

Clause 12 in Report No. 11 of Committee of the Whole was adopted, without amendment, by the Council of The Regional Municipality of York at its meeting held on June 29, 2017.

12
 Acquisition of Land
 30 Major Mackenzie Drive
 Town of Richmond Hill

Committee of the Whole recommends adoption of the following recommendation contained in the report dated June 8, 2017 from the Commissioner of Corporate Services:

1. Council authorize the acquisition of the following land required for installation of a right lane taper to accommodate a bus lane with sidewalk reinstallation in the Town of Richmond Hill.

No.	Owner	Municipal Address	Legal Description	Interest Required
1.	Rodney Douglas Skelton, Sydney Donald Skelton, Janet Ruth Skelton	30 Major Mackenzie Drive	Part of Lot 5, Registered Plan 470, Town of Richmond Hill, as in RH40343, more precisely described as Part 2 on Registered Plan 65R-36463	Fee Simple

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

Report dated June 8, 2017 from the Commissioner of Corporate Services now follows:

1. Recommendations

It is recommended that:

1. Council authorize the acquisition of the following land required for installation of a right lane taper to accommodate a bus lane with sidewalk reinstatement in the Town of Richmond Hill.

No.	Owner	Municipal Address	Legal Description	Interest Required
1.	Rodney Douglas Skelton, Sydney Donald Skelton, Janet Ruth Skelton	30 Major Mackenzie Drive	Part of Lot 5, Registered Plan 470, Town of Richmond Hill, as in RH40343, more precisely described as Part 2 on Registered Plan 65R-36463	Fee Simple

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

2. Purpose

This report seeks Council approval to acquire land for the installation of a right lane taper to accommodate a bus lane with sidewalk reinstatement, required at the north east corner of Yonge Street and Major Mackenzie Drive in the Town of Richmond Hill. The location of the property is shown in Attachment 1.

Private Attachment 1 to this report will be considered in private session because it relates to the acquisition of land by the Region.

Acquisition of Land
30 Major Mackenzie Drive
Town of Richmond Hill

3. Background

New rapid transit routes are planned along the Jane Street, Major Mackenzie Drive and Leslie Street corridors

Rapid transit routes are planned to operate in mixed traffic along Jane Street between Highway 7 and Major Mackenzie Drive, and along Major Mackenzie Drive between Jane Street to east of Yonge Street. The general route of this portion of the project is shown in Attachment 2.

The new service will connect to the existing Viva service, GO stations, the Spadina subway extension as well as Vaughan Mills Mall, Canada's Wonderland and the Mackenzie Richmond Hill Hospital. This service includes the installation of four curbside Viva stations, traffic signal modifications, upgrading technology for traffic control systems, retrofitting intersections for Accessibility for Ontarians with Disabilities Act compliance, and localized construction of minor road improvements.

This project is being funded by the Region and is being delivered by the Transportation Services Department.

The project will enhance rapid transit features and increase the connectivity of York Region's rapid transit network in Richmond Hill and Vaughan

The project will enhance rapid transit services beyond the vivaNext project that is currently funded by Metrolinx. Optimizing the Viva service within dedicated rapid ways and implementing additional Viva service will increase the connectivity of York Region's rapid transit network.

Land is required from a property owner to facilitate the construction of a right lane taper and sidewalk

The subject land is required to facilitate the construction of a right lane taper to accommodate a bus lane and reinstallation of the sidewalk. The property is required in the summer of 2017 for utility relocation, with project construction commencing in 2018. A total of four properties will be acquired for the project. Two properties in the City of Vaughan having minimal land requirements have been successfully negotiated. A further property in Richmond Hill abutting the subject property is undergoing Phase Two environmental testing.

Acquisition of Land
30 Major Mackenzie Drive
Town of Richmond Hill

4. Analysis and Implications

Negotiations have been successfully completed for the acquisition of this property

Staff completed negotiations with the owner for an agreement of purchase and sale. 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 environmental due diligence

A Phase Two Environmental Site Assessment (ESA) was completed on the subject property to address potential environmental concerns through the collection of soil and groundwater samples. The results of the testing identified the presence of sodium and chloride compounds in the groundwater. The consultant has indicated that the presence of these substances can be attributed to the application of de-icing compounds on the public roadway and is not considered to be a significant concern. Results of the testing have been reviewed by staff including consultation with Legal Services, and no further ESA work was deemed necessary.

The project supports the objectives of Vision 2051, the Regional Official Plan and the 2015 to 2019 Strategic Plan

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 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 to focus on networks and systems that connect people, goods and services.

5. Financial Considerations

The funding required to complete this property acquisition has been included in the 2017 Capital Budget for Transportation Services, Capital Planning and Delivery.

Acquisition of Land
30 Major Mackenzie Drive
Town of Richmond Hill

6. Local Municipal Impact

Once construction is complete, improved service will connect to the existing Viva service, GO stations, the Spadina subway extension, as well as major trip generators such as Vaughan Mills Mall, Canada's Wonderland and the Mackenzie Richmond Hill Hospital. This service will provide upgraded capacity to improve traffic operations for the travelling public and will support the accommodation of the forecasted growth within the area, in accordance with the York Region Official Plan.

