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CORRIDOR LAND LEASE AGREEMENT WITH ONTARIO REALTY CORPORATION

The Rapid Transit Public/Private Partnership Steering Committee recommends the adoption of the recommendations contained in the following report, October 7, 2004, from the Vice President of the York Region Rapid Transit Corporation and the Commissioner of Corporate Services:

1. RECOMMENDATIONS

It is recommended that:

1. The Regional Chair and CAO be authorized to enter into a Corridor Land Lease Agreement with Ontario Realty Corporation for lands needed to permit buses to operate over the Provincial property, described as Part 12, Plan 65R-22800, Town of Richmond Hill, south of the Richmond Hill Centre Terminal.
2. The Corridor Land Lease Agreement with the Ontario Realty Corporation be negotiated at nominal cost to York Region, at a term to be determined.
3. In the event that the fees associated with entering into the Corridor Land Lease Agreement with the Ontario Realty Corporation are set at market rates that York Region will seek to recover a proportionate share of those costs from GO Transit.
4. Staff will report back to Committee and Council in November 2004 with details of the agreement.

2. PURPOSE

To seek Council approval to enter into a Corridor Land Lease Agreement with Ontario Realty Corporation (ORC) for a parcel of land at Highway 7 and Yonge Street, adjacent to the Regionally owned transit terminal property, to construct a larger bus terminal to meet the needs of GO Transit and accommodate bus turning movements at the facility.

3. BACKGROUND

York Region purchased lands at Highway 7 and Yonge Street to construct a bus terminal facility and related pickup/drop off parking and related site facilities for *Quick Start's* Richmond Hill Centre Terminal. Subsequently, GO Transit expressed a desire, as part of the Memorandum of Understanding discussions, to operate through the Richmond Hill Centre Terminal by way of two bus stops at the platform. The additional bus bays required by GO Transit increased the size of the terminal so that the use of the adjacent

utility corridor property, owned by the Province, is now needed to accommodate the larger terminal; ie. turning movements of those vehicles.

4. ANALYSIS AND OPTIONS

ORC owns utility corridor land adjacent to the parcel of land previously purchased by York Region for the *Quick Start* Richmond Hill Centre Terminal. A 465 m² parcel of that property (see Attachment 1) would supplement the original Regional land acquisitions and provide an adequate turning circle for buses. The ORC parcel is paved and is presently used for automobile parking. Other than strengthening the pavement, no additional changes are proposed.

ORC has indicated that it has no interest in permanently disposing of the lands which it wishes to protect for long term use as a utility corridor. In the event that the subject property is required for utility purposes, the pavement would be removed and replaced at the Region's cost. ORC has suggested a Corridor Land Lease as the most expeditious way to accommodate the commencement of *Quick Start* operations in September 2005.

5. FINANCIAL IMPLICATIONS

The required Corridor Land Lease is a result of the requirement for YRTP to accommodate two bus layovers at Richmond Hill Centre Terminal for GO Transit vehicles. In the event that a fee for the use of the property is required or any capital, or maintenance costs are incurred, York Region will seek to cost share with GO Transit.

6. LOCAL MUNICIPAL IMPACT

This proposed facility will provide enhanced transit services to the local community. Local Municipal officials are aware of the land requirement through the site plan process and are working toward facilitating this requirement expeditiously.

7. CONCLUSIONS

In order to accommodate the additional platforms required by GO Transit at Richmond Hill Centre Terminal it is recommended that Council endorse the execution of a Corridor Land Lease Agreement for a 465 m² parcel of land with the ORC. If this can not be done at nominal cost to York Region, should seek to share these costs with GO Transit.

(The attachment referred to in this clause was included in the Agenda for the October 14, 2004 Committee meeting.)