

Clause 11 in Report No. 16 of Committee of the Whole was adopted, without amendment, by the Council of The Regional Municipality of York at its meeting held on October 15, 2015.

11

Acquisition of Land
 20841 2nd Concession Road
 Upper York Sewage Solutions
 Town of East Gwillimbury

Committee of the Whole recommends adoption of the recommendations contained in the following report dated September 24, 2015 from the Commissioner of Corporates Services:

1. Recommendations

It is recommended that:

1. Council authorize the acquisition of the following land required for the proposed water reclamation centre, in the Town of East Gwillimbury.

No.	Owner	Municipal Address	Legal Description	Interest Required
1.	Lippens, Rudy and Christine	20841 2nd Concession Road East Gwillimbury	Part 1, Plan 65R775	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 land required to act as part of the Upper York Sewage Solutions project, as shown in Attachment 1.

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3. Background

The Upper York Sewage Solutions project will provide servicing for planned growth in the Towns of Aurora, East Gwillimbury and Newmarket

The purpose of the Upper York Sewage Solutions project is to develop a local sustainable sewage servicing solution to accommodate planned growth for employment and communities in the Towns of Aurora, East Gwillimbury and Newmarket. All of these municipalities are located within the Lake Simcoe watershed.

The project is moving through the Individual Environmental Assessment process

The Upper York Sewage Solutions project followed the planning process established under the *Environmental Assessment Act* for Individual Environmental Assessments. The environmental assessment was conducted in two parts – a Terms of Reference (essentially a road map as to how the environmental assessment would be undertaken) and the Environmental Assessment itself. Approval of the Terms of Reference was received from the Minister of the Environment on March 11, 2010.

A detailed assessment of two viable alternatives selected the Water Reclamation Centre and York Durham Sewage System improvements

The Individual Environmental Assessment project team completed a detailed assessment of two viable alternatives. Alternative one provided a connection to the York Durham Sewage System and discharge to Lake Ontario. Alternative two, the selected alternative, features a water reclamation centre and improvements to the York Durham Sewage System.

In addition to providing clean treated irrigation water, the water reclamation centre will promote green design and conserve natural features and provide a trail system linkage.

Upper York Sewage Solutions project Environmental Assessment approval anticipated for Q2 2016

The final Environmental Assessment report for this project was submitted to the Minister for approval on July 25, 2014. With submission of the final report, the

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Ministry is conducting its own internal review and public consultation process in accordance with regulatory guidelines. Since July 2014, Region staff has been addressing comments and additional information requests from the Ministry in a timely manner over several iterations. All information requests received have been addressed. Based on the current stage of the Minister's review formal approval of the undertaking is now anticipated to be secured by the summer of 2016. It should be noted that this timeline includes the regulatory requirement that the Minister's Review be published on the public record for a period of seven months.

4. Analysis and Options

A technical process determined the subject lands as the preferred site for the water reclamation centre

A preliminary list of 98 potential sites was initially generated based on meeting the technical criteria of size, elevation and location. After applying site suitability and avoidance criteria related to sensitive land use features such as the Greenbelt and Oak Ridges Moraine the list was pared down to 21 potential sites that satisfied all site suitability requirements.

A screening of the final list using data from field investigations resulted in four sites being short-listed for final consideration. The four short-listed sites were presented to the public during two workshops on April 11 and 12, 2012.

After full consideration of technical criteria, public consultation, the natural built and economic environments and the net affect analysis, the property located at the west half of 20854 and 20908 Leslie Street was established as the recommended site for the water reclamation centre.

The subject property is required as part of the project

The subject property is a two acre parcel that is improved with a single family residence. It is one of four improved properties that are located immediately adjacent to the proposed water reclamation centre.

The acquisition of the subject property is required to provide a buffer between residents and the proposed water reclamation centre. The subject property will be improved with landscaping and berms to provide aesthetic screening for the proposed water reclamation centre.

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There is a slight risk with this purchase in that the Environmental Assessment has not been approved. This risk is perceived as minor as formal approval of the Environmental Assessment is anticipated.

Negotiations have been successfully completed for the acquisition of 20841 2nd Concession Road

Negotiations with the property owners began in May 2015. The owners are willing sellers that have been engaged throughout the acquisition process and understand the requirement to obtain Council approval.

Staff has completed negotiations to acquire this property required for the Upper York Sewage Solutions. The compensation for the buyout of the entire property is a good deal for the Region that is based on an independent appraisal report and supported by market evidence.

Negotiations are ongoing with the other three property owners that are located immediately adjacent to the home of the proposed water reclamation centre.

The Region has commissioned a Phase 1 Environment Site Assessment (ESA)

An environmental firm has been retained to provide a Phase 1 ESA. It is anticipated that the property will be free and clear of environmental concerns. However, if required, further investigations in the form of a Phase 2 ESA will be undertaken and appropriate action will be completed in consultation with the environmental consultant and Legal Services.

Link to key Council-approved plans

The proposed acquisition for the Upper York Sewage Solutions project 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 Living Sustainably, which the project addresses by focusing on resource recovery, energy-from-waste opportunities and creative repurposing and reuse initiatives. As well, the Upper York Sewage Solutions project delivers safe, clean drinking water and provides long-term water and wastewater services to the Region, in accordance with the Regional Official Plan. Lastly, a strategic objective identified in the Strategic Plan is to implement the Water and Wastewater Master Plan.