7. Conclusion

Staff has concluded negotiations for the acquisition of land at 30 Major Mackenzie Drive in Richmond Hill. The acquisition of the land is necessary for the installation of a right lane taper to accommodate a bus lane with sidewalk reinstatement. Purchasing the property allows for utility relocation during the spring of 2017 and construction in 2018. Accordingly, staff recommends that Council approve the acquisition of the land detailed in this report.

For more information on this report, please contact Michael Shatil, Director, Property Services at 1-877-464-9675 ext. 71684.

The Senior Management Group has reviewed this report.

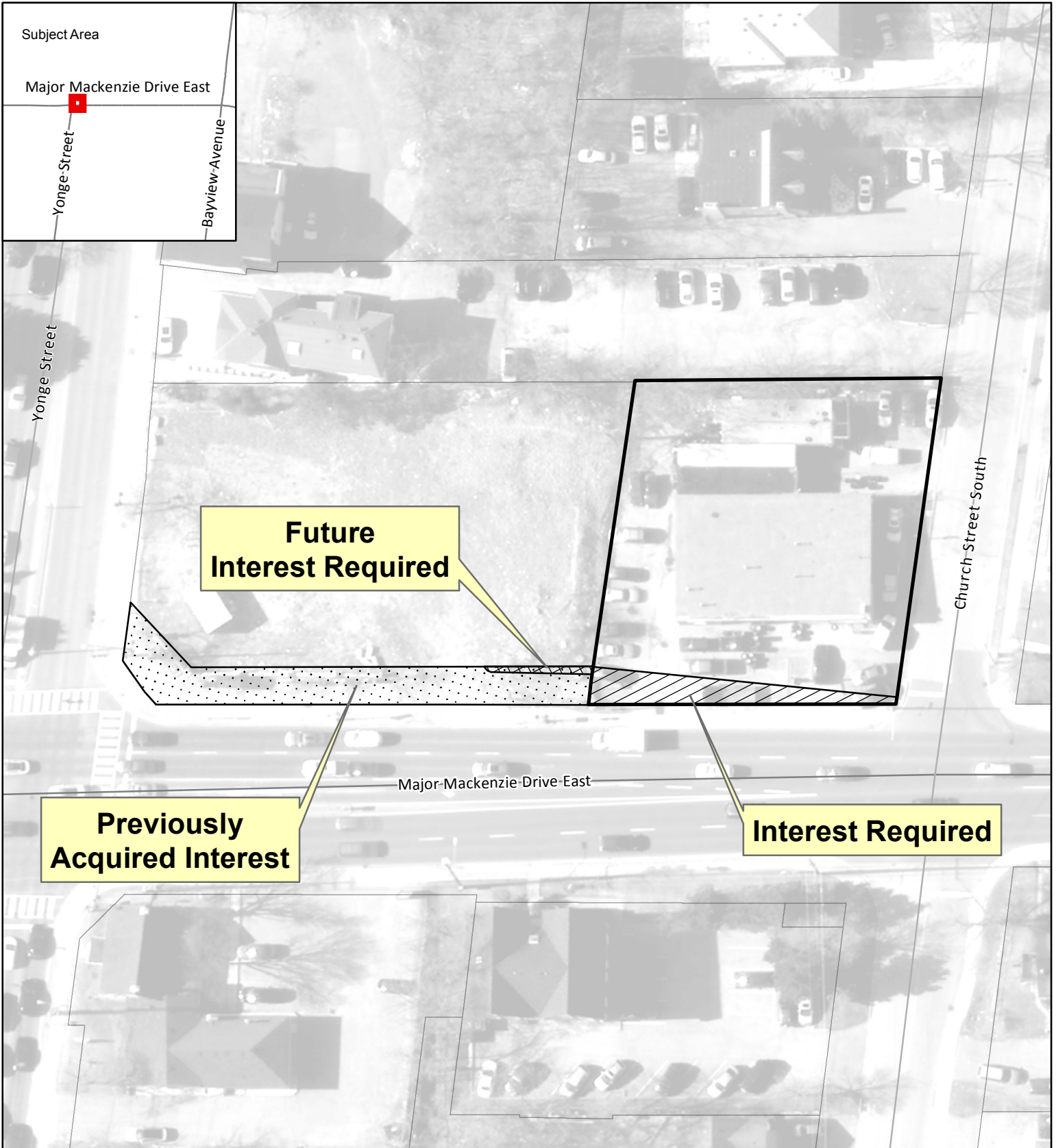
June 8, 2017

Attachments (2)

Private Attachments (1)

eDOCS #7677891

Accessible formats or communication supports are available upon request



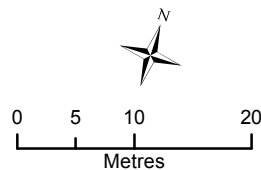
Produced by:
The Regional Municipality of York
Property Services, Corporate Services
June 2017

Data: © Queen's Printer for Ontario 2003-2017

Imagery:
See York.ca for disclaimer information.

