

Clause 15 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 19, 2016

15  
Acquisition of Land  
10 Mobis Drive  
City of Markham

Committee of the Whole recommends adoption of the following recommendations contained in the report dated March 30, 2016 from the Commissioner of Corporate Services:

1. Council authorize the acquisition of the following land required for the Highway 404 Midblock Crossing north of Elgin Mills Road at Highway 404 in the City of Markham.

No.	Owner	Municipal Address	Legal Description	Interest Required
1.	North Markham Distribution Nominees Inc.	10 Mobis Drive Markham	Part 2, Plan 65R35210	Fee Simple

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

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Report dated March 30, 2016 from the Commissioner of Corporate Services now follows:

1. Recommendations

It is recommended that:

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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 construction of a midblock crossing over Highway 404, north of Elgin Mills Road, in the City of Markham. The location of the subject land is shown in Attachment 1.

## 3. Background

Highway 404 corridor is experiencing increasing traffic volumes due to growth

The local communities along this stretch of the highway are experiencing growth that is contributing significant volumes of traffic to this corridor. This has resulted in a steady increase of traffic volumes and delays.

The Highway 404 Midblock Crossing Study confirmed that midblock crossings are integral to the area transportation network

In 2012, the Region completed the Highway 404 Midblock Crossings Study. The study involved detailed traffic modelling of the area bounded by Highway 7 and 19th Avenue, and Leslie Street and Woodbine Avenue. The study concluded that implementing road improvements to these areas will yield the following transportation benefits:

- Support the growth of the area
- Facilitate the movements of all road users

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- Create a more robust and connected street network
- Create a vibrant, active and transit-friendly streetscape to encourage walking, cycling and transit use within the study area

The Region is providing improvements within the Highway 404 corridor to benefit road users, area residents and businesses

The proposed midblock crossing will connect the local road networks between the City of Markham and the Town of Richmond Hill. Region staff is leading the projects detailed design, approvals and the construction phase.

The midblock crossing will advance key road infrastructure that will provide additional capacity and improved access to existing and future development in the Highway 404 and Elgin Mills Road area.

An Environmental Assessment was completed for the midblock crossing

The Municipal Class Environmental Assessment (EA) for the Highway 404 Midblock Crossing north of Elgin Mills Road was completed in October 2015. No comments were received during the 30-day public review period therefore the project is able to proceed to the design and construction phase. Region staff will proceed with detailed design and property acquisition in 2016.

Construction is scheduled to begin in 2024. Transportation Services will begin the process of seeking provincial permitting, initiating design and tendering in 2016.

The approved recommendations in the EA included a two-way, two-lane road and bridge overpass, extending from Leslie Street in Richmond Hill to Woodbine Avenue in Markham.

The subject property is required for the midblock crossing

The property that is the subject of this report is required for the future location of the midblock crossing. The property is bound on the west by Highway 404, on the south by the existing storm water management pond, on the east by the Hyundai/Mobis warehouse and on the north by the Honda Canada campus. The area is occupied by major corporations, including Honda Canada, Mobis/Hyundai and Enbridge. There is also a residential neighbourhood, walking trails and an outdoor rugby/soccer playing field.

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#### 4. Analysis and Options

Acquisition is in accordance with our Council approved Corporate Land Acquisition Policy

In accordance to the Region's Corporate Land Acquisition Policy, formal appraisals were prepared by two independent accredited appraisers to ensure maximum transparency.

Negotiations have been successfully completed for this property

The Region began negotiations with the owner to acquire the land following EA approval. The owner was agreeable to sell the property and a verbal agreement in principle was reached based on appraised values. While the construction will not start until 2024, purchasing the property now gives the Region certainty on price, as property costs in the Region continue to increase.

The Region has commissioned a Phase One Environmental Site Assessment

The Region has commissioned a Phase One Environmental Site Assessment (ESA) to assess potential environmental concerns with the property. The results of the ESA will be used to determine whether any further investigation into the environmental condition of the property is required. In the event environmental impacts are identified, staff will consult with Legal Services to take the necessary steps to minimize the risk to the Region.

Link to key Council-approved plans

The proposed acquisition of land for the Highway 404 Midblock Crossing north of Elgin Mills Road in the City of Markham supports the objectives of Vision 2051, the Regional Official Plan and the 2015 to 2019 Strategic Plan.

One of the goal areas of Vision 2051 is Interconnected Systems for Mobility, which the project addresses by providing an interconnected network for mobility that links people to jobs. As well, this project supports one of the objectives of the Regional Official Plan (Map 12), which is to ensure streets support all modes of transportation. Lastly, an objective identified in the Strategic Plan is the focus on networks and systems that connect people, goods and services.

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## 5. Financial Implications

Funding for the property acquisition is included in the 2016 Capital Budget for Transportation Services, Capital Planning and Delivery.

Pursuant to the Council approved Funding Collector Road Crossings of 400-Series Highways policy, Transportation Services staff will work with the City of Markham and the Town of Richmond Hill to develop a cost sharing agreement for the midblock crossing.

