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ACQUISITION OF LAND VARIOUS PROJECTS

The Transportation Services Committee recommends the adoption of the recommendation contained in the following report dated November 10, 2009, from the Commissioner of Corporate Services.

1. RECOMMENDATION

It is recommended that:

1. The following agreements be accepted and that the Commissioner of Corporate Services be authorized to complete these transactions in accordance with the terms of the agreements.

2. PURPOSE

This report is to obtain Regional Council approval to accept the following agreements for York Regional Transit Operations and Maintenance Facility (O & M Facility) at 8300 Keele Street, the Doane Road Interchange and the Jog Elimination at Ninth Line and Stouffville Road projects. The lands being purchased for the O & M Facility are to ensure the Regional control of access to the site as access is currently via a right of way. The O & M Facility is currently under construction and is scheduled to open in May 2010, the Doane Road project is scheduled to be constructed in 2011 and the jog elimination is scheduled for construction in 2015.

3. BACKGROUND

The lands being acquired will allow access to the Operations and Maintenance Facility, City of Vaughan

The Region purchased 8300 Keele Street for the York Region Transit Operations and Maintenance Facility on December 20, 2007. Access to the property is via a right of way over lands owned by the Canadian National Railway Company (CN) who own additional lands to the west. The right of way was formerly heavily used by CN for access but over the past few years has only been used as a secondary access. In light of the heavy demand by York Region Transit (YRT) vehicles over the right of way, it was determined Regional ownership controlling the right of way is preferable as CN may not snow plough the right of way early enough in the morning during the winter and/or maintain the integrity of the asphalt and bedding. Ownership of the right of way will ensure YRT vehicles have full, uninterrupted ingress/egress between the parking area and Keele

Street. CN and the property owner to the north will be granted an easement across the subject lands.

Doane Road widening improves Highway 404 access

The Environmental Assessment for this project was approved in December 2008. Utility relocation is expected to commence early in 2010. The project is as a result of the Province extending Highway 404 from Green Lane to Ravenshoe Road. The Region requested an interchange at Doane Road which the Province agreed as long as the Region paid for it. The interchange will provide improved access to the future growth of Queensville.

Jog elimination at Ninth Line and Stouffville Road

The Environmental Assessment for this project was approved in November 2008. Detail design is approaching 30% and construction is scheduled to commence in 2013. Traffic flow through Stouffville is delayed as a result of Ninth Line having an offset at Main Street. The road requires motorists to manoeuvre a right turn and then a left turn in order to continue on Ninth Line. The jog elimination will alleviate this issue as traffic will be able to travel on Ninth Line without the delay culminating with better and more efficient traffic flow through the Town.

4. ANALYSIS AND OPTIONS

Property 1 *(see attachment 1)*

OWNERS:	Canadian National Railway Company
PROJECT:	Access for YRT bus garage at 8300 Keele Street
SUBJECT PROPERTY:	Part of Lot 15, Concession 4 Being Part 1, on Reference Plan 65R-13662
AREA TAKEN:	1.9724 acres
COMMENTS:	The lands are being acquired to ensure uninterrupted ingress/egress to the new conventional transit garage located 8300 Keele Street.
PROJECT NUMBER:	n/a

Property 2 *(see attachment 2)*

OWNERS:	873241 Ontario Inc.
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PROJECT: Highway 404 Interchange at Doane Road, Town of East Gwillimbury

SUBJECT PROPERTY: East half of Lot 15, Concession 3, Town of East Gwillimbury

AREA TAKEN: Fee Simple Interest in Part 1 on Reference Plan 65R-319601, comprising 483.5 m² (0.366 acres)

COMMENTS: The lands are being acquired for the widening of Doane Road for the four lane approach to the 404 Interchange.

PROJECT NUMBER: 8673

Property 3 (*see attachment 2*)

OWNERS: Patapsco Developments Inc.

