

Clause 19 in Report No. 7 of Committee of the Whole was adopted, without amendment, by the Council of The Regional Municipality of York at its meeting held on April 19, 2018.

19

Acquisition of Land
Red Cedar Avenue from
High Tech Road to Highway 7
Town of Richmond Hill

Committee of the Whole recommends adoption of the following recommendations contained in the report dated March 28, 2018 from the Commissioner of Corporate Services:

1. Council authorize the acquisition of the following land required for the completion of Red Cedar Avenue, in the Town of Richmond Hill.

No.	Owner	Municipal Address	Legal Description	Interest
1.	Ontario Infrastructure Lands Corporation	N/A	Part of Lots 36 and 37, Concession 1 (Geographic Township of Markham), Richmond Hill, being Parts 3, 4, 21, 22, 26 and 27 on Plan 65R-24674, Town of Richmond Hill	Fee Simple

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

Report dated March 28, 2018 from the Commissioner of Corporate Services now follows:

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1. Recommendations

It is recommended that:

1. Council authorize the acquisition of the following land required for the completion of Red Cedar Avenue, in the Town of Richmond Hill.

No.	Owner	Municipal Address	Legal Description	Interest
1.	Ontario Infrastructure Lands Corporation	N/A	Part of Lots 36 and 37, Concession 1 (Geographic Township of Markham), Richmond Hill, being Parts 3, 4, 21, 22, 26 and 27 on Plan 65R-24674, Town of Richmond Hill	Fee Simple

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

2. Purpose

This report seeks Council approval to acquire the subject land necessary to complete this section of Red Cedar Avenue, as shown in Attachment 1.

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

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3. Background

The Transportation Master Plan identified a mid-block crossing of Highway 407 at Red Cedar Avenue

The 2016 Transportation Master Plan identified the connection of Red Cedar Avenue from High Tech Road to Langstaff Road. The connection provides an opportunity for improved walking, cycling and transit facilities and will support growth and intensification of Richmond Hill Centre and the Langstaff Gateway as a Regional Centre. This road will provide a key linkage in this Region Centre and unlock some of the southern phase 1 development.

The subject property is required to complete the land requirement for Red Cedar Avenue in Richmond Hill

The subject land is a paved 0.214 acre parcel of land that is required to complete the portion of Red Cedar Avenue in the Town of Richmond Hill. The Region owns the lands to the north and south of the subject land.

Subdivision approval required lands to be conveyed to the Region

The Region obtained the lands to the north and south of the subject land from the adjacent developer through subdivision approval. These lands, along with the subject lands, form the Red Cedar Avenue right of way. The subject land was also included as part of the subdivision approval. However, the developer does not own the land.

Ontario Infrastructure Lands Corporation (OILC) owns the subject land, as part of the hydro corridor. OILC cannot convey Hydro Corridor lands to private individuals, only public authorities. In this regard, rather than the developer acquiring the land, then dedicating it to the Region, the Region will acquire the land and the developer will incur the costs of the acquisition.

4. Analysis and Implications

Negotiations with Ontario Infrastructure Lands Corporation and the adjacent developer have been successfully completed

The Region has successfully negotiated for the acquisition of lands with OILC. The adjacent developer has also agreed to pay the negotiated compensation and all costs associated with the transfer.

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Environmental due diligence has been performed on the subject land with no significant issues identified

Environmental due diligence has been completed. The results were reviewed by staff in consultation with Legal Services. No significant issues were identified and no further investigation is required. Lands will be transferred as is from OILC.

5. Financial Considerations

As the lands were to be conveyed to the Region as part of the subdivision conditions, the adjacent developer is responsible for the cost of the lands, land transfer tax, registration fees and any other incidental fees. However, OILC would not negotiate with the adjacent developer, therefore the agreement of purchase and sale is between the Region and OILC. The Region is obligated by the agreement to pay the value for the lands. The Region will be reimbursed for these costs by the adjacent developer.

6. Local Municipal Impact

The proposed Red Cedar Avenue mid-block crossing of Highway 407 and Highway 7 is a critical infrastructure component that will provide additional transportation capacity. The project will further support the accommodation of the forecasted growth in the Region's Official Plan and connectivity in the urban growth centre.

7. Conclusion

Staff has concluded negotiations for the acquisition of the subject property for the completion of this section of Red Cedar Avenue. The acquisition of the land is necessary for implementing the future mid-block crossing. While a construction date has not been set, a Class Environmental Assessment (Schedule 'B') will be initiated in spring of 2018. Completing the acquisition as per the subdivision approvals allows the Region to own the property it requires to assist in constructing this mid-block crossing. 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.

