



Clause No. 13 in Report No. 6 of the Committee of the Whole was adopted, without amendment, by the Council of The Regional Municipality of York at its meeting on November 21, 2013.

**13**  
**ACQUISITION OF LAND**  
**AURORA EAST ELEVATED TANK, PROJECT 72540**  
**TOWN OF AURORA**

**Committee of the Whole recommends adoption of the following recommendations contained in the report dated October 31, 2013 from the Commissioner of Corporate Services:**

**1. RECOMMENDATIONS**

It is recommended that:

1. Council authorize the acquisition of the following land required for the Aurora East Elevated Tank project, in the Town of Aurora:

<b>No.</b>	<b>Owner</b>	<b>Municipal Address</b>	<b>Legal Description</b>	<b>Interest Required</b>
1	State Farm Mutual Automobile Insurance Company	Vacant land, Town of Aurora	Part of Block 6, Plan 65M-3819 more particularly, Parts 3 &4, Plan 65R-34564	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 Aurora East Elevated Tank project, in the Town of Aurora.

### 3. BACKGROUND

#### **Construction of the Aurora East Elevated Tank project is scheduled to commence in early 2014**

This project involves the construction of a new elevated water tank to accommodate future growth in the Aurora East Pressure District, as recommended in the York Region Water and Wastewater Master Plan Update (November 2009). Construction is scheduled to commence in early 2014. Staff has successfully negotiated the purchase of the lands with the current owner and expropriation is not required.

#### **Environmental Assessment was completed in March 2011**

The Schedule B Class Environmental Assessment study for the Aurora East Water Storage Facility was completed on March 23, 2011. The Environmental Assessment identified the subject site as the preferred location for the water storage facility.

### 4. ANALYSIS AND OPTIONS

#### **Negotiations have been successfully completed for this property**

Staff has completed negotiations to acquire this critical property for the Aurora East Elevated Tank project. The owner would not give any environmental representations or warranties in the purchase agreement, however, the owner had allowed the Region access to undertake environmental due diligence on the former farmland site. Phase 1 and 2 environmental site assessments did not identify any obvious environmental concerns.

The following summary sets out the details of the property:

#### **Property No. 1** (*Attachment 1*)

This property is located on the west side of First Commerce Drive, in the Town of Aurora, approximately 800 metres north of Wellington Street East. The subject property is currently vacant.

OWNER: State Farm Mutual Automobile Insurance Company

TOTAL AREA  
OF PROPERTY: 3.01 ha (7.44 acres)

LANDS TO BE  
ACQUIRED: Fee simple – Part of Block 6, Plan 65M-3819 more particularly, Parts 3 &4, Plan 65R-34564  
1.93 ha (4.77 acres)

SPECIAL FEATURES: Vacant land

PROJECT NUMBER: 72540

### **Link to Key Council–approved Plans**

#### **From Vision to Results: 2011 to 2015 Strategic Plan**

Priority Area - Continue to Deliver and Sustain Critical Infrastructure

Continue to prioritize new capital infrastructure projects to support managed growth and optimize community benefit.

The acquisition of these lands will assist the Region in meeting its key strategic water supply needs.

## **5. FINANCIAL IMPLICATIONS**

Funds for the acquisition are included in the 2013 Capital Budget, Capital Planning and Delivery, Environmental Services Department.

## **6. LOCAL MUNICIPAL IMPACT**

The construction of the Aurora East Elevated Tank is a critical infrastructure component required to ensure adequate water supply and storage capacity to the Aurora East Pressure District. The project will further support the accommodation of the forecasted growth within the district, as established by the 2009 Water and Wastewater Master Plan Update.

