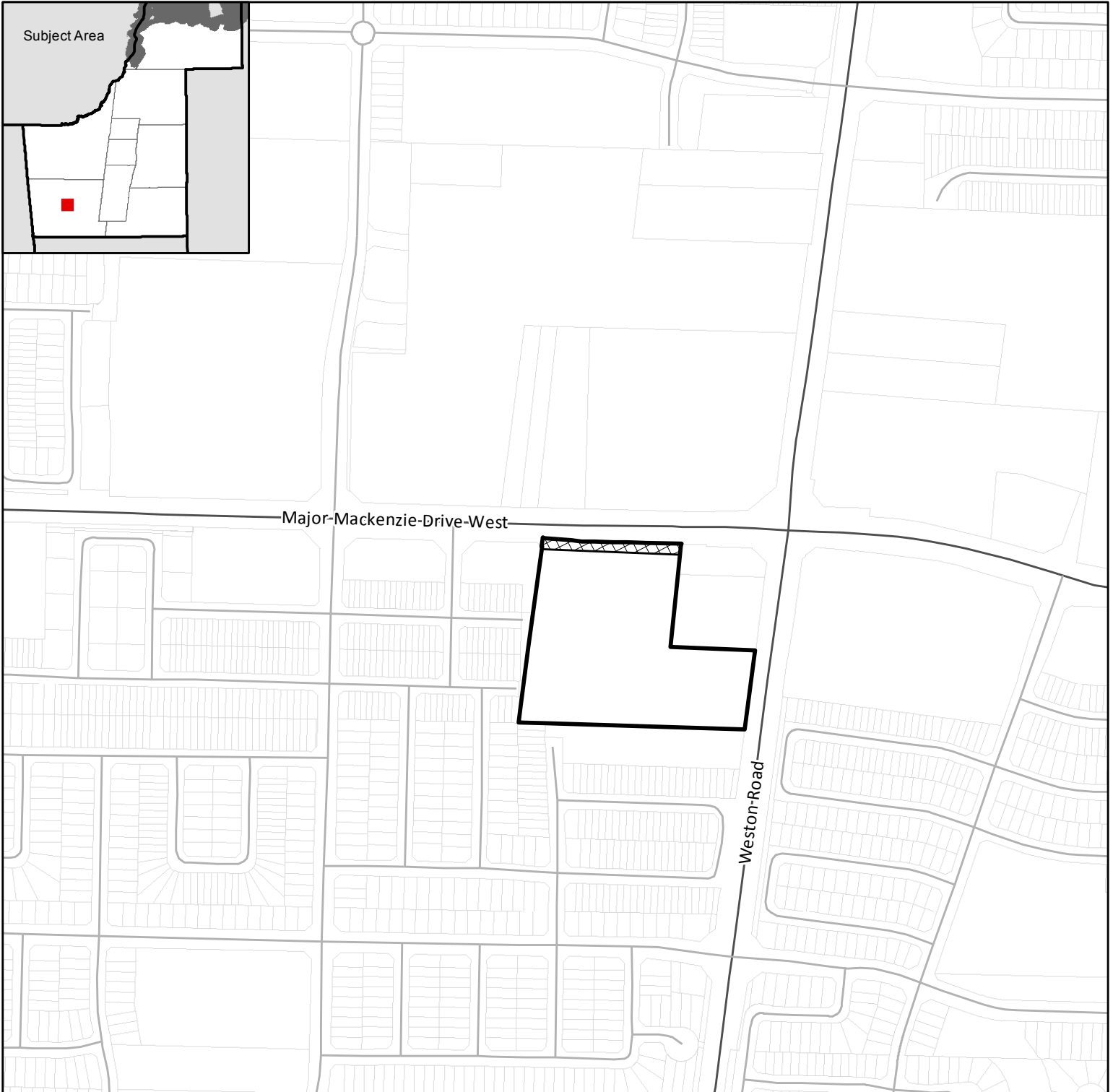
January 22, 2016

Attachment (1)

Private Attachments (1)

6550514

Accessible formats or communication supports are available upon request



LOCATION PLAN

Acquisition of Land
3825 Major Mackenzie Drive
City of Vaughan





Produced by:
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Legend

-  Subject Property
-  Interest Required
-  Parcel
-  Road