

15

ACQUISITION OF LAND VARIOUS PROJECTS

The Finance and Administration Committee recommends the adoption of the recommendations contained in the following report dated May 6, 2010, from the Commissioner of Corporate Services.

1. RECOMMENDATIONS

It is recommended that:

1. Regional Council accept the offers to sell for the acquisition of the lands required for the infrastructure projects as set out in this report.
2. The Commissioner of Corporate Services be authorized to execute the agreements on behalf of the Region, and to complete the transaction in accordance with their terms.

2. PURPOSE

This report is to obtain Regional Council's approval to accept agreements for the following projects:

- YDSS connection 2nd Concession Road, Town of East Gwillimbury
- Queensville Water Tower, Town of East Gwillimbury
- Nobleton Water Supply, Township of King
- YDSS South East Collector Sewer Project, City of Pickering

3. BACKGROUND

An agreement was executed for the YDSS construction along 2nd Concession Road, Town of East Gwillimbury

In order to proceed with the build-out of their subdivisions, a developer group having interests in the communities of Queensville, Holland Landing and Sharon has entered into a Development Charge (DC) Credit Agreement with the Region to have the necessary wastewater infrastructure advanced. The agreement was executed by all parties in December 2009, detailed design is well advanced and tendering is anticipated this summer.

There are a total of 12 properties required for the project. Nine properties have negotiated agreements with the owners, two (2) of which are the subject of this report with the remaining seven (7) currently being approved under delegated authority for acquisitions under \$50,000.00. The remaining three (3) properties are still in negotiations and will be brought forward for approval at a later date. Construction is scheduled for 2010.

The properties required for this project are indentified as Property 1 and Property 2 in Section 4 of the report.

Construction of the Queensville Water Tower, Town of East Gwillimbury is scheduled in 2010

The Queensville Elevated Tank Project was initiated by the need for additional water storage for the proposed future growth in Queensville and Sharon over the next 20 years.

The municipal class Environmental Assessment for the Queensville Elevated Tanks was approved in early 2009 which has allowed the start of the detailed design of the facility. Construction is scheduled for 2010.

The properties required for this project are indentified as Property 3 in Section 4 of the report.

Construction of the Nobleton Water Supply, Township of King is scheduled in 2010

The Environmental Assessment Report (ESR) was approved in late 2007 for Water Resource exploration for water supply and storage in the community of Nobleton.

The community of Nobelton requires additional water supply and storage capacity as determined in the ESR to accommodate future growth as detailed in their approved community plan. One property is required for the project which is the subject of this report. Construction is scheduled to commence in 2010.

The properties required for this project are indentified as Property 4 in Section 4 of the report.

Road works are required for the YDSS South East Collector Sewer Project, City of Pickering

The Regional Municipality of York has received approval from the Ministry of the Environment of the individual Environmental Assessment of the preferred 15km route for the South East Collector sewer project through Markham and Pickering.

The South East Collector sewer design requires a large diameter manhole at the intersection of Liverpool Road and Finch Avenue, necessitating the acquisition of additional land outside of the municipal right-of-way. The additional land is required for the construction of the manhole, and to provide access to the construction area. This property is significantly affected by this land requirement and a total buy-out of the property is necessary.

The properties required for this project are indentified as Property 5 in Section 4 of the report.

4. ANALYSIS AND OPTIONS

The following outlines the details of the property required for the above project.

Property 1 (*Attachment 1*)

OWNER:	Weehauken Homes Inc.
PROJECT:	York-Durham Sanitary Trunk Sewer
SUBJECT PROPERTY:	Part of Lot 19, Concession 2, Town of East Gwillimbury
AREA TAKEN:	Fee Requirement - 0.479 acre, Permanent Easement - 0.407 acre
COMMENTS:	The subject property is located on the east side of 2 nd Concession Road, approximately 400m south of Queensville Sideroad. It consists of 99.60 acres of vacant land. The property is required for a Sanitary Pumping Station.
PROJECT NO:	71220

Property 2 (*Attachment 1*)

OWNER:	Patapsco Developments Inc.
PROJECT:	York-Durham Sanitary Trunk Sewer
SUBJECT PROPERTY:	Part of Lot 19, Concession 2, Town of East Gwillimbury
AREA TAKEN:	Fee Requirement - 0.679 acre

COMMENTS: The subject property is located on the east side of 2nd Concession Road, approximately 600m south of Queensville Sideroad. It consists of 50.94 acres of vacant land. The property is required for a Sanitary Pumping Station.

