

Clause No. 57 in Report No. 13 of the Committee of the Whole was adopted, without amendment, by the Council of The Regional Municipality of York at its meeting held on September 11, 2014.

57
ACQUISITION OF LAND
WIDENING AND CONSTRUCTION OF BUS RAPID TRANSIT CORRIDOR
1082 CENTRE STREET, VIVANEXT PROJECT 90991
CITY OF VAUGHAN

Committee of the Whole recommends adoption of the recommendations contained in the following report dated August 18, 2014 from the Acting Commissioner of Corporate Services:

1. RECOMMENDATIONS

It is recommended that:

1. Council authorize the acquisition of the following land for the construction of the bus rapid transit (BRT) corridor on Highway 7 West, within the City of Vaughan:

No.	Owner	Municipal Address (YRRTC Reference)	Legal Description	Interest Required
1	Palmerston Properties Limited	1082 Centre Street (Ref. No. 72)	Part of Lot 6, Concession 2 as in R627788	Fee Simple

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

2. PURPOSE

This report seeks Council approval to acquire the subject property for the Highway 7 corridor (H2) of the vivaNext BRT project (*Attachment 1*).

3. BACKGROUND

The Region is undertaking improvements to the road infrastructure and the construction of dedicated lanes for Viva buses

To facilitate BRT along critical portions of the Highway 7, Yonge Street and Davis Drive corridors, the Region via York Region Rapid Transit Corporation (YRRTC) is undertaking improvements to the road infrastructure and the construction of dedicated lanes for Viva buses, along with enhanced streetscaping and boulevards. The project as a whole is referred to as vivaNext.

Construction associated with vivaNext is ongoing on Davis Drive in Newmarket, and Highway 7, east of Yonge Street in Markham. This report addresses the Highway 7 corridor (H2) in Vaughan, which is scheduled to begin construction in summer 2015. The corridor runs along Highway 7, from Pine Valley Drive to Highway 400, along Centre Street, from Highway 7 to Bathurst Street, and along Bathurst Street, from Centre Street to Highway 7. In order to implement the Rapidway on this corridor, road widenings will be required that will result in a significant number of property takings and impacts on existing uses.

The subject property is required to accommodate a future signalized intersection and vivaNext station

During the planning stages of the vivaNext (H2) project, concerns were raised regarding access to the businesses west of the subject property, as the implementation of the vivaNext rapid way will restrict left in and left out turns except at signalized intersections.

A traffic study was undertaken for the portion of Centre Street, between New Westminster Drive and Carl Tennen Street, to identify a preferred intersection configuration in this area. It was determined that a signalized intersection in the immediate vicinity of the subject property would best serve the commercial area at this location without significantly impacting Viva or general traffic operation. It was also determined that placing a vivaNext station at this new intersection would effectively integrate with the neighbouring commercial facilities.

The location of the intersection, vivaNext station, and access to the adjacent commercial facilities will require the subject property in its entirety.

The project has received approval of the Environmental Assessment Report from the Ministry of the Environment

Viva project H2 received approval of the Environmental Assessment Report from the Ministry of the Environment on November 9, 2006.

4. ANALYSIS AND OPTIONS

Negotiations with the owner have been successfully completed for the full buyout of the subject property

Staff have completed negotiations with the owner for a full buyout of the property.

As part of the negotiations with the owner, the existing tenant will continue to occupy the property. Staff will endeavour to negotiate an early termination agreement with the tenant, which will be effective upon the Region having possession of the property, or within a reasonable time frame thereafter. It will be the subject of a future report.

The existing building will be demolished in order to accommodate construction of the proposed intersection.

Subsequent to the terms of the acquisition being negotiated, the Region was allowed on the subject land to conduct a Phase 2 Environmental Study as part of the normal due diligence. The Study indicated that it would be necessary to remediate some contaminants left on the land from an underground oil tank. The tank was removed by a previous owner, however some remnant contaminants remain on the land. It will be the Region's responsibility to complete the remediation prior to construction. The preliminary estimated cost for remediation is \$50,000 to \$100,000. YRRTC has advised that funding for this remediation is available through the 2014 Capital Budget.

Link to Key Council-approved Plans

From Vision to Results: 2011 to 2015 Strategic Plan

Priority Area – Focus Growth along Regional Centres and Corridors

Optimize the transportation capacity and services in Regional Centres and Corridors

The acquisition of the lands will assist the Region in meeting its transportation needs.

5. FINANCIAL IMPLICATIONS

The funds required to complete the property acquisition have been included in the approved 2014 YRRTC Capital Budget. The project is funded by the Province, via the Metrolinx Master Agreement.

6. LOCAL MUNICIPAL IMPACT

The construction of dedicated bus lanes and related facilities, as well as road and intersection improvements along Highway 7, Centre Street and Bathurst Street is critical to the achievement of the vision for the corridor for both the Region and the City of

Vaughan. Additionally, this project will improve public transit facilities and enrich the streetscapes to support the Region's goal for higher density mixed use transit-oriented development.

7. CONCLUSION

The subject property is required for the construction of a traffic signal controlled intersection as part of the vivaNext H2 project. Construction is scheduled to commence in 2015 and the acquisition of the subject property will facilitate timely completion of the project. Accordingly, it is recommended that Council approve the acquisition of the subject property as detailed in this report.

For more information on this report, please contact René Masad, Director, Property Services Branch at Ext. 71684.

The Senior Management Group has reviewed this report.

Attachment (1)



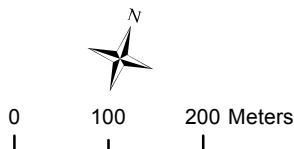
Path: G:\Legal\09 - Precedents\Maps\Maps to Council 2014\H2 - Acquisition of Land Attachment 1 (1082 Centre Street).mxd

LOCATION PLAN





Acquisition of Land
 Widening and Construction of Bus Rapid Transit Corridor
 1082 Centre Street, vivaNext Project 90991
 City of Vaughan



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Legend

-  Subject Property
-  Parcel
-  Road
-  Railway