

The Regional Municipality of York

Committee of the Whole
Finance and Administration
October 14, 2021

Report of the Commissioner of Corporate Services

Acquisition of Land 10980 Jane Street City of Vaughan

1. Recommendations

1. Council approve the acquisition of the interests in land set out in Attachment 1, for the Northeast Vaughan Water Servicing Project, 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.

2. Summary

This report seeks Council approval to acquire fee simple lands for the construction of a water pumping station and a temporary easement for access to the water pumping station at 10980 Jane Street, City of Vaughan, 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:

- In [November 2017](#), Council received an information report from the Commissioner of Environmental Services that identified preferred locations for new water facilities
- The lands are required to facilitate a water pumping station, to meet additional water servicing capacity needs
- Staff are at 30% design and construction will commence in the spring of 2023
- A temporary easement to facilitate access to the pumping station is required until permanent access is available via a future public road

3. Background

The Water and Wastewater Master Plan Update identified the need for additional water servicing capacity

The Region's 2016 Water and Wastewater Master Plan Update identified the need for additional water servicing capacity to accommodate the projected increase in residential and employment growth in northeast Vaughan to 2051.

Privately owned lands are required to accommodate additional servicing capacity

The acquisition of the privately owned land is necessary to accommodate a water pumping station that will work in conjunction with two other sites that will each house one elevated tank. One of the elevated tank sites will also house an additional water pumping station. The water pumping station to be constructed on these lands will supply water to those two elevated tanks. A temporary easement is also being acquired for access to the future water pumping station until such time as road access is constructed and opened to the public.

4. Analysis

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

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.

The site is currently under development by the owner in coordination with a developer's group as part of the block development. A collector road will be constructed as part of the development which will be used as the future access to the pump house.

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 required to complete the property acquisition for this project is included in the 2021 Capital Budget for Environmental Services.

6. Local Impact

The Northeast Vaughan Water Servicing Project will provide water servicing to accommodate anticipated growth in northeast Vaughan. Staff has consulted with the City of Vaughan staff and has support in the delivery of this project.

7. Conclusion

Staff has concluded negotiations for the acquisition of the subject property to accommodate the construction and operation of a water pumping station and access to the water pumping station. The acquisition of the lands is necessary for the Northeast Vaughan Water Servicing Project. This report seeks Council approval to acquire the required property interests.

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

October 1, 2021
Attachments (2)
Private Attachments (1)
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