PROJECT NO: 71220

Property 3 (*Attachment 2*)

OWNER: Queensville Properties Development Corporation

PROJECT: Queensville Water Tower

SUBJECT PROPERTY: Part of Lot 21, Concession 3, Town of East Gwillimbury

AREA TAKEN: Fee Requirement - 0.655 acre, Permanent Easement - 0.238 acre, Temporary Easement (2 years) - 2.805 acres, Temporary Easement (Indefinite) - 1.816 acres

COMMENTS: The subject property is located on the north side of Queensville Sideroad, approximately 300m east of Leslie Street. It consists of 64.95 acres of land that is improved with a dwelling and various out buildings. The property is required for a Water Tower.

PROJECT NO: 71180

Property 4 (*Attachment 3*)

OWNERS: Gaetano Baldesarra, In Trust
Antonio Di Pede, In Trust

PROJECT: The construction of an additional water supply and storage capacity for the community of Nobleton in the Township of King.

SUBJECT PROPERTY: Part of Lot 4, Concession 9, Township of King

AREA TAKEN: Fee Requirement - 2.485 acres (10.056.8 m²)

COMMENTS: The subject property is a parcel of vacant land on the west side of Highway 27, south of Ellis Avenue in the community of Nobleton.

PROJECT NO: 7316

Property 5 (*Attachment 4*)

OWNERS: Mark Lawrence Wardle and Lynette Joyce Wardle

PROJECT: The construction of the South East Collector Sewer.

SUBJECT PROPERTY: Lot 25, Plan 43M-1215, City of Pickering

AREA TAKEN: Complete Buy-out

COMMENTS: The subject property is an improved residential corner property located at 1256 Barnwood Square, Pickering. The property backs onto Finch Avenue and Liverpool Road, adjoining the future location of shaft 2 of the sewer project.

PROJECT NO: 7404

5. FINANCIAL IMPLICATIONS

The total compensation for the property acquisitions is \$3,919,275

Funds for the acquisitions of Properties 1, 2 and 3 are included in the Environmental Services 2010 budget; Properties 4 and 5 are included in the 2010 Capital Budget.

6. LOCAL MUNICIPAL IMPACT

The construction of the York Durham Sanitary Pumping Station and the Queensville Water Tower in the Town of East Gwillimbury; the construction of an additional water supply and storage capacity for the community of Nobleton; and the construction of the South East Collector sewer in Pickering will support future growth in the various communities.