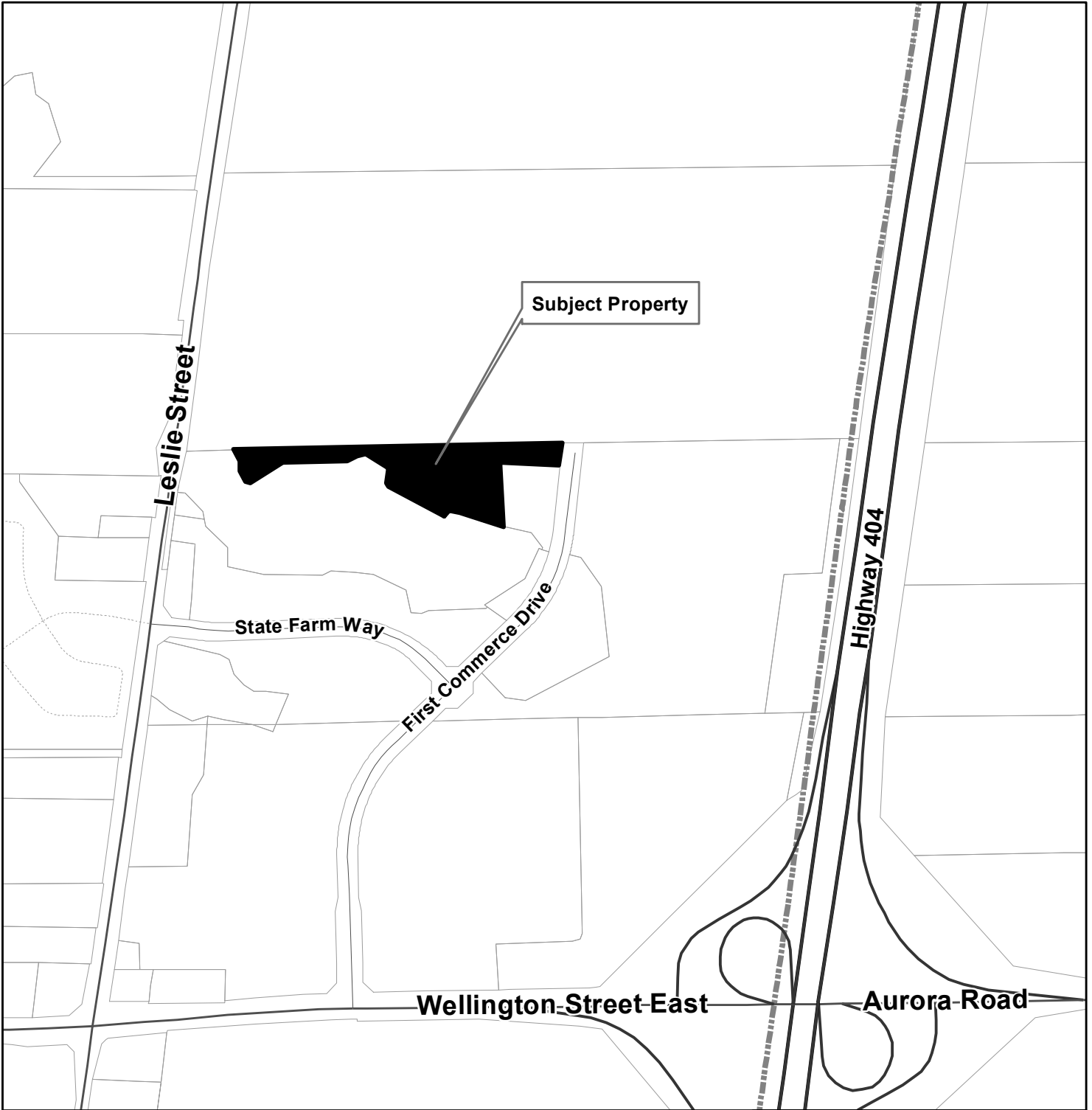
## **7. CONCLUSION**

Staff has concluded negotiations for the acquisition of certain lands required for the construction of the Aurora East Elevated Tank. Construction is scheduled to commence in the spring of 2014. 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 at Ext. 1684.

The Senior Management Group has reviewed this report.

*(The attachment referred to in this clause is attached to this report.)*



### LOCATION PLAN

Acquisition of Land  
 Aurora East Elevated Tank, Project 72540  
 Town of Aurora

### Legend

 Subject Property



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 Corporate Services Department  
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