

The Regional Municipality of York

Committee of the Whole
Finance and Administration
September 9, 2021

Report of the Commissioner of Corporate Services

Acquisition of Land York Durham Sewage System Rehabilitation City of Pickering

1. Recommendations

1. Council authorize the acquisition of the interests in land set out in Attachment 1, for the York Durham Sewage System (YDSS) Rehabilitation project, in the City of Pickering.
2. The Commissioner of Corporate Services be authorized to execute the agreements of purchase and sale and all necessary documents to complete the transactions.

2. Summary

This report seeks Council approval to acquire permanent and temporary easements for the construction of access roads to facilitate inspection of sewage pipe and future rehabilitation of the existing York Durham Sewage System pipe from Ninth Line and Rouge Bank Drive, Markham to Valley Farm Road and Finch Avenue, in the City of Pickering. The locations of the lands are shown on the maps in Attachments 2 and 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:

- The condition assessment of the YDSS recommended rehabilitation works
- Property interests are required through hydro corridor lands owned by the Province of Ontario (Infrastructure Ontario), for the construction of access roads required for the rehabilitation works and future inspections of the YDSS
- The property interests were appraised in accordance with Infrastructure Ontario (IO) terms of reference

3. Background

The Southeast Collector Sewer was constructed as part of the York Region Water and Wastewater Master Plan to accommodate future growth to the York Durham Sewage System

In 2015, the Region completed construction of the new Southeast Collector Sewer (SEC) as part of the York Region Water and Wastewater Master Plan. The SEC was constructed to accommodate the Region's future growth. The SEC also allowed the diversion of the majority of the flow from the existing YDSS. This enabled the Region to perform an inspection of the YDSS and permit future rehabilitation work to the YDSS infrastructure.

The Condition Assessment of the York Durham Sewage System recommended infrastructure rehabilitation

The Region completed a comprehensive condition assessment of the existing YDSS. The recommendations from the assessment included rehabilitation of the existing YDSS and construction of access roads to five maintenance holes and eight maintenance chambers.

The rehabilitation of the existing YDSS comprises two phases:

- Phase One – Design and construction of permanent access roads and rehabilitation of the boundary meter chamber. The Phase One works commenced January 2021 with a scheduled completion by early 2022.
- Phase Two – Design and construction of staging areas, maintenance holes and chambers, and rehabilitation of existing sewer and maintenance holes and chambers. The Phase Two has been deferred to the next 10-year capital plan, although some of the easement interest requirements will facilitate this phase.

4. Analysis

Negotiations have been successfully completed for the acquisition of the subject properties

Negotiations have been successfully completed for the required temporary and permanent easement interests. The compensation is based on two independent appraisals obtained by the Region and IO, respectively. Both appraisal reports were completed in 2020.

The appraisals were based on Infrastructure Ontario's policy that requires compensation amounts to be based on a specific land use articulated in the policy, regardless of the property interests highest and best use. Therefore, the proposed compensation for the subject lands is not reflective of market value.

Property impacts will be minimal

Permanent and temporary easements are required along the YDSS between Ninth Line and Box Grove in the City of Markham to Finch Avenue and Valley Farm Road in the Town of Pickering. The temporary and permanent easements of this project are required for construction purposes to widen existing access roads and setting up staging areas. The temporary easements will accommodate the works during Phase One and the permanent easements for both phases of the project. The lands being impacted are mainly within hydro corridor lands and the work is not anticipated to impede the property use.

Environmental due diligence has been completed

The Region commissioned a Phase One Environmental Site Assessment on the required lands to assess potential environmental issues. The results were reviewed by staff in consultation with Legal Services. Based on the findings, no significant environmental issues were identified, and no further action was warranted with regards to the environmental conditions of the lands for the proposed work.

5. Financial

The funding for this property acquisition is included in the 2021 Capital Budget for Environmental Services.

6. Local Impact

Once the construction is complete, the rehabilitation of the YDSS from Ninth Line and Box Grove in the City of Markham to Finch Avenue and Valley Farm Road in the Town of Pickering will improve wastewater services for the local communities.

7. Conclusion

Staff has concluded negotiations for the acquisition of the subject properties to accommodate the rehabilitation work for both phases of this project. The acquisition of the lands is necessary for the York Durham Sewage System Rehabilitation work. To ensure possession of the lands, staff recommends that Council approve the acquisition of the lands detailed in this report.

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

August 27, 2021

Attachments (3)

Private Attachments (1)

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