

The Regional Municipality of York

Regional Council
Finance and Administration
June 24, 2021

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 Attachment 1 for a Regional Patrol Yard in the City of Vaughan.
2. The Commissioner of Corporate Services be authorized to execute the agreement of purchase and sale and all necessary documents to complete the transaction.
3. Council approve the changes to 2021 capital expenditure, Capital Spending Authority and associated funding sources, as detailed in Private Attachment 2.

2. Summary

This report seeks Council approval for the acquisition of 11421 Weston Road, in the City of Vaughan for a Regional Patrol Yard, as shown on the map in Attachment 3.

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 Regional Patrol Yard to service the City of Vaughan and the Township of King
- Council approved the acquisition of an 18.8-acre portion of the property located at 11421 Weston Road in December 2020
- The 18.8-acre property configuration did not accurately depict a collector road as noted in the Secondary Plan
- A reconfigured 20-acre site at 11421 Weston Road, suitable for the Region's requirement, has been proposed adjacent to the west of the City of Vaughan's proposed works yard on Kirby Road

- The subject site will be used as a Regional Patrol Yard with an area for snow management, that will improve winter operations by reducing travel times for snow maintenance vehicles in the area
- A funding increase beyond what Council approved in March 2021 as part of the 2021 Capital Plan, is required to complete the purchase of the 20 acre property, as shown in Private Attachment 2

3. Background

Transportation Services identified a need for a Regional Patrol Yard and a snow management facility

Transportation Services operates a Regional Patrol 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 northwest 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.

Council approved the acquisition of an 18.8-acre parcel of land on the south side of Kirby Road, east of Weston Road

In [December 2020](#), Council approved the purchase of 18.8-acres on the south side of Kirby Road and east side of Weston Road, in the City of Vaughan, as shown on the map in Attachment 2. At the time of Council approval, the property concept plan proposed an interior road network and an 18.8-acre site for the Region Patrol Yard. Further work with Regional and City of Vaughan Planning Staff has finalized the location of a collector road that is required to pass through the property as per the Secondary Plan. As a result, discussions took place with the Owner to develop a concept plan that accurately illustrated the location of the collector road, and the Region's land needs in relation to that.

4. Analysis

A new concept plan was developed on the property located on the south side of Kirby Road, east of Weston Road

After reconfiguration, to allow for the collector road, a new concept plan was developed and it features two separate parcels with a combined area of 20 acres. The City of Vaughan owns the adjoining site to the east for a future planned use as a works yard and firehall. It is envisioned that a co-location next to the City of Vaughan will create long term operational synergies that may assist in reducing future Capital and Operational costs.

It is determined the full 20 acre subject property will optimally meet future needs for a Regional Patrol Yard

The newly configured site, with the increase in land requirement to 20 acres, as shown on the map in Attachment 3, meets Transportation Services requirements for a Regional Patrol Yard. The increase in land will allow more flexibility in determining the optimal location for facilities, vehicle and material storage, as well as a snow management facility

Staff reviewed the option of purchasing 18 acres of the subject lands to remain within cost allocation as approved by Council in December 2020 but the newly configured 18-acre site leads to questions around efficient operations. Staff also looked at other properties within the area but it is recommended that the acquisition of 20 acres of the subject property is in the best interest of the long-term plan for a viable Regional Patrol Yard that will optimally serve the City of Vaughan and the Township of King into the future.

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

Changes to 2021 capital expenditures, 2021 Capital Spending Authority and associated funding are required to purchase additional acreage for the Regional Patrol Yard and are requested through this report. This is offset by delays on projects planned for construction in 2021. More details are included in Private Attachment 2.

6. Local Impact

The proposed Regional Patrol Yard 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 Regional Patrol Yard 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 expand.

7. Conclusion

The Region is currently in need of a Regional Patrol 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 had 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 Regional Patrol Yard.

A reconfiguration of the site was required which resulted in the creation of two parcels with a combined area of 20 acres. 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 use of the subject site as a Regional Patrol Yard with a snow management facility, will improve winter operations.

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

June 17, 2021

Attachments (3)

Private Attachments (2)

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