

The Regional Municipality of York

Committee of the Whole
Finance and Administration
March 7, 2019

Report of the Commissioner of Corporate Services

Acquisition of Land 211 The Queensway South Town of Georgina

1. Recommendations

1. Council approve the acquisition of the interests in land set out in Attachment 1, for the Keswick Sewage Pumping Station (SPS) Upgrades project, in the Town of Georgina.
2. The Commissioner of Corporate Services be authorized to execute the agreement of purchase and sale and all necessary documents to complete the transactions.

2. Summary

This report seeks Council approval for the acquisition of 211 The Queensway South, in the Town of Georgina for the Keswick Pumping Station Upgrade project, as shown on the map in Attachment 2. In addition, Transportation Services will be using the corner daylighting triangle on the property for a traffic light installation, as part of its intersection improvements.

Key Points:

- A new forcemain will be constructed on the subject land, adjacent to the existing forcemain, which is located within an easement on private land to the east of the subject land
- Region ownership of the subject land will provide alternate access to the Keswick Pumping Station site, located to the north of the subject land, from Richmond Park Drive
- The westerly portion of the site will be used as a daylight triangle, and incorporated into the road right of way at The Queensway South
- After construction the site will provide alternative access to the site, contain the new forcemain and be landscaped to provide a natural buffer to surrounding properties

3. Background

York Region's Keswick Pumping Station is in need of upgrades and modernization

The Keswick Pumping Station is located at 209 The Queensway South, adjacent to the north of the subject land. The facility was built in 1987 and contains equipment that is over 30 years old. All equipment, including electrical, controls, mechanical process, HVAC, odor control unit and backup power generator are being replaced.

An additional forcemain will also be added from the Keswick Pumping Station to the Keswick Water Recourse Recovery Facility (WRRF) to the northeast. The Keswick Pumping Station pumps sewage to the WRRF, which treats sewage from the Keswick area, servicing approximately 27,000 people and 9,310 homes. The upgrade was determined as required from a Condition Assessment Report prepared by Associated Engineering (Ont.) Ltd. in 2014. The work is part of Environmental Services' Wastewater Renewal/Replacement program, approved by Council. Construction is anticipated to begin in the spring of 2020.

4. Analysis

The subject land will provide necessary access, expansion and buffer area for the Keswick Pumping Station proposed upgrades

The subject land has been identified as a requirement to facilitate the Pumping Station upgrades, and will serve several functions.

New forcemain infrastructure will be installed on the subject land as part of the forcemain twinning to the Keswick WRRF. An existing forcemain is located in an easement on privately owned land adjacent to the east of the subject land, as shown on Attachment 2.

Permanent access will be constructed to the Keswick Pumping Station site from Richmond Park Drive, providing a convenient alternative access to the existing access from The Queensway South.

The southwest corner of the site is required for Transportation Services, to facilitate a daylighting triangle as part of its intersection improvements at The Queensway South and Richmond Park Drive.

During construction of the Keswick Pumping Station, the subject land will be used for the contractor's office, engineer's office and laydown/staging area without needing to acquire additional area.

The acquisition of the subject land will also make it available for any future capacity need for the current Keswick Pumping Station.

Negotiations have been successfully completed to acquire a full buyout of the property

The Region has successfully negotiated the purchase price with the Town of Georgina, and the disposition of the site was approved by Georgina Council in October 2018. In accordance with the Region's Corporate Land Acquisition Policy, the compensation was negotiated based on an independent appraisal.

The Region has completed a Phase One Environmental Site Assessment

The Region commissioned a Phase One Environmental Site Assessment (ESA) to assess potential environmental concerns with the property in December 2018. The results of the ESA have determined that no further testing is required.

The site will be used by Environmental Services and Transportation Services

Although the site is being purchased for the Keswick Pumping Station upgrades project, the daylighting on the corner of the site is required by Transportation Services for traffic light and intersection improvements which are planned for installation in the spring of 2019. With this acquisition, Transportation Services will not have to seek a separate acquisition.

5. Financial

The funding required to complete the property acquisition is included in the 2019 Capital Budget for Environmental Services, subject to Council approval.

6. Local Impact

The Town of Georgina Council has approved the sale of the site to the Region. The site will provide additional screening for the existing Keswick Pumping Station, and will provide vehicular access to the site from Richmond Park Drive.

7. Conclusion

The acquisition of 211 The Queensway South in the Town of Georgina will provide a natural screening and prevent encroaching development for the existing Keswick Pumping Station. In addition, the site will contain the new forcemain and provide more convenient access to the site from the side road. The daylighting triangle at the corner of the site (at The Queensway South and Richmond Park Drive) will be used by Transportation Services for the installation of traffic lights at the intersection.

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

January 30, 2019
Attachments (2)
Private Attachments (1)
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