## 6. Local Municipal Impact

The Highway 404 Midblock Crossing north of Elgin Mills Road is critical infrastructure that will ensure adequate transportation capacity for growth in the Region. The project will further support the accommodation of the forecasted growth within the Region, as established by “Places to Grow” and reflected in the Region’s Official Plan.

Staff consulted with the City of Markham and the Town of Richmond Hill regarding the delivery of this project and both municipalities are in agreement with the Region to move forward. Staff will formalize this arrangement with cost sharing agreements, which will be finalized well before construction in 2024.

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

## 7. Conclusion

Staff has concluded negotiations for the acquisition of land from the North Markham Distribution Nominees Inc. for the Highway 404 Midblock Crossing north of Elgin Mills Road. The acquisition of the land is necessary to secure a property that is critical to implementing the midblock crossing. Purchasing the property in advance of the current construction schedule of 2024 mitigates against 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 Branch at ext. 71684.

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The Senior Management Group has reviewed this report.

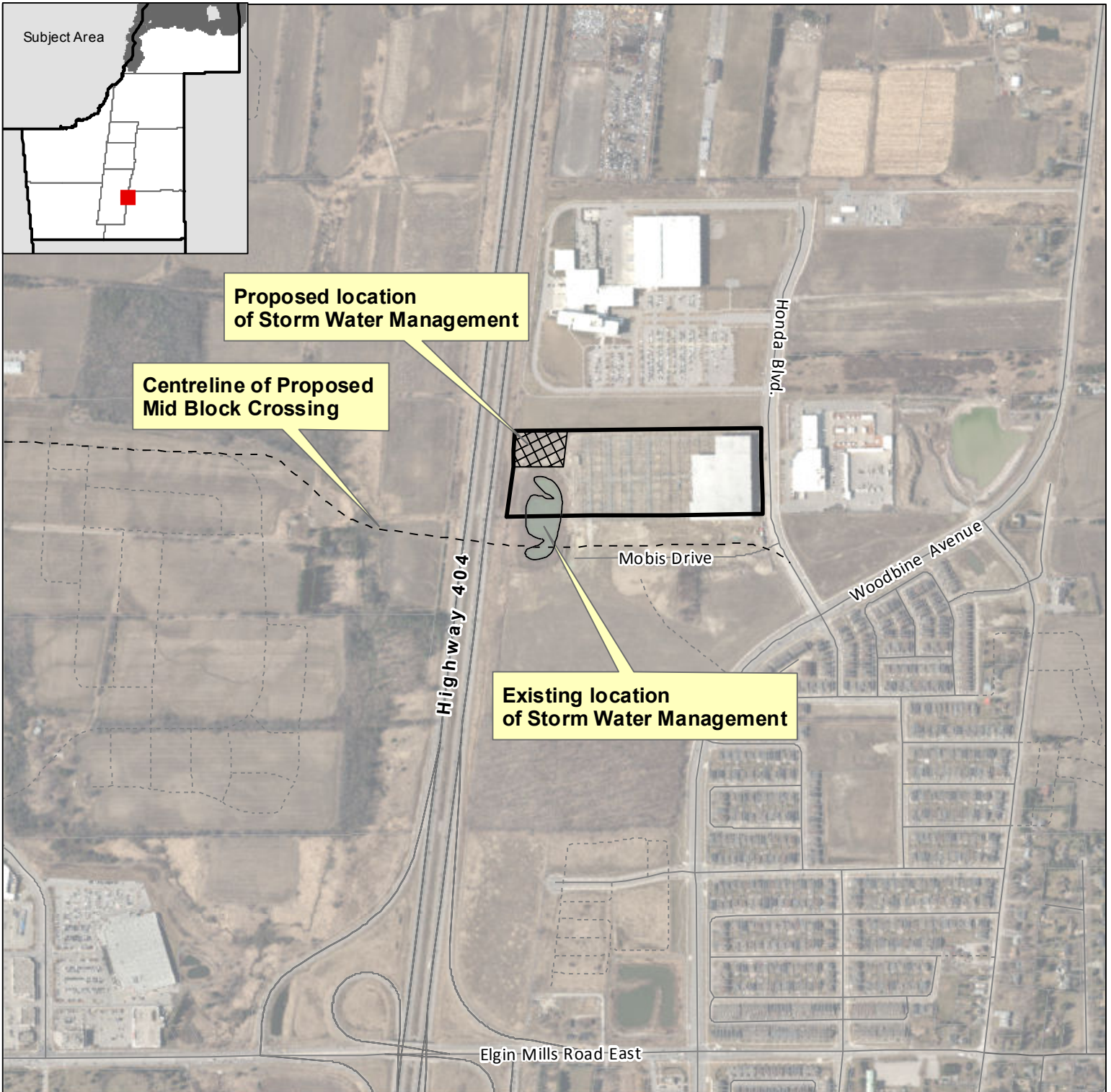
March 30, 2016

Attachments (1)

Private Attachments (1)

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Accessible formats or communication supports are available upon request

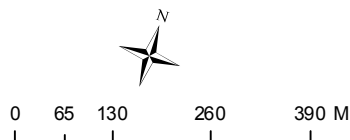


**Location Plan**  
**Acquisition of Land**  
**10 Mobis Drive**  
**City of Markham**







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**Legend**

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