

Clause 9 in Report No. 8 of Committee of the Whole was adopted, without amendment, by the Council of The Regional Municipality of York at its meeting held on April 23, 2015.

9

Acquisition of Land
Highway 7 West at Millway Avenue
Toronto York Spadina Subway Extension
City of Vaughan

Committee of the Whole recommends adoption of the following recommendations contained in the report dated February 25, 2015 from the Commissioner of Corporate Services:

1. Recommendations

It is recommended that:

1. Council authorize the acquisition of the following land, required for the construction of the Toronto-York Spadina Subway Extension (TYSSE) in the City of Vaughan.

No.	Owner	Municipal Address	Legal Description	Interest Required
1.	Calloway REIT (Sevenbridge) Inc.	3150 - 3200 Highway 7, 101 Edgeley Boulevard, Millway Avenue Vaughan	Parts 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, Plan 65R34869, and Parts 24, 31, 32, 33, 34, 35, 36, 37, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 88, Plan 65R34128	Extension of existing Temporary Easement commencing July 4, 2015 and expiring December 31, 2016, plus two (2) six month extension options
The temporary easement required by the Toronto-York Spadina Subway Extension project is for the purposes of entering on the lands with all vehicles, machinery, workers and other material to provide for the construction of the Toronto-York				

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No.	Owner	Municipal Address	Legal Description	Interest Required
Spadina Subway Extension project and works ancillary thereto.				

2. The Commissioner of Corporate Services be authorized to execute the agreement of purchase and sale and all necessary documents to complete this transaction in accordance with the compensation contained in the Private Attachment.

2. Purpose

This report seeks Council approval to acquire temporary easement extensions required for Toronto-York Spadina Subway Extension (TYSSE) in the City of Vaughan, as shown in Attachment 1.

3. Background

The Toronto-York Spadina Subway Extension (TYSSE) project has been under construction since 2011

The Toronto-York Spadina Subway Extension (TYSSE) project involves the construction of subway tunnels, stations, emergency exit buildings, power substations, parking lots, roads and other subway-related infrastructure. The project extends from Sheppard Avenue West in the City of Toronto to Highway 7 West in the City of Vaughan. The Region is responsible for acquiring all lands within York Region on behalf of the project.

On November 29, 2009, the YYSSE project received approval from the Ministry of the Environment with respect to the part of the project located within the Region.

There are other projects surrounding the YYSSE project that will be constructed at the same time. They include the VIVA bus rapid transit line, York Region Transit's (YRT) Vaughan Metropolitan Centre (VMC) bus terminal, and the owner's office tower, above-ground parking garage and retail space.

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The TYSSE project requires additional land for construction, access and staging surrounding the proposed VMC subway station

In 2011 and 2013, the Region acquired the land for the Vaughan Metropolitan Centre (VMC) subway station by negotiation and expropriation. Construction has been ongoing since 2011. In 2014, the project identified the need to extend existing temporary easements surrounding the subway station for construction, access and staging. Access to the subway station, tail tracks and a major drop shaft are required to construct rails, subway systems, utilities and other subway-related infrastructure. Staging includes, but is not limited to, materials storage and construction offices.

4. Analysis and Options

Existing temporary easements need to be extended

The existing temporary easements will expire in July 2015 and need to be extended to coincide with the current construction schedule. The project cannot finish if the temporary easements are not extended.

Negotiations have been successfully completed for this property

Staff has completed negotiations to extend the temporary easements until December 2016, with two six-month extension options, which will be exercised if required. The negotiated compensation is fair, reasonable and within the valuation ranges of 2 independent appraisal reports and 1 land value study. The negotiations were successful due to cooperation between the owner, Toronto Transit Commission (TTC) and the Region to minimize land use and coordinate construction schedules. It will enable all parties to complete their projects on time for subway service commencement.

Link to key Council-approved plans

From Vision to Results: 2015 to 2019 Strategic Plan

Priority Area – Strengthen the Region’s Economy

Focusing on networks and systems that connect people, goods and services

Priority Area – Manage Environmentally Sustainable Growth

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Managing traffic congestion

The acquisition of this land will support the development of bus rapid transit corridors, which will increase of the number of rapidway lane kilometers and transit ridership per capita.

5. Financial Implications

The funding to complete this acquisition is included in the TYSSE project budget, of which the Region contributes up to 13.5%. The costs are fully recoverable from the TYSSE project budget.

6. Local Municipal Impact

The construction of the TYSSE project is critical to the achievement of the vision for the Vaughan Metropolitan Centre (VMC), for both the Region and City of Vaughan. Upon construction completion, this project will improve public transit facilities in Vaughan and support the Region's goal for higher density mixed use transit-oriented development.