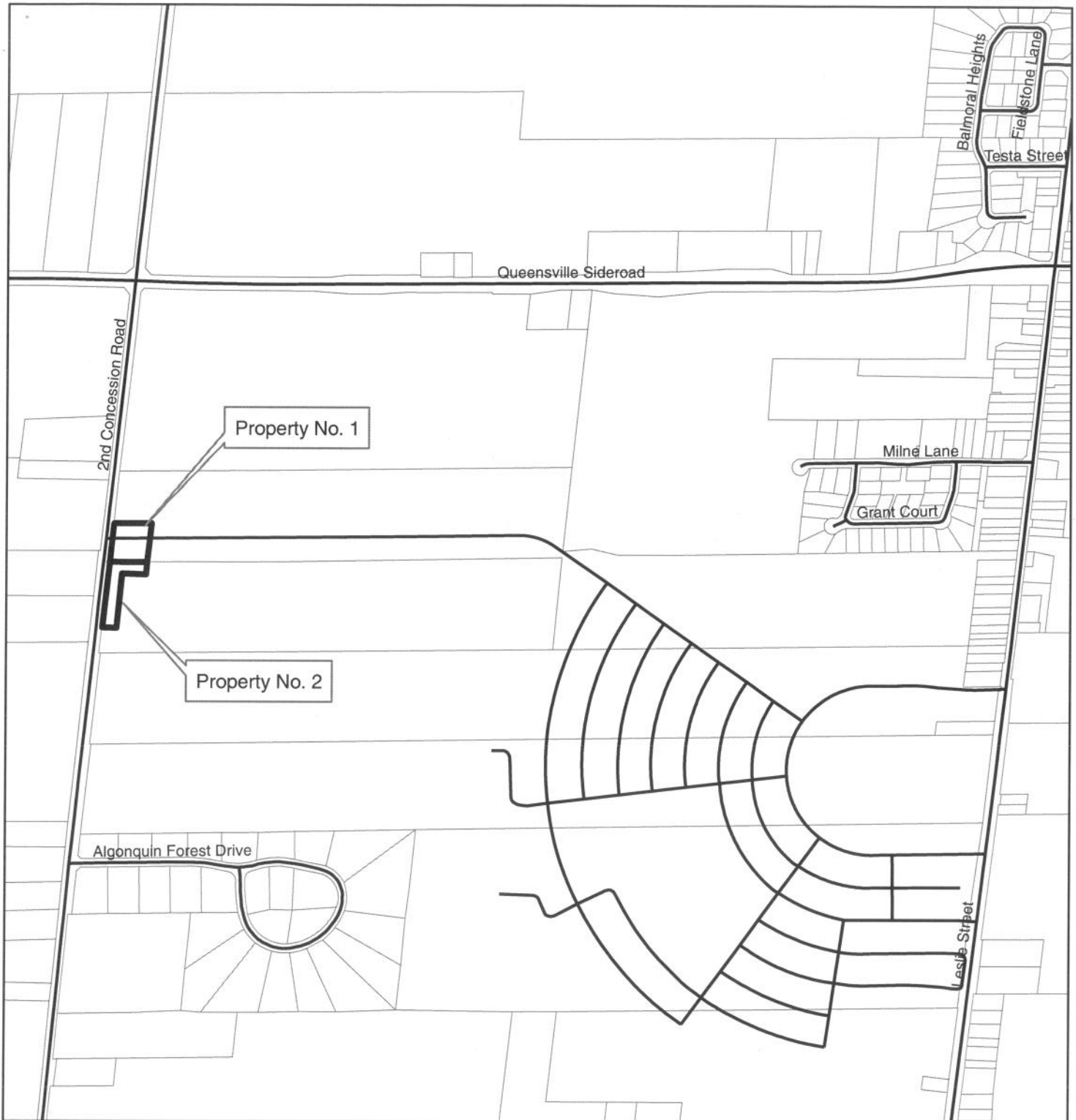
7. CONCLUSION

It is recommended this report be accepted in order for the aforementioned projects to proceed in a timely manner to meet construction timelines.

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 five attachments including the private attachment referred to in this clause were included in the agenda for the June 10, 2010 Committee meeting.)



