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PROPOSED HOUSEHOLD HAZARDOUS WASTE DEPOT CITY OF VAUGHAN PROPERTY ACQUISITION

The Transportation and Works Committee recommends the adoption of the recommendation contained in the following report, June 10, 2003, from the Commissioner of Transportation and Works and Commissioner of Corporate Services:

1. RECOMMENDATION

It is recommended that:

1. The Commissioner of Corporate Services be authorized to complete the purchase of approximately 7.8 acres of property from the City of Vaughan, which is located on Rutherford Road (Y.R. 73) just east of Jane Street (described as Parts 1, 2, 3 and 4 on Reference Plan 65R-26910), for \$485,000 for the establishment of a Regional Household Hazardous Waste Depot, subject to appropriate conditions related to the Region obtaining all necessary approvals.

2. PURPOSE

The purpose of this report is to obtain authorization to purchase approximately 7.8 acres of property, described as Parts 1, 2, 3 and 4 on Reference Plan 65R-26910 (*see Attachment 1*), presently owned by the City of Vaughan, for the establishment of a Household Hazardous Waste Depot.

3. BACKGROUND

On September 18, 2003, Regional Council adopted Clause 3 of Report No. 3 of the Solid Waste Management Committee which outlined a proposal for the Region to acquire property from the City of Vaughan for the establishment of a Household Hazardous Waste (HHW) Depot. The report authorized the Region's Director of Realty Services to negotiate with City staff for the purchase of the property, which is located next to the Region's Transportation and Works Southwest Patrol Yard, off Rutherford Road just east of Jane Street.

4. ANALYSIS

4.1 Toronto and Region Conservation Authority

Staff from the Region and its consultants have carried out a comprehensive process with staff from the Toronto and Region Conservation Authority (TRCA) to determine which portion of the property can be considered developable table land.

Attachment 1 shows the legal limits of the subject property. The flood plain is designated as Part 1, whereas the table land is designated as Parts 2, 3 and 4.

Attachment 2 is a plan which shows the general location of the site.

4.2 Property Appraisal

Staff from the Region and the City of Vaughan agreed to retain the professional property appraisal firm of D. Bottero & Associates Limited to appraise the property. Based on the firm's appraisal, it was agreed that the property has a fair market value of \$485,000 as summarized in Table 1. It is noted that a small portion of the developable table land has been assigned a lower price because it is encumbered by an easement.

Table 1
Appraised Property Value

Description	Acres	Price Per Acre	Amount
Table Land	2.205	\$200,000	\$441,000
Encumbered Table Land	0.072	100,000	7,200
Flood Plain	5.566	6,300	35,066
Totals Rounded To	7.8		\$485,000

The Region also undertook a Phase I and Phase II environmental audit of the property as part of the due diligence process. The Region retained SNC-Lavalin Engineers & Constructors Inc. for this work. There were no material environmental issues resulting from the audit affecting the property value.

4.3 Position of Vaughan Council

Vaughan staff prepared a report regarding the property, which was considered by Vaughan Council at its meeting held on May 25, 2004. The report was adopted by Vaughan Council and it authorized the sale of the property at a price of \$485,000 on an "as is" basis.

The report also indicated that in addition to the sale price, the Region must also pay half of the appraisal costs. The appraisal costs are approximately \$2,822.66 which means the Region's share would be \$1,411.33.

Furthermore, the report stated that the Agreement of Purchase and Sale shall contain a clause prohibiting other future waste management facilities on the site.

Vaughan staff have advised the Region that a by-law for enactment to authorize the sale will be placed on the agenda for the meeting of Vaughan Council to be held on June 14, 2004.

4.4 Conditional Offer to Purchase

The Region would be subject to some risk if it were to purchase the property before it has received both a Provisional Certificate of Approval from the MOE and other necessary approvals from the City of Vaughan, such as the building permit. Therefore, it is recommended that the Commissioner of Corporate Services be authorized to complete the purchase of the property, subject to appropriate conditions related to the Region obtaining all necessary approvals.

4.5 Traffic Control Signals on Rutherford Road

As explained in the report that was adopted by Regional Council on September 18, 2003, there is speculation that residential customers who use the proposed HHW Depot may experience difficulty leaving the facility, if they attempt to turn left onto Rutherford Road to travel east. Obviously, this difficulty would be greatest during the weekday evening “rush hour” period.

Since that time, Regional staff have carried out a more detailed assessment of the situation. It has been concluded that traffic signals are not warranted based upon the criteria set out within the Region’s Traffic Signal Warrant Policy, which was approved by Regional Council through the adoption of Clause 8 of Report No. 9 of the Transportation and Works Committee on October 17, 2002.

5. FINANCIAL IMPLICATIONS

The approved 2004 Capital Budget for Solid Waste Management includes sufficient funds to acquire the subject property and construct the proposed facility.

6. LOCAL MUNICIPAL IMPACT

Residents from the southwest portion of the Region were used to the convenient location of the HHW Depot that was located at the former Keele Valley Landfill Site, which was owned and operated by the City of Toronto. That HHW Depot was closed permanently along with the landfill at the end of 2002.

Since that time, residents from the southwest portion of the Region have been advised to use the Region’s HHW Depot which is located in Markham. However, statistics from 2003 indicate that residents are reluctant to drive to that facility due to the excessive travel distance.

The proposed facility in Vaughan would provide residents from the southwest portion of the Region with a convenient location for the disposal of their HHW. There will be no cost to the local municipalities since the operation would be funded entirely by the Region.

7. CONCLUSION

The residents of the southwest portion of the Region currently do not have a convenient facility to dispose of HHW. The recommendation of this report, if adopted, will allow for the establishment of a new HHW Depot in Vaughan to rectify this situation.

The Senior Management Group has reviewed this report.

(A copy of the attachments referred to in the foregoing is included with this report and are also on file in the Regional Clerk's Office.)