7. Conclusion

Staff has concluded negotiations for the additional land acquisition, which the TYSSE project requires for construction, access and staging. The temporary easements are proposed to be extended until December 2016, with two six-month extension options, which will be exercised if required. Subway construction is underway and the acquisition of the land will facilitate completion of the project. Accordingly, it is recommended that Council approve the acquisition of the land detailed in this report.

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For more information on this report, please contact Eric Bjornson, Acting Manager, Realty Services, Property Services Branch at ext. 71706.

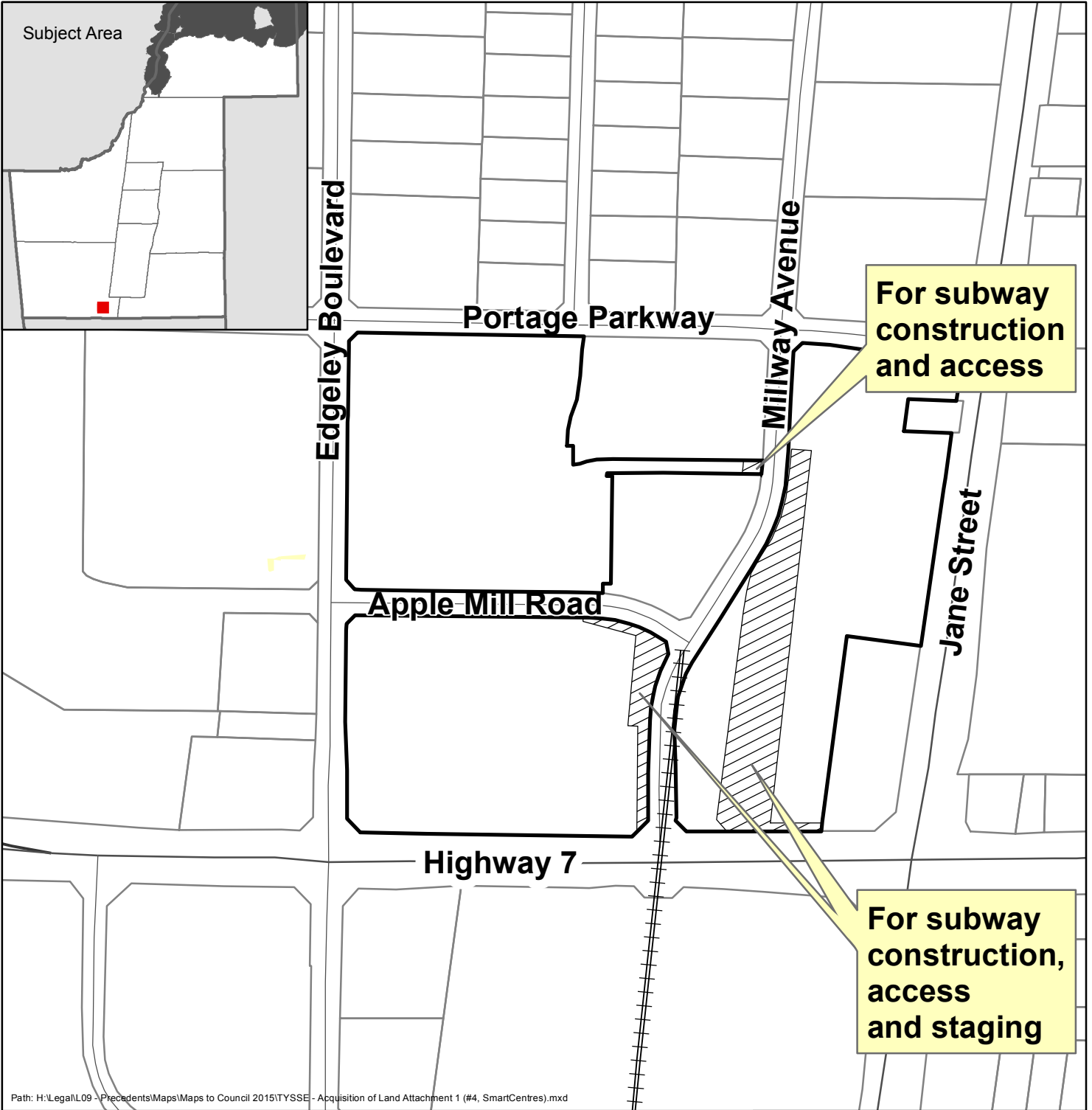
The Senior Management Group has reviewed this report.

February 25, 2015

Attachments (1)

#6033942

Accessible formats or communication supports are available upon request



Path: H:\Legal\I09 - Precedents\Maps\Maps to Council 2015\TYSSSE - Acquisition of Land Attachment 1 (#4, SmartCentres).mxd

LOCATION PLAN






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Legend

-  Property Requirements
-  Subject Properties
-  Subway Alignment
-  Parcel
-  Road