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5. Financial Implications

The funding to complete this property acquisition is included in the approved 2015, 10-year Capital Plan under Project 74270 Upper York Sewage Solutions. It has been approved in the 2015 Budget.

6. Local Municipal Impact

The water reclamation centre, as part of the Upper York Sewage Solutions, is a key piece of infrastructure required to accommodate forecasted growth in the Towns of East Gwillimbury, Aurora and Newmarket. In addition to providing clean treated irrigation water, the water reclamation centre will promote green design and conserve natural features and provide a trail system linkage. The acquisition of the subject property supports the construction of the water reclamation centre.

7. Conclusion

The purpose of the Upper York Sewage Solutions project is to develop a local sustainable sewage servicing solution to accommodate planned growth in the Towns of Aurora, East Gwillimbury and Newmarket. Two parcels are required to house the water reclamation centre are the subject of another report.

Staff has concluded negotiations for the acquisition of the subject property, which is required to provide a buffer for the proposed water reclamation centre. We are seeking Council approval for the purchase of the land detailed in this report.

For more information on this report, please contact Michael Shatil, Director, Property Services Branch at ext. 71684.

The Senior Management Group has reviewed this report.

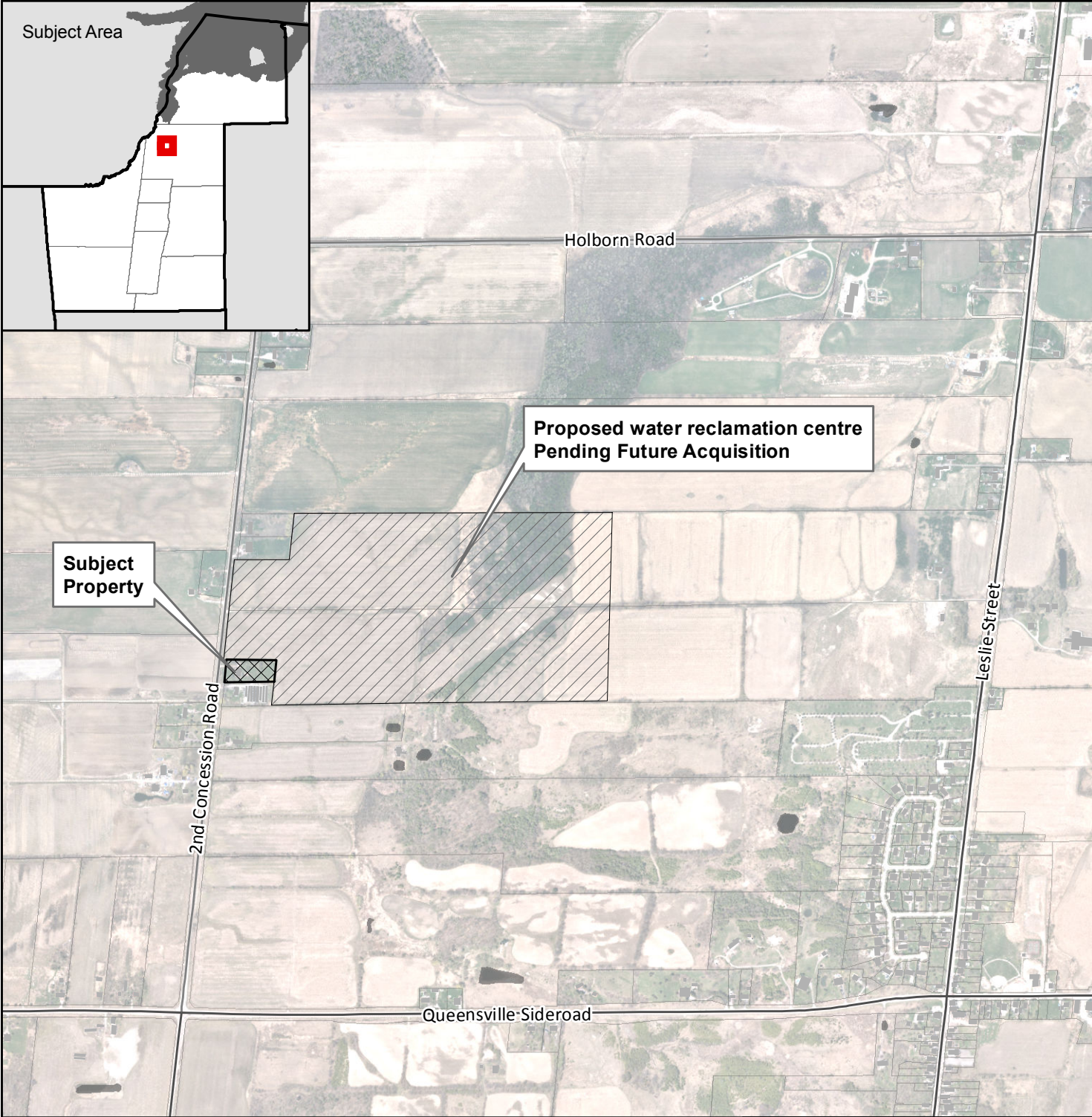
September 24, 2015

Attachments (1)

Private Attachments (1)

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Accessible formats or communication supports are available upon request



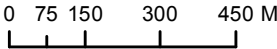
LOCATION PLAN

Acquisition of Land
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Upper York Sewage Solutions
Town of East Gwillimbury







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Legend

-  Subject Property
-  Interest Required
-  Proposed water reclamation centre
-  Future Acquisitions
-  Parcel
-  Road