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**Report of the Commissioner of Corporate Services**  
**Temporary Lease - 8301 Keele Street, City of Vaughan**

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## **1. Recommendations**

1. Council authorize a two-year term lease with two one-year renewal options for a warehouse and office at 8301 Keele Street in the City of Vaughan.
2. Commissioner of Corporate Services be authorized to execute the lease and all necessary documents to complete the transaction.

## **2. Purpose**

This report seeks Council approval to enter into a lease for a portion of the property municipally known as 8301 Keele Street in the City of Vaughan, as shown on the map in Appendix A, for a two-year term with two one-year renewal options.

Private Attachments 1 and 2 will be considered in private session pursuant to section 239(2)(c) of the *Municipal Act, 2001*, as it relates to the acquisition of a lease by the Region.

### **Key Points:**

- Region-owned bus facility at 8300 Keele Street will undergo a significant expansion project for up to four years starting June 2026
- The lease at 8301 Keele Street is required by York Region Transit (YRT) to provide uninterrupted bus service and maintenance operations during the 8300 Keele Street expansion project
- 8301 Keele Street was previously leased by YRT's contractor, York BRT Services, from 2012 to 2015, during the original construction of the bus facility
- The lease is for 123,159 square feet of warehouse, including 5,008 square feet of office space

- The lease term is two years with two one-year renewal options
- This is a material lease requiring Council approval pursuant to the Leasing of Real Property Policy

### **3. Background**

#### **Bus facility expansion is required to meet future needs**

Council's 2008 Facility Strategy emphasized Regional ownership of bus garages to ensure reliable contractor procurement and secure long-term accommodation for bus storage and maintenance. The Region has developed bus facilities in Vaughan (8300 Keele Street), Newmarket (18106 Yonge Street) and Richmond Hill (55 Orlando Avenue), with each site designed to support current and future fleet requirements.

Expansion of the bus facility at 8300 Keele Street in Vaughan is required as it has reached maximum capacity. To address growing service requirements and prepare for future technology, including electrification, an expansion project was approved by Council in 2024. Construction will be carried out in phases over four years, beginning July 2026.

#### **Bus facility expansion will cause operational constraints without mitigation**

The 8300 Keele Street site is a 24/7 operational hub for bus storage, maintenance and dispatch. Its constrained layout leaves little flexibility to accommodate construction activities while maintaining uninterrupted operations. Safety concerns have been raised about how to mitigate risks around construction equipment, excavation and staging, as they cannot safely coexist with constant bus traffic.

During the four-year phased construction of the 8300 Keele Street expansion, significant portions of the site will be taken offline for excavation, utility relocation and building additions. Despite phased scheduling, the existing facility has no surplus capacity to accommodate the fleet's daily bus movements, fueling, contractor parking, material storage and dispatch operations while construction occurs.

#### **Temporary lease at 8301 Keele Street will enable uninterrupted transit service**

To sustain full operational capacity and avoid service disruption during construction, YRT requires temporary space near the bus facility. The property at 8301 Keele Street, which was successfully used by YRT during the original bus facility construction (2012–2015), offers immediate operational readiness, a suitable layout, and secure access for heavy fleet use.

Leasing this nearby facility will enable seamless 24/7 transit operations by segregating construction and fleet activities, enhancing on-site safety and maintaining service reliability throughout the expansion period.

## 4. Analysis

### **8301 Keele Street is a preferred location for continuous bus operations**

To support the bus facility expansion project, a temporary off-site location will be secured to accommodate parking and storage needs and serve as an active operational base. This approach aligns with previous Council direction, which emphasizes the importance of maintaining reliable operations during facility transitions. A temporary lease at 8301 Keele Street will ensure operational continuity, enhance construction efficiency, and improve safety by reducing the risk of accidents involving vehicles, staff, and construction activities.

### **Leasing options**

Staff searched available properties for lease in the area surrounding 8300 Keele Street. Out of available properties, 8301 Keele Street is the best candidate that meets criteria for location, size and operational readiness. This location was previously leased by York BRT Services from 2012 to 2015. YRT staff identified this location as a preferred candidate as it worked optimally in the past.

This approach is consistent with the Council-endorsed YRT Facility Strategy, which emphasizes:

- Protecting long-term investment in Region-owned transit facilities
- Maintaining uninterrupted service to riders during transitions
- Balancing short-term lease costs with long-term capital benefits of the expanded facility.

## 5. Financial Considerations

This report does not present current or anticipated financial changes to the Region's budget or fiscal position. All lease costs will be attributed to the (81584) 8300 Keele Street expansion project. This report identifies financial impacts beyond the current budget year, which are expected to be requested as part of future Capital Reallocations Report and future budget process.

## 6. Local Impact

A lease at 8301 Keele Street will allow for continuous YRT bus operations in southwest York Region during the expansion of 8300 Keele Street.

## 7. Conclusion

A temporary lease at 8301 Keele Street is necessary for uninterrupted York Region Transit bus operations during the 8300 Keele Street bus facility expansion project. The location, size and layout of 8301 Keele Street offer optimal continuation of bus transit services to the public. It is recommended that the Region enter into this lease.

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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.

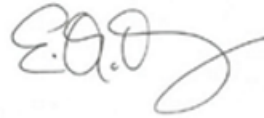
Recommended by:



**Dino Basso**

Commissioner of Corporate Services

Approved for Submission:



**Erin Mahoney**

Chief Administrative Officer

November 18, 2025  
16909191

Appendix A – Property Schedule and Location Map  
Private Attachment 1 – Lease Cost Analysis (16909241)  
Private Attachment 2 – Report of the Treasurer (16918194)

**Property Schedule  
Temporary Lease  
8301 Keele Street  
City of Vaughan**

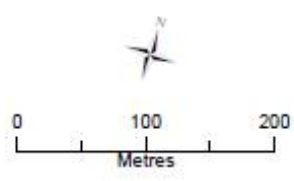
<b>No.</b>	<b>Owner</b>	<b>Municipal Address</b>	<b>Legal Description</b>	<b>Interest Required</b>
1.	Soneil Vaughan Inc. c/a Soneil Keele.	8301 Keele Street, Units 2 and 2A, City of Vaughan	Part of Lot 10, Concession 3 (Vaughan), Part 1, Plan 65R-6817; together with R339907; City of Vaughan	Lease (11,572 sq. m)

**LOCATION MAP**



Produced by:  
The Regional Municipality of York  
Property Services, Corporate Services  
November 2025  
  
Data: King's Printer for Ontario 2003-2025  
  
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**Location Plan**  
**Temporary Lease**  
**8301 Keele Street**  
**City of Vaughan**  
**December 4, 2025**



- Subject Property
- Interest Required
- Parcel
- Road
- Railway

© Legal/529 - Previous/Current/Map/Map to Council/2025/Temp Lease 8301 Keele Street/Temp Lease 8301 Keele Street.aprx