PROJECT: Highway 404 Interchange at Doane Road, Town of East Gwillimbury

SUBJECT PROPERTY: Part of Lot 16, Concession 3, Parts 1, 2 & 3 65R-22578, Town of East Gwillimbury

AREA TAKEN: Fee Simple Interest in Parts 33, 34, 35 and 36 on Reference Plan 65R-31405, comprising 4,098.4 m² (1.013 acres)

COMMENTS: The lands are being acquired for the widening of Doane Road for the four lane approach to the 404 Interchange. This agreement is a land exchange wherein the Region agrees to convey 1.78 acres of inaccessible surplus land from this project in exchange for the Region's requirements from this owner as well as requirements from Weehauken Homes Inc., a related company (Property 4).

PROJECT NUMBER: 8673

Property 4 (*see attachment 2*)

OWNERS: Weehauken Homes Inc.

PROJECT: Highway 404 Interchange at Doane Road, Town of East Gwillimbury

SUBJECT PROPERTY: Part of Lot 15, Concession 3, described as PIN 03420-0056, Town of East Gwillimbury
Part of Lot 17, Concession 3, described as PIN 03419-0427, Town of East Gwillimbury
Part of Lot 17, Concession 3, described as PIN 03419-0428, Town of East Gwillimbury

AREA TAKEN: Fee Simple Interest in Parts 45, 46, 47 and 49 on Reference Plan 65R-31405, comprising 2,274.4 m² (0.56 acres)

COMMENTS: The lands are being acquired for the widening of Doane Road for the four lane approach to the 404 Interchange. This agreement is a land exchange wherein the Region agrees to convey 1.78 acres of inaccessible surplus land from this project in exchange for the Region's requirements from this owner as well as requirements from Patapsco Developments Inc., a related company (Property 3).

PROJECT NUMBER: 8673

Property 5 (*see attachment 3*)

OWNERS: Murray Pattenden
Terri Pattenden

PROJECT: Ninth Line (YR 69) and Main Street jog elimination, Town of Whitchurch-Stouffville

SUBJECT PROPERTY: Part of Block A, Registered Plan 401 shown as parts 20, 21 and 22 on Reference Plan 65R-31664, Town of Whitchurch-Stouffville

AREA TAKEN: Complete buyout

COMMENTS: The subject is located on the east side of Fairview Avenue. It is improved with a detached residential brick bungalow having three bedrooms and a finished basement. There is also a detached single car garage.

PROJECT NUMBER: 8578

5. FINANCIAL IMPLICATIONS

Total amount of compensation is \$977,237

The total amount of compensation for these acquisitions is \$977,237 which includes land, compensation to mitigate business losses, loss of trees, disturbance. Funds for these acquisitions are included in the 2009 budget.

6. LOCAL MUNICIPAL IMPACT

Regional ownership of the lands will ensure uninterrupted access to the Operations and Maintenance Facility

Ownership of the right of way will ensure uninterrupted ingress/egress of YRT vehicles from the Operations and Maintenance Facility to service the public.

Doane Road Interchange will provide improved access to Queensville

The interchange at Highway 404 and Doane Road will address increased congestion on the local road network expected from the significant growth in population and employment projected for East Gwillimbury by 2031.

Jog elimination at Ninth Line and Main Street will provide efficient traffic flow through Stouffville

The jog elimination will result in improved traffic flow as a result of future development through the Town of Stouffville.

