

The Regional Municipality of York

Committee of the Whole
Finance and Administration
December 3, 2020

Report of the Commissioner of Corporate Services

Acquisition of Land 11421 Weston Road City of Vaughan

1. Recommendations

1. Council approve the acquisition of the interest in land set out in Private Attachment 1 (Table 1) for a Transportation works yard in the City of Vaughan.
2. Council approve additional 2021 interim appropriation and funding for Transportation Services associated with this purchase as outlined in Private Attachment 1 (Table 2)
3. The Commissioner of Corporate Services be authorized to execute the agreement of purchase and sale and all necessary documents to complete the transaction.

2. Summary

This report seeks Council approval for the acquisition of 11421 Weston Road, in the City of Vaughan for a transportation works yard, as shown on the map in Attachment 2.

Private Attachment 1 to this report will be considered in private session pursuant to section 239(2)(c) of the *Municipal Act, 2001*, because it relates to acquisition of land by the Region.

Key Points:

- Transportation Services is currently in need of a works yard to service the City of Vaughan and the Township of King
- Staff has been searching for a suitable site for the south west works yard within the Vaughan area since December 2017
- An 18.8-acre site, suitable for the Region's requirement, has been identified adjacent to the west of The City of Vaughan's proposed works yard on Kirby Road
- The subject site will be utilized as a works yard with area for snow management, that will improve winter operations by reducing travel times for snow maintenance vehicles in the area

3. Background

Transportation Services identified a need for a snow management facility

Transportation Services operates a works yard at 2850 Rutherford Road that services its southwest district. A larger facility is required that will provide expanded services and additional area to accommodate a snow management facility to service Regional roads in King and Vaughan, including the recently completed vivaNext rapidway. The new facility will also provide for staging of winter maintenance operations to service the northwest part of the district.

Staff has investigated numerous sites since 2017 and engaged in discussions with several owners in King Township and the City of Vaughan. Due to the requirement for a large site to facilitate snow storage, a location near the existing Rutherford yard was not deemed possible. However, the subject proposed location will ensure the Region can continue to meet service levels from a winter maintenance perspective in the north-west part of the Southwest District and the west part of the Central District. The City of Vaughan encompasses over 30 per cent of the overall Regional road network, so this location will effectively service the area as Vaughan continues to grow.

This new facility will have capacity to improve winter response time to parts of Vaughan, and 95 per cent of the Regional Road network within King City. This location will effectively service both the City of Vaughan and the Township of King's needs by reducing hauling costs by improving efficiencies, and minimizing the environmental effects of longer trips, including the reduction of greenhouse gases and carbon emission savings.

4. Analysis

A parcel of land was identified on the south side of Kirby Road, east of Weston Road

Optimal areas were identified in the vicinity of the Highway 400, focusing on lands designated for industrial uses, where a works yard use is permitted.

The subject site is part of a larger parcel at 11421 Weston Road. The portion recommended for acquisition is 18.8 acres and has frontage along the south side of Kirby Sideroad, approximately 200 metres east of Weston Road. The parcel is unserviced and will have a road running along the west limit of the site. The City of Vaughan owns the adjoining site to the east for use as a works yard and firehall.

The property is vacant and will have access from Kirby Road, as well as from the future road along the west site boundary. The proposed acquisition would enable Transportation Services to commence some operations at the site in 2021.

Negotiations have been successfully completed

Staff has successfully negotiated the terms of the acquisition with the property owner. In accordance with the Region's Corporate Land Acquisition Policy, two independent appraisals were completed to support the negotiated compensation.

Environmental Due Diligence is complete

Environmental due diligence was completed for the subject lands. The results were reviewed by staff in consultation with Legal Services. Based on the findings, no further environmental investigation or related work was required.

5. Financial

The funding for this land acquisition is included in the approved 2020 Transportation Services capital and has sufficient Capital Spending Authority (CSA) as approved by Council.

Interim appropriation and associated funding is requested for 2021. This is to ensure appropriate approvals are in place and sufficient financial resources are available to finalize the agreement if the purchase is not completed in 2020.

A co-location next to the City of Vaughan may assist with a reduction in capital and operational costs.

6. Local Impact

The proposed facility will have access to Regional roads and can be developed in conjunction with Vaughan's works yard, located immediately adjacent to the east. The Region's proposed use at this location is in keeping with the City's proposed use.

The new facility will ensure efficient snow management of the surrounding City of Vaughan and Township of King Regional roadways, and the new vivaNext rapidway, as well as accommodating the growing needs of the community as the road networks increase.

7. Conclusion

The Region is currently in need of a transportation works yard to service the City of Vaughan and the Township of King. An extensive search for suitable sites has been underway since the end of December 2017. Staff has successfully negotiated the acquisition of an 18.8 acre parcel of land in the vicinity of Kirby Road and Weston Road in the City of Vaughan for the construction of a transportation works yard. This property is in an optimal location, with limited other sites available for this specific use. The location next to the City of Vaughan works yard allows for collaboration and minimizes potential disturbances. The subject site will be utilized as works yard, with a snow management facility that will improve winter operations by reducing travel times for snow removal machinery in the area.

For more information on this report, please contact Michael Shatil, Director, Property Services at 1-877-464-9675 ext. 71684. Accessible formats or communication supports are available upon request.

Recommended by: **Dino Basso**
Commissioner of Corporate Services

Approved for Submission: **Bruce Macgregor**
Chief Administrative Officer

November 20, 2020
Attachments (2)
Private Attachments (1)
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