

Clause 20 in Report No. 9 of Committee of the Whole was adopted, without amendment, by the Council of The Regional Municipality of York at its meeting held on May 17, 2018.

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Acquisition of Land

Mid-Block Crossing of Highway 404 North of 16th Avenue
City of Markham

Committee of the Whole recommends adoption of the following recommendations contained in the report dated April 26, 2018 from the Commissioner of Corporate Services:

1. Council authorize the acquisition of the following land required for the Highway 404 Mid-block Crossing north of 16th Avenue in the City of Markham.

No.	Owner	Municipal Address	Legal Description	Interest Required
1.	Woodbine Cachet South Inc.	N/A	Parcel 16-3, Section MA3; Part of Lots 17 & 18, Concession 3 (Markham) - Parts 6 & 7 on 65R-15028; Markham	Fee Simple

2. The Commissioner of Corporate Services be authorized to execute all necessary documents to complete the transaction.

Report dated April 26, 2018 from the Commissioner of Corporate Services now follows:

1. Recommendations

It is recommended that:

1. Council authorize the acquisition of the following land required for the Highway 404 Mid-block Crossing north of 16th Avenue in the City of Markham.

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2. The Commissioner of Corporate Services be authorized to execute all necessary documents to complete the transaction.

2. Purpose

This report seeks Council approval to acquire land for the Highway 404 Mid-block Crossing north of 16th Avenue, in the City of Markham, as shown on the map in Attachment 1.

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

3. Background

An Environmental Assessment was approved for the mid-block crossing

The Municipal Class Environmental Assessment (EA) for the Highway 404 Mid-block Crossing north of 16th Avenue was approved in March 2015. The recommendations in the EA included a two-way, four-lane road and bridge overpass, extending from Leslie Street in Richmond Hill to Woodbine Avenue in Markham. No comments were received during the 30 day public review period, and in 2016 the Region initiated the projects detailed design and property acquisition phase. While the construction has been pushed beyond the 10 year capital delivery horizon, purchasing this property now will provide the Region with price certainty and will mitigate future cost increases.

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Privately owned land is required to accommodate the mid-block crossing

A section of the proposed mid-block crossing runs along the southerly part of a parcel of land owned by Woodbine Cachet South Inc. Acquisition of the property is necessary to accommodate the mid-block crossing. The property is located on the east side of Highway 404 midway between 16th Avenue and Major Mackenzie Drive. It is bounded on the west by Highway 404, on the south by an office building, on the east by the Rouge River and on the north by an office/warehouse building.

4. Analysis and Implications

Negotiations have been successfully completed to acquire the property

The Region has successfully negotiated the purchase price. In accordance with the Region's Corporate Land Acquisition Policy, the compensation was negotiated based on two independent appraisals. There are ongoing negotiations to acquire the remaining properties necessary for the completion of the project.

The Region has commissioned a Phase One Environmental Site Assessment

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

The Region will share the costs with the local municipalities

Pursuant to the Council approved Funding Collector Road Crossings of 400 Series Highways Policy of 2007, Transportation Services staff will work with the City of Markham and the Town of Richmond Hill to allocate the costs of this project.

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5. Financial Considerations

Funds for the mid-block crossing will be allocated from the 2018 Transportation Services Capital Budget.

6. Local Municipal Impact

The Highway 404 mid-block crossing north of 16th Avenue at Highway 404 and 16th Avenue is a critical infrastructure component required to manage traffic congestion and provide additional transportation capacity in the area. The project will further support the accommodation of the forecasted growth in the Region's Official Plan.

The project provides improved access opportunities that will benefit road users, area residents and businesses, and potential future development areas along the Highway 404 corridor in both Richmond Hill and Markham.

Staff consulted with the City of Markham and the Town of Richmond Hill regarding the delivery of this project. Both municipalities support the Region proceeding with the project. Staff will formalize cost sharing agreements, which are expected to be completed prior to construction.

7. Conclusion

Staff has concluded negotiations for the acquisition of land for the Highway 404 crossing north of 16th Avenue from Woodbine Cachet South Inc. The acquisition of the land is necessary for implementing the mid-block crossing. While construction will not commence until after 2028, purchasing the property now mitigates potential for future increases in land value. Accordingly, staff recommends that Council approve the acquisition of the land detailed in this report.

For more information on this report, please contact Michael Shatil, Director, Property Services at 1-877-464-9675 ext. 71684.

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The Senior Management Group has reviewed this report.

April 26, 2018

Attachments (1)

Private Attachments (1)

#8419574

Accessible formats or communication supports are available upon request

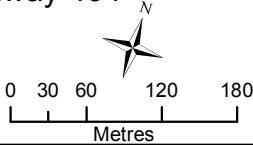


Location Plan

Acquisition of Land
 Mid-Block Crossing of Highway 404
 North of 16th Avenue
 City of Markham
 May 10, 2018

Legend

- Subject Property
- Interest Required
- Parcel
- Road
- Future ROW Boundary



York Region

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 Property Services, Corporate Services
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