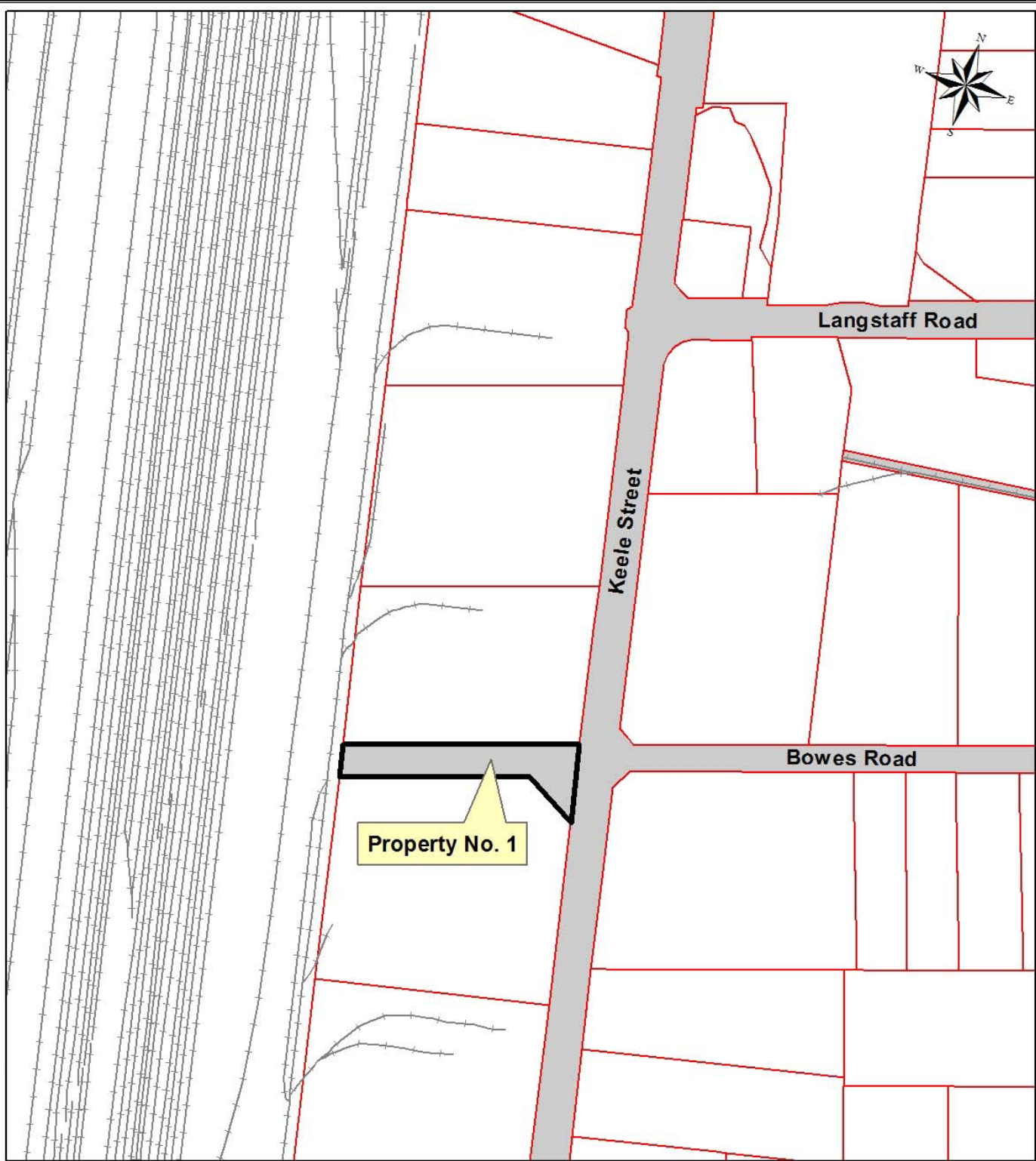
7. CONCLUSION

It is recommended this report be accepted in order to provide the required lands for the various projects.

For more information on this report, please contact Paul J. Roberts, Manager, Realty Services, Property Services Branch at Ext. 1424.

The Senior Management Group has reviewed this report.