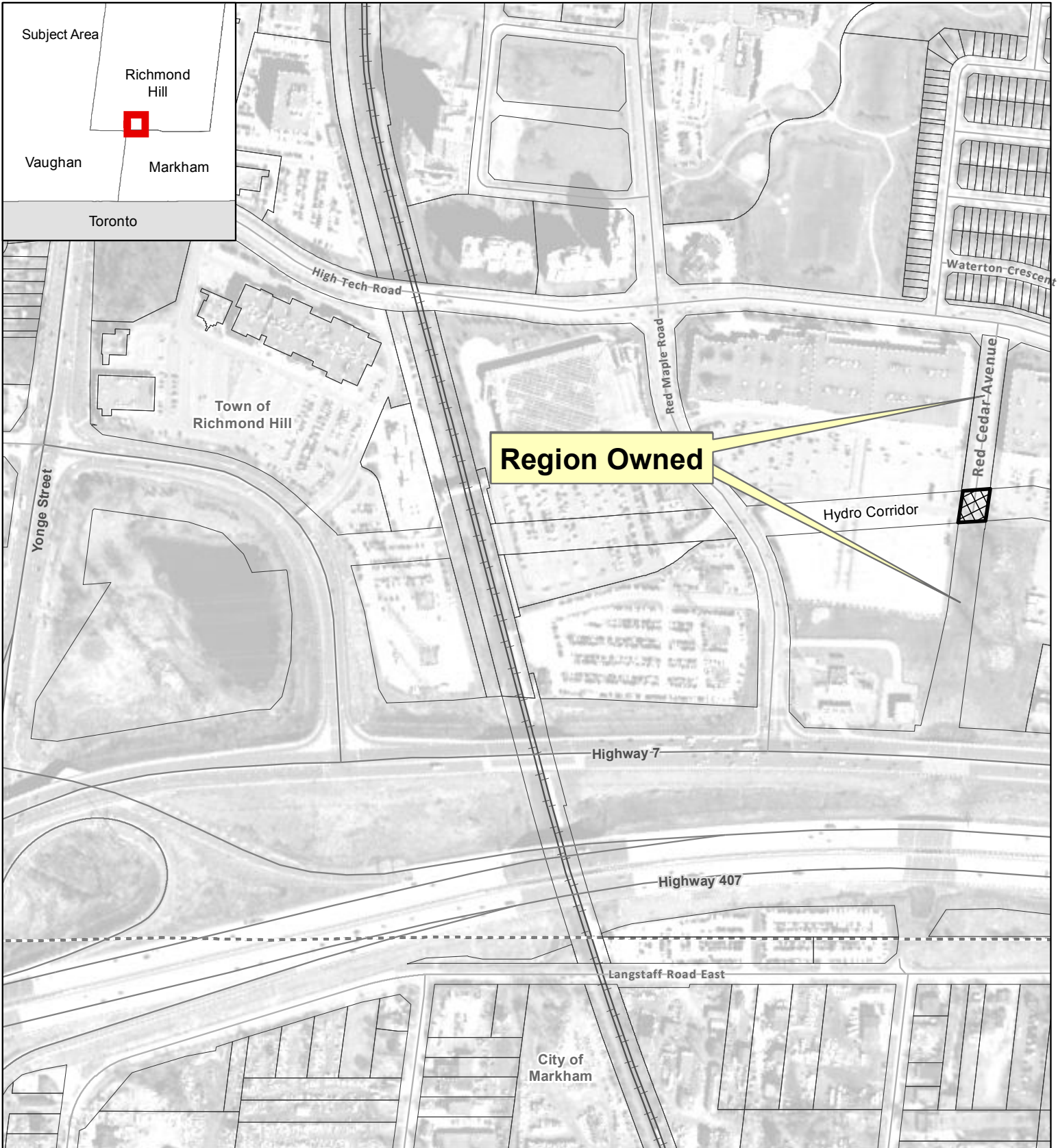
March 28, 2018

Attachments (1)

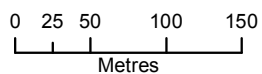
Private Attachments (1)

eDOCS #8295339







Accessible formats or communication supports are available upon request



Location Plan
Acquisition of Land
Red Cedar Avenue from
High Tech Road to Highway 7
Town of Richmond Hill
April 12, 2018



Legend

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


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 The Regional Municipality of York
 Property Services, Corporate Services
 March 2018

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