

Clause No. 14 in Report No. 2 of the Committee of the Whole was adopted, without amendment, by the Council of The Regional Municipality of York at its meeting held on March 27, 2014.

14
ACQUISITION OF LAND
WIDENING AND RECONSTRUCTION OF MAJOR MACKENZIE DRIVE
PROJECTS 85660 AND 81320, CITY OF VAUGHAN

Committee of the Whole recommends adoption of the recommendations contained in the following report dated February 3, 2014 from the Commissioner of Corporate Services:

1. RECOMMENDATIONS

It is recommended that:

1. Council authorize the acquisition of the following land required for the Major Mackenzie Road widening project, in the City of Vaughan:

No.	Owner	Municipal Address	Legal Description	Interest Required
1	Sepp, Martin	9990 Pine Valley Drive	Parts 1, 2 & 3, Plan 65R-34685, being Part of Lot 21, Concession 7, Vaughan	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 certain lands for the widening and reconstruction of Major Mackenzie Drive between Weston Road and Islington Avenue, in the City of Vaughan.

3. BACKGROUND

Construction of the Major Mackenzie Drive project is scheduled to commence in spring 2015

This project involves the widening and reconstruction of Major Mackenzie Drive, between Weston Road and Islington Avenue, in the City of Vaughan. Construction is scheduled to commence in spring 2015.

The Region has deposited reference plans and amicable negotiations are ongoing for the required lands to complete the project. This report relates to a negotiated agreement for the buyout of the subject property.

Environmental Assessment was approved in July 2012

The Environmental Assessment for Major Mackenzie Drive was filed July 15, 2011, and amended on September 30, 2011. The Ministry of the Environment approved the Environmental Assessment on July 18, 2012.

4. ANALYSIS AND OPTIONS

Potential damages to the remaining property warrant a full buyout

The acquisition of this property will facilitate the construction of the required intersection at Pine Valley Drive. The proposed widening at this location includes the construction of four through lanes, two turning lanes, a 3 metre multi-use path and a noise wall. The roadway will need to be increased to six lanes at a future date. The proposed cross-section cannot be accommodated in the existing right-of-way and, therefore, the acquisition of this property is critical to the project.

The existing dwelling will be greatly impacted by the proposed roadway. Upon completion of the intersection, the dwelling will be approximately 8 metres from the travelled lane and only 2 metres from the proposed 2.5 metre high noise fence. In addition to damages for proximity, the existing use will be impacted by loss of the private well, loss of trees/privacy, and potentially require a new septic bed. Furthermore, permits for a new well and septic system may not be allowed due to Building Code and Ministry of Health regulations. The Region is responsible to compensate the owner for the damages to the remaining property and a full buyout is the preferred option, as it represents the least costly option to the Region.

Negotiations have been successfully completed for this property

Staff has completed negotiations to acquire this critical property for the widening and reconstruction of Major Mackenzie Drive. This property's value is based on a higher and better use as an estate residential building site. The Region's project would reduce the

property size by 50% and create a long narrow building envelope, which would no longer be viable for an estate residential lot. The property owner has agreed to the full buyout of his property. Compensation is based on the appraised value of the property, plus entitlements under the *Expropriations Act*. Approximately \$100,000 of the cost of purchasing the property will be offset by the fact the Region will no longer be required to build the noise wall and replace the owner's water supply. Approximately \$250,000 of the purchase price can be offset by the potential sale of the residual lands.

The following summary sets out the details of the property.

Property No. 1 (*Attachment 1*)

This property is located on the south-west corner of Major Mackenzie Drive and Pine Valley Drive. The subject property is improved with a single family dwelling, two frame garage structures and a small accessory building.

OWNER:	Martin Sepp
TOTAL AREA OF PROPERTY:	0.833 acres (3,378 m ²)
LANDS TO BE ACQUIRED:	Fee Simple interest in the entire property, Part of Lot 21, Concession 7, Vaughan as in R610236, being Parts 1, 2 and 3 on Plan 65R-34685
SPECIAL FEATURES:	Nil
PROJECT NUMBERS:	85660 and 81320

Link to Key Council-approved Plans

From Vision to Results: 2011 to 2015 Strategic Plan

Priority Area - Continue to Deliver and Sustain Critical Infrastructure
Improve mobility for users on Regional transportation corridors
The acquisition of this land will assist the Region in meeting its key strategic transportation needs.

5. FINANCIAL IMPLICATIONS

The funds required to complete the property acquisition for this project are included in the approved 2014 Capital Budget for Transportation and Community Planning.

6. LOCAL MUNICIPAL IMPACT

The widening and reconstruction of Major Mackenzie Drive between Weston Road and Islington Avenue, in the City of Vaughan, will provide upgraded capacity to improve traffic operations for the travelling public and will meet expected growth in the area.

7. CONCLUSION

Staff has concluded negotiations for the acquisition of certain lands required for the widening and reconstruction of Major Mackenzie Drive. Construction is scheduled to commence in the spring of 2015 and the acquisition of the necessary lands will facilitate timely completion of the project. Accordingly, staff recommends that Council approve the acquisition of the lands 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)

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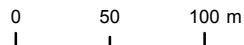


LOCATION PLAN

Acquisition of Land
Widening and Reconstruction of Major Mackenzie Drive
Projects 85660 and 81320, City of Vaughan



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Legend

 Subject Property