

The Regional Municipality of York

Committee of the Whole
Finance and Administration
June 13, 2019

Report of the Commissioner of Corporate Services

Acquisition of Land 14452 Yonge Street Town of Aurora

1. Recommendations

1. Council approve the acquisition of the interest in land set out in Attachment 1, for the Henderson Sewage Pumping Station (SPS) project, in the Town of Aurora.
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 14452 Yonge Street, in the Town of Aurora for the Henderson Sewage Pumping Station project, as shown on the map in Attachment 2.

Key Points:

- There is a need to reduce the wastewater flow to the existing Aurora Sewer Pumping Station (SPS) as there is a high risk of overflow during extreme wet weather events
- A Feasibility Study completed in March 2018 by Associated Engineering (Ont.) Ltd. identified the Henderson Drive and Yonge Street area in south Aurora as being a practical solution to divert some of the wastewater flows from the Aurora SPS
- A new pumping station (to be identified as the Henderson Sewer Pumping Station) will be constructed on the subject lands which will divert the wastewater flow from the Henderson Drive area downstream from of the existing Aurora SPS to connect to the Regional Sewer along Yonge Street
- Through the Municipal Class Environmental Assessment process and during public Open House discussions, this site was identified as the preferred site for the new sewage pumping station

- Staff has negotiated an agreement with the owner to purchase the entire parcel

3. Background

York Region's existing Aurora SPS has reached its capacity and this new Henderson Sewage Pumping Station will alleviate some of the existing and future demand on the Aurora SPS

The Aurora SPS, which collects wastewater generated in Aurora, Newmarket and East Gwillimbury and conveys the flows to the York-Durham Sewer System (YDSS), has reached its allocated capacity. A new gravity sewer along Henderson Drive and a new forcemain along Yonge Street with a connection to the existing Regional sewer north of Bloomington Road will be constructed as part of the Henderson Pumping Station.

The subject site has been identified as the preferred site and initial due diligence on the site is complete

The subject land is 3.95 acres in area and has been identified as the preferred site to facilitate the Henderson SPS through the preliminary Municipal Class Environmental Assessment process and in a public open house.

Various studies on the subject site were completed, including Phase One and Phase Two Environmental Site Assessments, an Archeological Study, a Natural Environment Assessment and a geotechnical investigation. No significant findings were identified.

A Municipal Class Environmental Assessment (Class EA) and Pre-Design Report is currently being completed with the 30 day public review period anticipated to be complete by the end of June 2019.

4. Analysis

The subject land will provide necessary area, access and buffer for the Henderson SPS

As part of the project, a new gravity sewer will extend from Henderson Drive, and a new forcemain along Yonge Street will be constructed to connect to the existing Regional sewer north of Bloomington Road.

There will be minimal disturbance to the surrounding landscape, as the new sewage pumping station will be built at the location of a previous home on the site. The new forcemain will run underneath the existing access to the site from Yonge Street and trenchless construction methods for a portion of gravity sewer not located within an existing right-of-way will be employed.

The property is primarily treed. The surrounding trees will provide a natural buffer for the pumping station and mitigate any possible disturbance issues to adjacent landowners.

The acquisition of the subject land will also make it available for any future capacity need for the Henderson SPS.

Negotiations have been successfully completed to acquire the property

The Region has successfully negotiated the purchase price with the current owner, Ballymore Homes. In accordance with the Region's Corporate Land Acquisition Policy, the Region obtained appraisals to support offers of compensation.

5. Financial

As this acquisition is part of the Aurora SPS Overflow Migration Work project, Federal funding was recently approved from the Disaster Mitigation Adaption Fund. This federal funding will cover 40% of the design and construction costs associated with the Henderson Pumping Station project. The planning and property acquisition costs, as well as the portion of the costs not funded, will be covered by Environmental Services' approved Water/Wastewater Growth Budget, which outlines funding for this project. There is sufficient capital spending authority for this property acquisition in Environmental Services 2019 Capital Budget.

6. Local Impact

The purchase is supported by the Town of Aurora staff, and there was no opposition presented during any of the Open House discussions with the local community. The site was chosen as the preferred site by the public in the Open House.

7. Conclusion

The acquisition of 14452 Yonge Street in the Town of Aurora and subsequent construction will provide vital relief to the existing Aurora SPS and help reduce the potential of overflow issues. This site was determined to be the preferred site through the Class EA process and was supported by the local community in Open House discussions and by the Town of Aurora. The construction of the sewage pumping station on the site will create minimal disturbance to the surrounding vegetation and protect the subject Oak Ridges Moraine land from further development. The treed surroundings will provide a natural screening and a buffer from Yonge Street and any surrounding lands.

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

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