

May 15, 2015

Jim Baird, MCIP, RPP
Commissioner of Development Services
City of Markham
Anthony Roman Centre
101 Town Centre Boulevard
Markham, Ontario L3R 9W3

Dear Mr. Baird:

It is my understanding that questions were raised at the City of Markham General Committee meeting with respect to a property located at 350 Yorktech Drive. The parcel of land is located at the northeast corner of Rodick Road and Yorktech Drive. This letter provides information with respect to the nature of the intended uses, background on the acquisition and clean-up of the site, the planned consultation and approval process, as well as next steps.

350 Yorktech Drive was acquired by the Region in 2014 to meet increasing needs for environmental and transportation services in the City of Markham

This property is uniquely situated to accommodate two required department uses, namely relocating the Markham Household Hazardous Waste Depot and an Urban Road Maintenance facility. In June of 2014, York Region Council authorized staff to enter into an agreement of purchase and sale of the property with the landowner inclusive of conditions associated with environmental due diligence requirements.

The property is approximately ten acres in size and was previously used as a quarry, automobile salvage yard and most recently, as an aggregate recycling facility. Four to five acres of the parcel will be allocated for the relocation of the Markham Household Hazardous Waste Depot. This site area will provide for construction and operation of the enhanced depot and will enable future expansion to accommodate growing needs of the community. The balance of the lands (approximately five acres) would be used to accommodate an Urban Roads Maintenance facility, which would transfer a portion of the current Southeast Maintenance facility operations to this location.

Household Hazardous Waste Depots are well used by Markham residents and play a key role in the Region's waste diversion strategy

York Region provides a network of facilities where residents can drop off municipal household hazardous waste such as batteries, paint and motor oil. Household Hazardous Waste Depots are key components of the Region's waste diversion strategy. Through specialized contract services at these locations, household hazardous waste materials are recycled or treated and disposed of in an environmentally responsible manner.

The Region's current Household Hazardous Waste Depot is located at 555 Miller Avenue, in the City of Markham. This facility provides service to the southeast area of the Region. This high used site is relatively small compared to the East Gwillimbury facility. The site is currently leased from the City of Markham, which also operates a works facility on the site.

By relocating the Markham Household Hazardous Waste depot to a larger parcel of land, the facility can be designed to improve current service delivery to residents in the southeast area of the Region and potentially expand the types of materials accepted in the future.

Increasing road maintenance requirements have outgrown the existing 2.9 acre Southeast Road Maintenance facility

The existing Southeast Road Maintenance facility is located at 1700 Major Mackenzie Drive, in the Town of Richmond Hill. The Region has a lease agreement to share a portion of the Ministry of Transportation Ontario (MTO) works yard. The Region constructed a prefabricated building and a salt storage building in 1996. An additional material storage facility was constructed in 2007.

Since the Southeast facility opened in 1996, the number of lane-kilometres maintained from this facility has increased from 650 to 995, an increase of 53 per cent. The additional lane-kilometres also include a large proportion of urban sections, which require approximately four times the maintenance as an equal length section of rural road. An example of this increased urbanization is the newly opened Rapidways, which are now maintained as part of the Southeast District. The current leased facility site does not have adequate space to accommodate the additional equipment and resources to meet the road maintenance levels of service required for the growing area road network, which includes more Rapidways in 2018.

The new site will also accommodate relocation of a portion of the operations from the existing Southeast Road Maintenance facility. As identified in the Roads Maintenance Facility Strategy, which is currently underway, a new facility is needed to address the increased urban transportation demands associated with the southeast area of the Region. Increased transportation demands are a result of intensification of area neighbourhoods, the development of the rapid transit network and the continued growth of new communities in the Markham area.

Land parcels for modern road maintenance facilities to meet Regional needs should be 40 to 80 acres in size. Land parcels of this size, with compatible planning uses and in reasonable proximity to the built-up urban areas of Markham, are not in large supply. Therefore, an urban road maintenance facility will have:

- Smaller site footprint than what a typical new facility would require
- Limited outdoor material storage
- Reduced equipment and staffing

An urban facility therefore creates additional opportunities in terms of locating a site in a preferred location. The focus of the facility will be to maintain the built-up urban core of the Markham area. The strategic location will provide significant service vehicle travel time savings during peak commuting hours, to ensure minimum maintenance standards are met for this key transportation infrastructure.

The new urban-focused facility is necessary to meet the service levels required to maintain the urban road network, including the new Rapidways, now and into the future.

Significant work was undertaken by the landowner to remediate the site for use by the Region

Significant environmental remediation work was undertaken by the landowner to meet the requirements of the environmental due diligence recommendations. This work was completed by the landowner to meet the Region's requirements in the fall of 2014. The Region took possession of the property in October of 2014.

The development of the site is intended to meet the shared objectives of the Region and the City of Markham for this site

The Region understands that a working partnership is the only way to ensure this site will meet the growing service needs of the City of Markham. As such, preliminary discussions have already been initiated and more consultation will be forthcoming as the property moves through the required planning processes.

Preliminary planning work is already underway with design work scheduled to occur in 2015/16 and construction work scheduled for 2016/17. The site is intended to be fully operational by 2017. There may be some interim phasing options to allow aspects of the site to be in service sooner in order to meet service needs. Phasing will be discussed with the City as part of the development process of the site.

Should you require any additional information, please contact Brian Titherington, Director, Roads and Traffic Operations at ext. 77253, or Laura McDowell, Director, Environmental Promotion and Protection at ext. 75077.

Regards,



Brian Titherington on behalf of,

Daniel Kostopoulos, P.Eng.
Commissioner, Transportation Services

BT/sd

Copy to: E. Mahoney, Commissioner, Environmental Services
B. Titherington, Director, Roads and Traffic Operations
L. McDowell, Director, Environmental Promotion and Protection

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