

The Regional Municipality of York

Committee of the Whole
Finance and Administration
November 14, 2019

Report of the Commissioner of Corporate Services

Acquisition of Land West Vaughan Sewage Servicing Project City of Vaughan

1. Recommendations

1. Council approve the acquisition of the interest in land set out in Attachment 1, required for the proposed construction and installation of the West Vaughan Sewage Servicing system, in the City of Vaughan.
2. The Commissioner of Corporate Services be authorized to execute the agreement(s) of purchase and sale and all necessary documents to complete the transaction(s).

2. Summary

This report seeks Council approval for the acquisition of interests in land required for the construction and installation of the West Vaughan Sewage Servicing system, in the City of Vaughan, as shown on the map in Attachment 2.

Private Attachment 1 to this report will be considered in private session because it relates to the acquisition of land by the Region.

Key Points:

- Permanent easements are required from lands owned by the Province of Ontario (Infrastructure Ontario), to facilitate a portion of the West Vaughan Sewage Servicing Project
- The property interests were appraised in accordance with Infrastructure Ontario (IO) policy, a different methodology than the usual method of acquisition
- Region staff negotiated a reduction in the compensation requested by IO

3. Background

The Water and Wastewater Master Plan identifies a need to expand the Regional trunk sanitary sewer system

In April 2016, the Region completed the York Region Water and Wastewater Master Plan Update. This study identified a need for additional sewage servicing capacity to meet the projected growth in West Vaughan.

The West Vaughan Sewage Servicing project includes a 14.3 kilometre sewer tunnel from the Kleinberg Water Resource Recovery Facility to the Humber Sewage Pumping Station in Woodbridge. The scope of work also includes construction compounds, maintenance shafts and the construction of a new pumping station to replace the existing Humber Sewage Pumping Station.

Three Environmental Assessments have been completed in 2013, 2016, and 2019

The Region completed a Class Environmental Assessment (EA) “Schedule C” process in 2013. An EA addendum was completed in 2016 to address beneficial changes to the route alignment, construction methodology, and reduced property requirements

IO has completed its own Environmental Assessment and Duty-to-Consult process.

Project construction is scheduled to commence in 2021

The requirement from the subject property is for sub-surface sanitary sewers and access shafts. The permanent easements are for the installation of the sub-surface sanitary sewer and associated access man-holes for maintenance of the sewer line.

The construction of the new Humber Sewage Pumping Station is scheduled to commence in 2021 and construction of the sewage tunnel is proposed to commence in 2023. This work was included in the Environmental Services approved 10-year Capital Plan.

Project requirements are being obtained through expropriation and agreements of purchase and sale

The Region requires lands from private property owners, as well as public authorities including the Province, Cities of Toronto and Vaughan and the Toronto Region Conservation Authority. Property requirements from private owners are being obtained through the expropriation process, and the lands owned by public authorities are being obtained through negotiated agreements.

4. Analysis

Negotiations have been successfully completed for the acquisition of easements from Infrastructure Ontario

Negotiations have been successfully completed for the required permanent easement interests. The compensation is based on two independent appraisals obtained by the Region and IO, respectively. Both appraisal reports were completed in 2018.

The appraisals were based on Infrastructure Ontario's policy that requires compensation amounts to be based on specific assumptions, which in this case concluded a value greater than market value. Region staff successfully negotiated a reduction to the compensation initially provided by IO.

The Region completed its environmental due diligence

The Region commissioned a Phase One Environmental Site Assessment (ESA) on the required lands to assess potential environmental issues, and also obtained a license from IO to install water monitoring wells. The ESA concluded that further investigation is required. As such, the Region will conduct a soil baseline analysis once possession is secured to develop a baseline of existing soil and groundwater conditions on the property prior to any construction activities.

As required by the Province, the Region is acquiring the lands in an "as is, where is" condition. The lands will be conveyed to the Region without representations and warranties as to the condition of the lands, including the environmental condition on the date of closing.

5. Financial

The funding for this property acquisition is included in the 2019 Capital Budget for Environmental Services.

6. Local Impact

The West Vaughan Sewage Servicing Project will benefit the residents and the businesses of the City of Vaughan by providing added servicing capacity to facilitate development in the municipality.

7. Conclusion

The Region negotiated the acquisition of the requirements in lands held by Infrastructure Ontario which are necessary to complete the path for the sub-surface sewer from Humber Pumping Station north to Highway 7 and along Highway 27 to Kleinberg.

Staff recommends the Region acquire these 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

November 1, 2019
Attachments (2)
Private Attachments (1)
#10040628