LOCATION PLAN

Acquisition of Land

2nd Concession Road, Project 7122

Town of East Gwillimbury

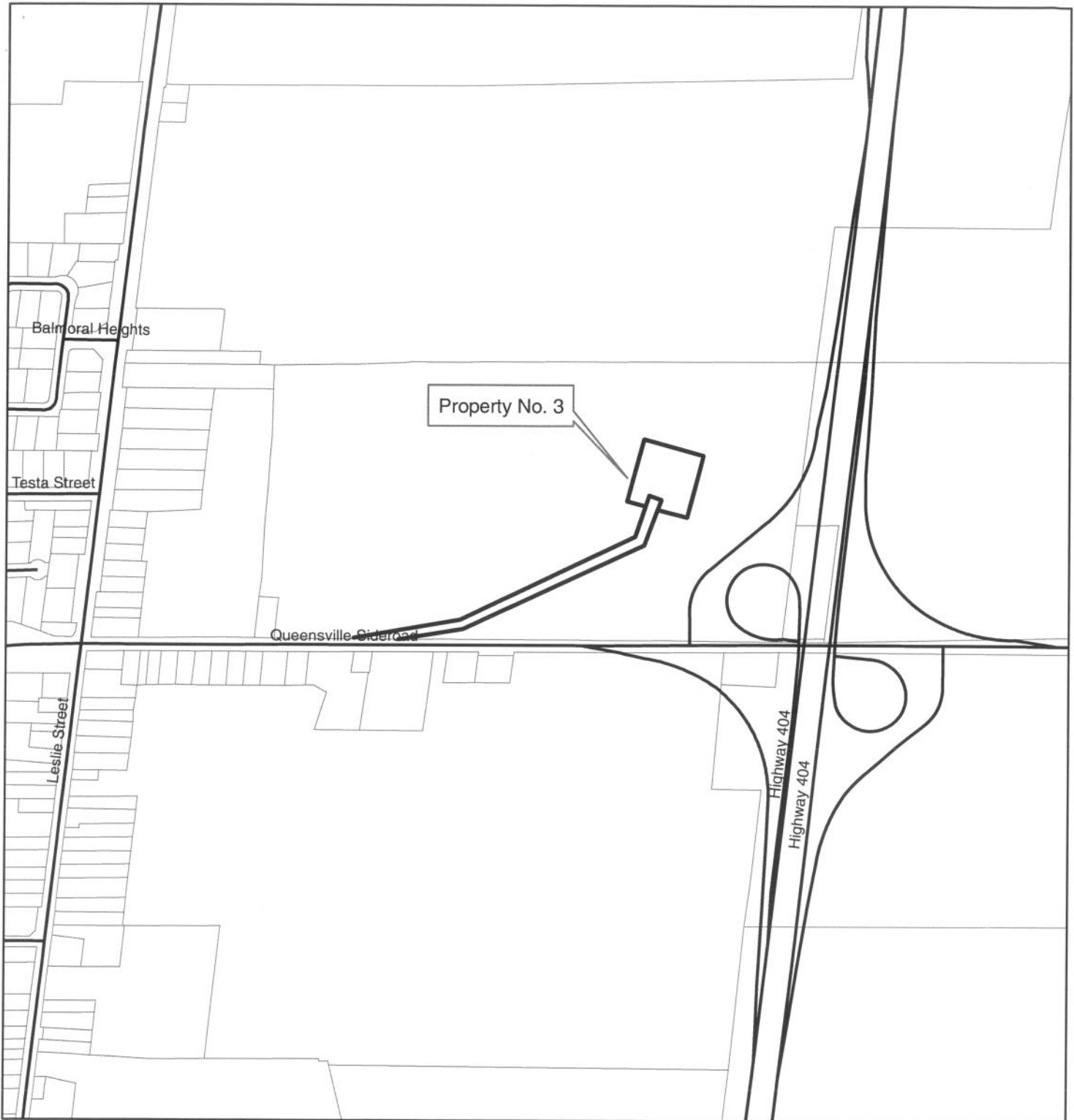
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0 215 430 860 Metres

PROPERTY SERVICES





LOCATION PLAN

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Acquisition of Land
Queensville Water Tower, Project 71180
Town of East Gwillimbury



0 135 270 540 Metres

A horizontal scale bar with markings at 0, 135, 270, and 540 metres.

PROPERTY SERVICES





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LOCATION PLAN

Acquisition of Land
Water Supply and Storage, Project 73160
Township of King



0 95 190 380 Metres

PROPERTY SERVICES





LOCATION PLAN

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Acquisition of Land
1256 Barnwood Square, Project 7404
CITY OF PICKERING



PROPERTY SERVICES