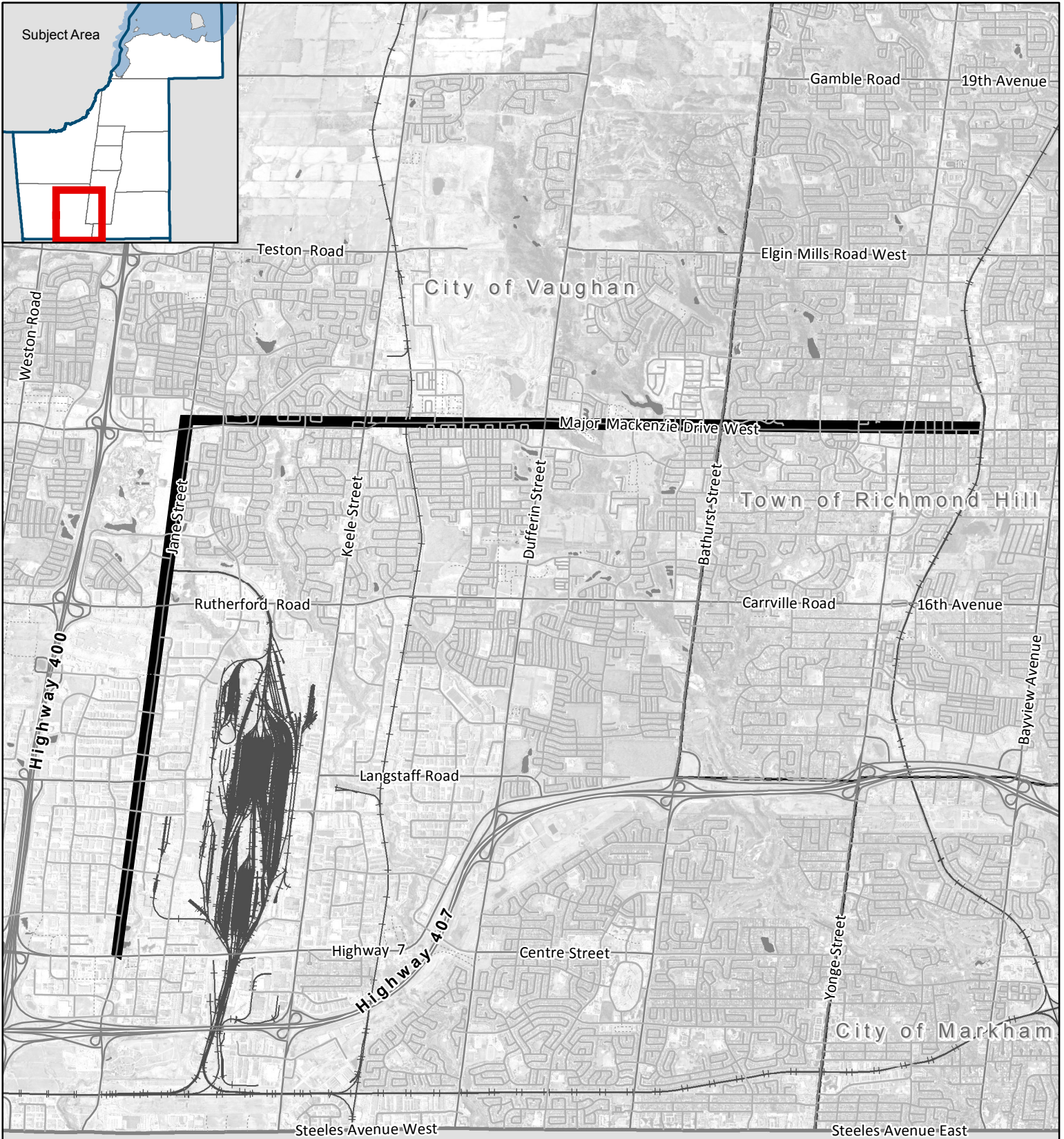
Location Plan

Acquisition of Land
30 Major Mackenzie Drive
Town of Richmond Hill
June 22, 2017



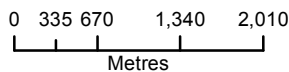
Legend

- Subject Property
- Interest Required
- Future Interest Required
- Previously Acquired Interest
- Parcel
- Road








Location Plan

Acquisition of Land
 30 Major Mackenzie Drive
 Town of Richmond Hill
 June 22, 2017



Legend

-  Proposed Viva Silver Route
-  Road
-  Railway
-  Municipal Boundary
-  Regional Boundary



Produced by:
 The Regional Municipality of York
 Property Services, Corporate Services
 June 2017

Data: © Queen's Printer for Ontario 2003-2017

Imagery:
 See York.ca for disclaimer information.