

Clause 16 in Report No. 9 of Committee of the Whole was adopted, without amendment, by the Council of The Regional Municipality of York at its meeting held on May 19, 2016

16
Acquisition of Land
220 Markland Street
City of Markham

Committee of the Whole recommends adoption of the following recommendations contained in the report dated March 30, 2016 from the Commissioner of Corporate Services:

1. Council authorize the acquisition of the following land required for the Highway 404 Midblock Crossing north of 16th Avenue in the City of Markham.

No.	Owner	Municipal Address	Legal Description	Interest Required
1.	Cachet Woodbine (CPL) Ltd.	220 Markland Street Markham	Parts 3, 4, 5 and 6, Plan 65R36211	Fee Simple
			Parts 1 and 2, Plan 65R36211	Temporary Easement

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

Report dated March 30, 2016 from the Commissioner of Corporate Services now follows:

1. Recommendations

It is recommended that:

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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 Highway 404 Midblock Crossing north of 16th Avenue, in the City of Markham, as shown in Attachment 1.

3. Background

Highway 404 corridor is experiencing increasing traffic volumes due to growth

The local communities along this stretch of the highway are experiencing growth that is contributing significant volumes of traffic to this corridor. This has resulted in a steady increase of traffic volumes and delays.

The Highway 404 Midblock Crossings Study confirmed that midblock crossings are integral to the area transportation network

In 2012, the Region completed the Highway 404 Midblock Crossings Study. The study involved detailed traffic modelling of the areas bounded by Highway 7 and 19th Avenue, and Leslie Street and Woodbine Avenue. The study concluded that implementing the road improvements to these areas will yield the following transportation benefits:

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- Support the growth of the area
- Facilitate the movements of all road users
- Create a more robust and connected street network
- Create a vibrant, active and transit-friendly streetscape to encourage walking, cycling and transit use within the study area

The Region is providing improvements within the Highway 404 corridor to benefit road users, area residents and businesses

The proposed midblock crossing will connect the City of Markham and the Town of Richmond Hill. Region staff is leading the project's detailed design, approvals and the construction phase.

The midblock crossing will advance key road infrastructure that will provide additional capacity and improved access to existing and future development in the Highway 404 and 16th Avenue area.

An Environmental Assessment was completed for the midblock crossing

The Municipal Class Environmental Assessment (EA) for the Highway 404 Midblock Crossing north of 16th Avenue was completed in March 2015. No comments were received during the 30 day public review period, therefore the project is able to proceed to the design and construction phase. Region staff will proceed with detailed design and property acquisition in 2016.

Construction is scheduled to begin in 2021. Transportation Services will begin the process of seeking provincial permitting, initiating design and tendering in 2016. While the construction will not start until 2021, purchasing the property now gives the Region certainty on price, as property costs in the Region continue to increase.

The approved recommendations in the EA included a two-way, four-lane road and bridge overpass, extending from Leslie Street in Richmond Hill to Woodbine Avenue in Markham.

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Privately owned land is required to accommodate the midblock crossing

A section of the proposed midblock crossing runs along the southern edge of a parcel of land owned by Cachet Woodbine (CPL) Ltd. at 220 Markland Street. A portion of the property is needed from Cachet Woodbine (CPL) Ltd. to accommodate the midblock crossing. The property is located on the east side of Highway 404 and midway between 16th Avenue and Major Mackenzie Drive. It is bounded on the west by the Rouge River, on the south by an office building, on the east by Markland Street and on the north by an office/warehouse building. The property is occupied by Condor Properties.

Authorization of Option to Secure Lands

In September 2015, Council granted the authorization of option for this property. The option was for the purpose of purchasing these lands.

The Option to Purchase Agreement has been executed by the owner and staff is seeking authority from Council to exercise the option to purchase and acquire the lands.

4. Analysis and Options

Negotiations have been successfully completed for this property

The Option to Purchase Agreement established the purchase price. In accordance with the Region's Corporate Land Acquisition Policy, the compensation was agreed to, based on two independent appraisals completed in late 2015. Council authority is required to exercise the option to purchase and acquire the lands. Upon exercising the option to purchase, the Region and the owner will enter into an agreement of purchase and sale consistent with the terms of the option to purchase.

The Region has commissioned a Phase One Environmental Site Assessment

The Region has commissioned a Phase One Environmental Site Assessment (ESA) to assess potential environmental concerns with the property. The results of the ESA will be used to determine whether any further investigation into the environmental condition of the property is required. In the event environmental

impacts are identified, staff will consult with Legal Services to take the necessary steps to minimize the risk to the Region.

Link to key Council-approved plans

The proposed acquisition for the Highway 404 Midblock Crossing north of 16th Avenue 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, this project supports one of the objectives of the Regional Official Plan, which is to ensure streets support all modes of transportation. Lastly, an objective identified in the Strategic Plan is the focus on networks and systems that connect people, goods and services.

5. Financial Implications

Funds for the midblock crossing are included in the 2016 Capital Budget for Transportation Services, Capital Planning and Delivery.

Pursuant to the Council approved Funding Collector Road Crossings of 400-Series Highways Policy of 2007, Transportation Services staff will work with the City of Markham and the Town of Richmond Hill to develop a cost sharing agreement for the midblock crossing.