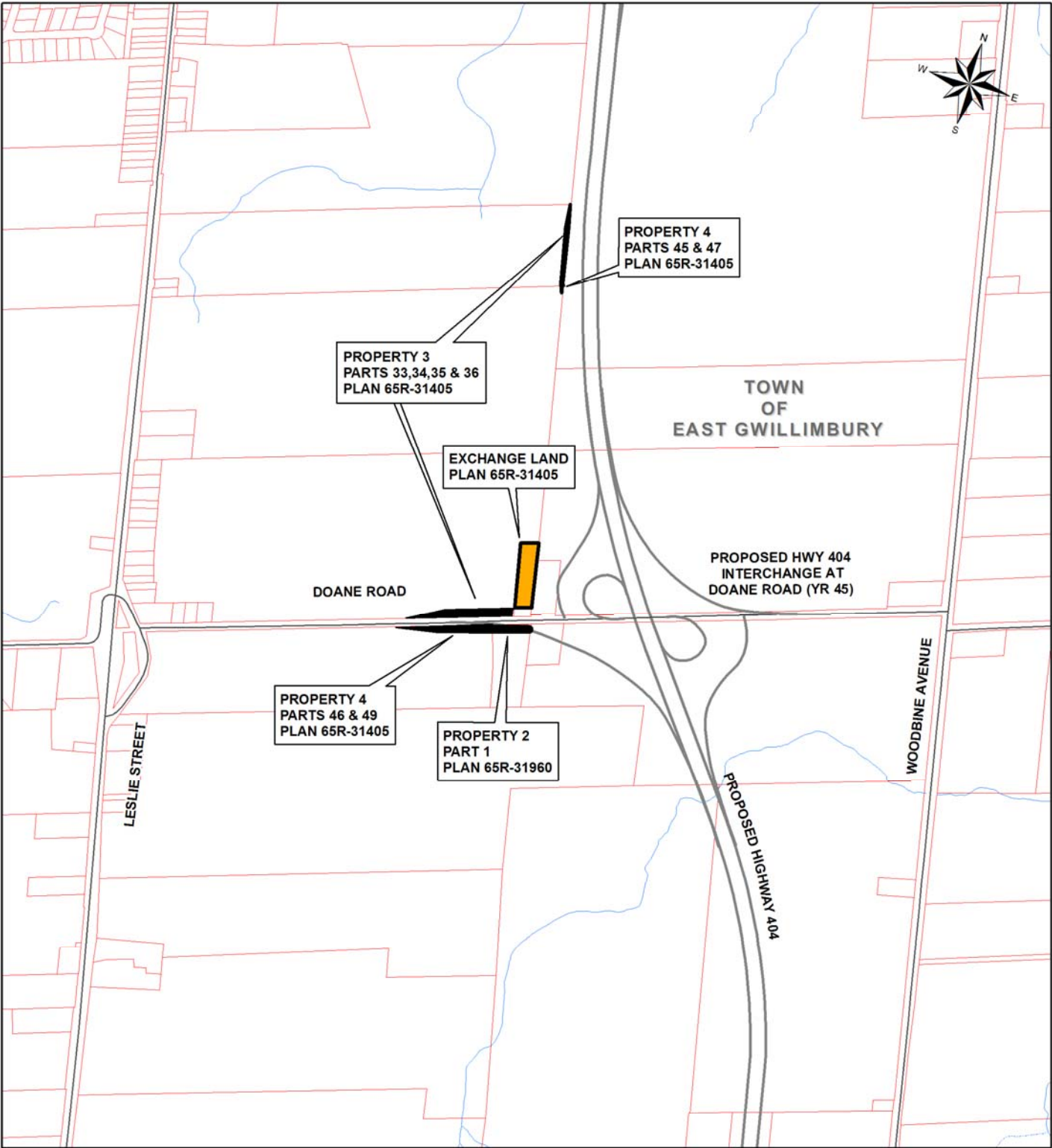
(The three attachments referred to in this clause were included in the agenda for the December 2, 2009 Committee meeting).