6. Local Municipal Impact

The Highway 404 Midblock Crossing north of 16th Avenue at Highway 404 and 16th Avenue is a critical infrastructure component that is required to manage traffic congestion and provide additional transportation capacity for York Region. The project will further support the accommodation of the forecasted growth within the Region, as established by "Places to Grow" and reflected in the Region's Official Plan.

Staff consulted with the City of Markham and the Town of Richmond Hill regarding the delivery of this project and both municipalities are in agreement with the Region to proceed with the project. Staff will formalize cost sharing agreements, which are expected to be completed before construction.

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The project provides improved access opportunities and will provide benefit to road users, area residents and businesses, and potential future development areas along the corridor in both Richmond Hill and Markham.

7. Conclusion

Staff has concluded negotiations for the acquisition of land from Cachet Woodbine (CPL) Ltd. for the Highway 404 Midblock Crossing north of 16th Avenue. The acquisition of the land is necessary to secure a property that is necessary to implementing the midblock crossing. While construction will not commence until 2021, purchasing the property now mitigates future increases in land value. 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 Branch at ext. 71684.

The Senior Management Group has reviewed this report.

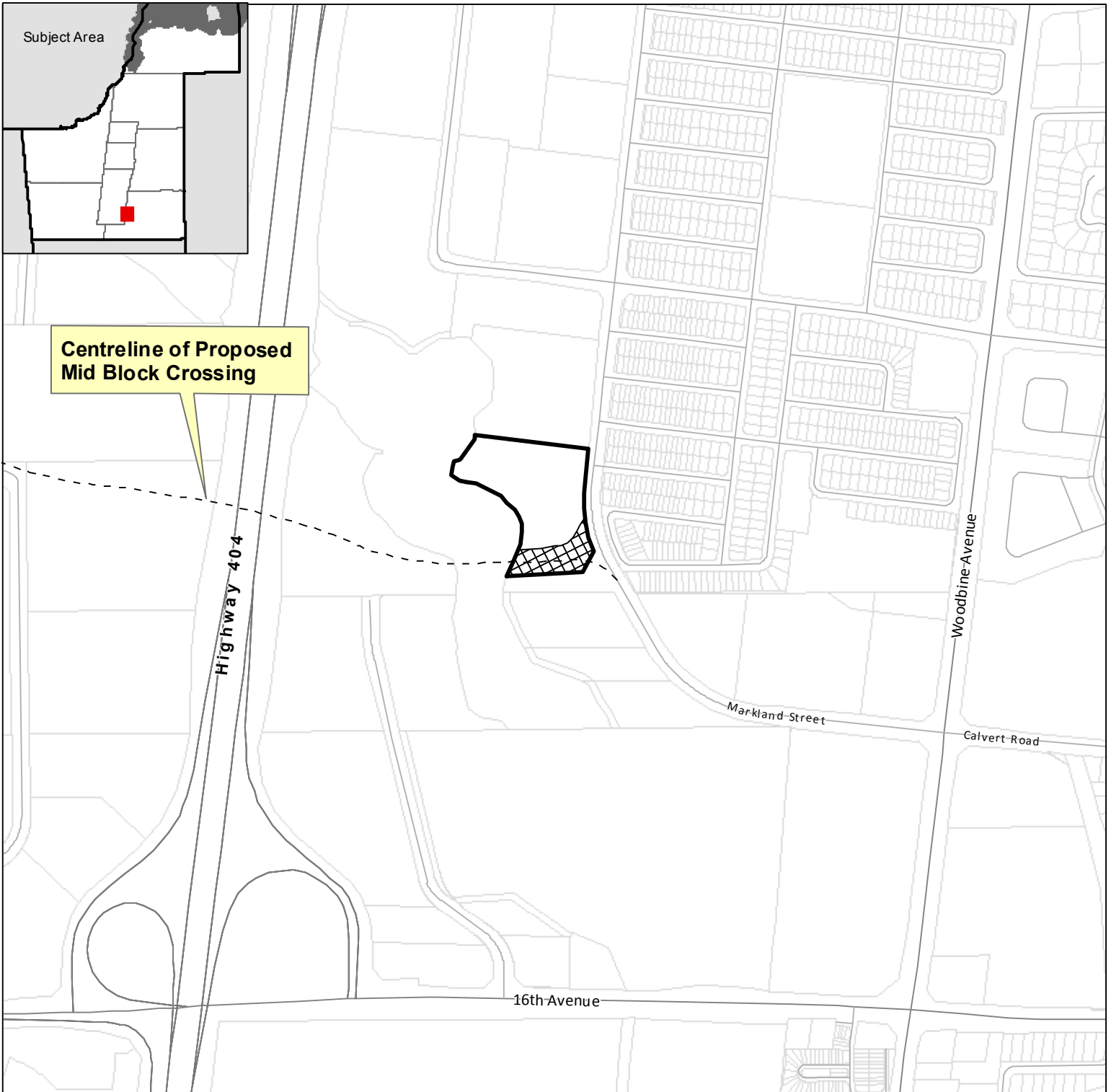
March 30, 2016

Attachments (1)

Private Attachments (1)

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Accessible formats or communication supports are available upon request

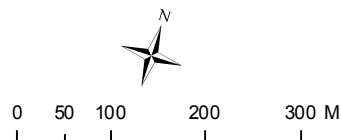


Location Plan
 Acquisition of Land
 220 Markland Street
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Produced by:
 The Regional Municipality of York
 Property Services, Corporate Services
 February 2016

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Legend

-  Subject Property
-  Interest Required
-  Parcel
-  Road