LOCATION PLAN
Acquisition of Land Various Projects
Access for Transit Garage
City of Vaughan



PROPERTY SERVICES

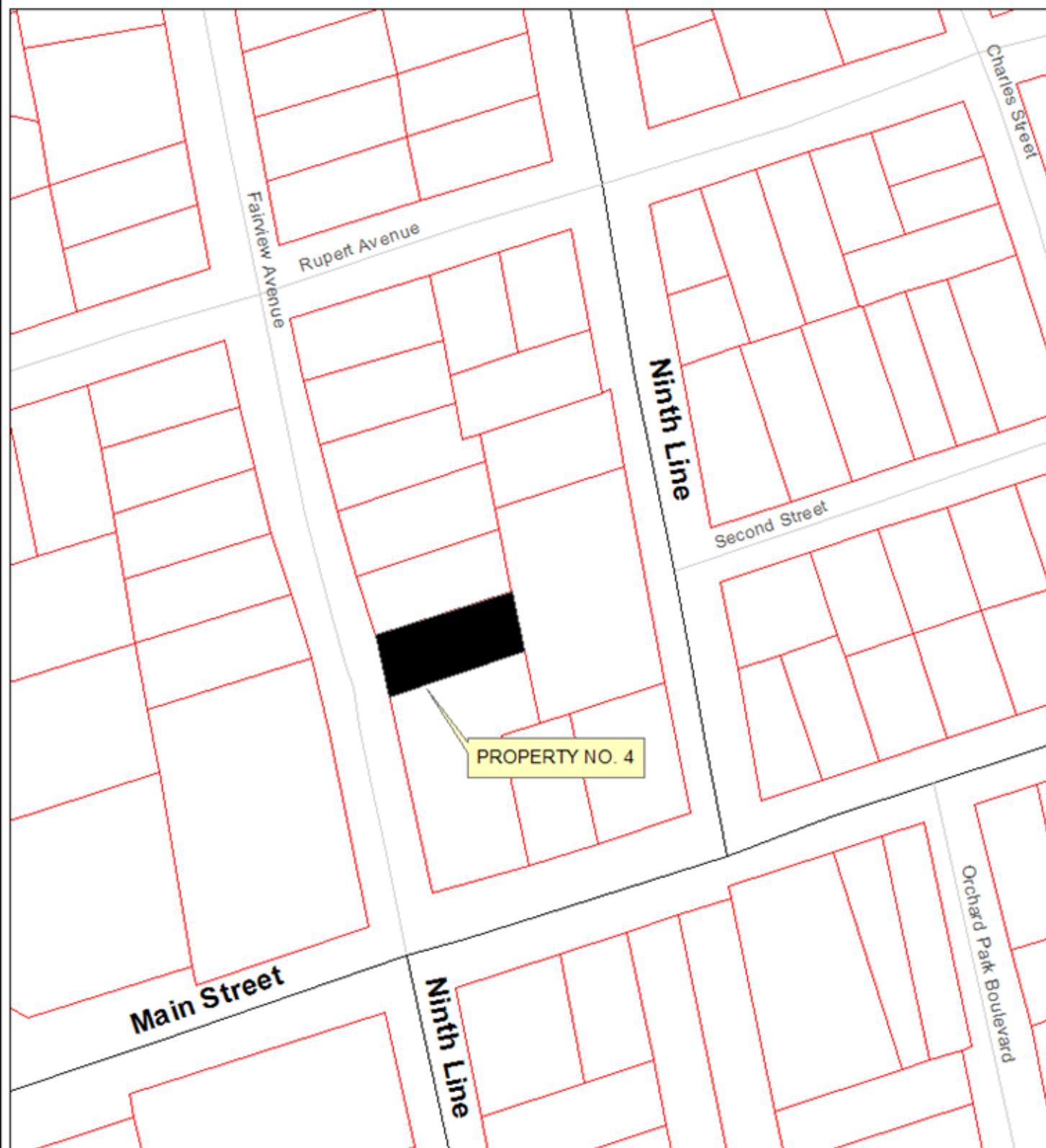


LOCATION PLAN
PROJECT 8673
Acquisition of Land
Various Projects
Town of East Gwillimbury

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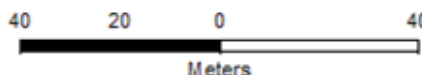
PROPERTY SERVICES



LOCATION PLAN

Acquisition of Land
Murray and Terri Pattenden, 29 Fairview
Town of Whitchurch-Stouffville

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