

Clause 25 in Report No. 9 of Committee of the Whole was adopted, without amendment, by the Council of The Regional Municipality of York at its meeting held on May 17, 2018.

25

Compensation for Expropriation  
Viva Bus Rapid Transit Corridor  
Yonge Street from Highway 7 to Major Mackenzie Drive  
Town of Richmond Hill

Committee of the Whole recommends adoption of the following recommendation contained in the report dated April 26, 2018 from the Commissioner of Corporate Services:

1. Council authorize the Commissioner of Corporate Services to make offers of compensation to the owners of the lands in the Town of Richmond Hill, as set out in Attachment 1, which were acquired in accordance with the *Expropriations Act* (the "Act").

---

Report dated April 26, 2018 from the Commissioner of Corporate Services now follows:

1. Recommendations

It is recommended that:

1. Council authorize the Commissioner of Corporate Services to make offers of compensation to the owners of the lands in the Town of Richmond Hill, as set out in Attachment 1, which were acquired in accordance with the *Expropriations Act* (the "Act").

2. Purpose

This report seeks Council approval to serve offers of compensation under Section 25 of the *Act* to owners whose lands have been expropriated on Yonge Street, from Highway 7 to Major Mackenzie Drive, in the Town of Richmond Hill, for the vivaNext bus rapid transit corridor. The location of the corridor that affects the properties is shown on the map in Attachment 2.

Compensation for Expropriation  
Viva Bus Rapid Transit Corridor  
Yonge Street from Highway 7 to Major Mackenzie Drive  
Town of Richmond Hill

Private Attachment 1 to this report will be considered in private session because it relates to the acquisition of land by the Region.

### 3. Background and Previous Council Direction

The Region is constructing dedicated bus rapid transit lanes for vivaNext along Yonge Street in Richmond Hill

York Region Rapid Transit Corporation (YRRTC) is undertaking improvements to facilitate public transit along Yonge Street by constructing dedicated centre lanes for Viva buses, along with enhanced street features and boulevards. The project as a whole is referred to as vivaNext, with this section of the project consisting of lands on Yonge Street from Highway 7 to Major Mackenzie Drive.

New temporary easements are required on lands where existing temporary easements are set to expire during construction

In [January 2015](#) and [October 2015](#), Council approved the expropriation of property interests which included fee simple, permanent easements and four-year temporary easements. The temporary easements will expire in February 2019. To allow sufficient time for construction, the existing temporary easements need to be extended. The term of the new temporary easements will commence on February 15, 2019 and expire on April 30, 2021.

The final design requires additional lands to be acquired for construction to be completed

This is a design build project and the drawings have now been finalized. The design requires additional fee simple, permanent easement and temporary easement interests.

This report is for the third of the three steps in the Council approval process for expropriations

In [September 2017](#), Council authorized the application for approval to expropriate and the expropriation of interests from property owners who had not requested a Hearing of Necessity. One Hearing of Necessity was received, although it was determined that the property is no longer required, dismissing the need to proceed with the hearing. In total, 56 properties are affected by the expropriation, and are the subject of this report.

This report is for the third and final step in the expropriation approval process. The graphic below (Figure 1) summarizes the three steps in the process for obtaining approval by Council for expropriation. Upon approval by Council of this step, completion of the process will involve the Region serving an offer of compensation to the owner and obtaining possession of the land requirements.

**Figure 1**  
**Council Approval Steps**



#### 4. Analysis and Implications

Possession of the expropriated lands will be obtained after serving the offers of compensation

The Region acquired ownership of the lands when the expropriation plans were registered at the Land Registry Office in March and April 2018. In accordance with the *Act*, the Region cannot obtain possession until a minimum of three months after notifying an owner that the expropriation plan has been registered. In addition, it is necessary to make offers of compensation to owners to obtain possession of the expropriated lands. The offers will be delivered in June and July 2018 prior to possession of the lands.

Independent reports have established the compensation which forms the basis of offers

Independent consultants were commissioned to provide estimate reports of compensation. The reports include appraisals of market value for the lands expropriated and, if applicable, estimate of compensation for damages. These damages may include loss of improvements (such as landscaping or parking) and injurious affection (the loss of value to the lands retained by the owner).

To ensure there are no delays to the project, and to avoid interest penalties in the event that offers are not served within three months of registering the expropriation plan in accordance with the *Act*, compensation estimates are based

on appraisals that had not been submitted in final form at the time of writing of this report. Offers of compensation will be based on the final appraisal estimates.

Section 25 of the *Act* requires the Region to make two offers of compensation to an owner. The first is an offer of full compensation for the market value of the lands expropriated and any damages for loss of improvements and injurious affection. If the owner accepts the offer, then the owner, with a few exceptions, accepts the offer in full satisfaction of any claims the owner may have with respect to the expropriation.

The second offer is to pay the owner the market value of the lands expropriated and does not include an offer to pay any other damages such as damages for loss of improvements or injurious affection. If an owner accepts the second offer, the owner may make a future claim for additional compensation in accordance with the *Act*.

In the event that an owner does not accept the first offer of compensation, staff will endeavour to negotiate a full and final settlement.

Negotiations for settlements are still underway during the expropriation process

Prior to serving the offers of compensation, staff continues to negotiate expropriation settlements with the property owners. It is anticipated that some settlement agreements will be completed before the expropriation process is completed. Each completed settlement will reduce the required number of offers of compensation pursuant to the *Act*.

Environmental due diligence is underway on the additional lands to be acquired

Environmental due diligence is underway for additional lands to be acquired. The results will be reviewed by staff in consultation with Legal Services. In the event impacts or other environmental concerns are identified with respect to the environmental condition of the lands, the Region will take appropriate action to minimize potential exposure to the Region. Any significant issues will be reported back to Council, if necessary.

Further testing is not required for the temporary easement extensions since the Region is in possession of the lands and construction is underway on the corridor.

Compensation for Expropriation  
Viva Bus Rapid Transit Corridor  
Yonge Street from Highway 7 to Major Mackenzie Drive  
Town of Richmond Hill

## 5. Financial Considerations

The funding for the property acquisition is included in the 2018 YRRTC Capital Budget. The project is funded by the Province, via the Metrolinx Master Agreement.

## 6. Local Municipal Impact

This project will improve public transit and streetscape along Yonge Street for the residents of Richmond Hill and York Region.

## 7. Conclusion

The final Yonge Street design in the Town of Richmond Hill requires additional lands to be acquired and temporary easements to be extended in duration to complete construction. In September 2017, Council approved the expropriation of property interests, which provided for the registration of the expropriation plans and service of notices of expropriation to the owners.

Expropriation plans were registered with the Land Registry Office. The *Act* requires that an offer of compensation for expropriated land be served on the owners to obtain possession. The values of the offers are based on independently commissioned appraisals. It is recommended that the offers set out in this report be served in accordance with the *Act*.

For more information on this report, please contact Michael Shatil, Director, Property Services Branch at 1-877-464-9675 ext. 71684.

Compensation for Expropriation  
Viva Bus Rapid Transit Corridor  
Yonge Street from Highway 7 to Major Mackenzie Drive  
Town of Richmond Hill

The Senior Management Group has reviewed this report.

April 26, 2018

Attachments (2)

Private Attachments (1)

8419579

Accessible formats or communication supports are available upon request

**Property Schedule  
Compensation for Expropriation  
Viva Bus Rapid Transit Corridor  
Yonge Street from Highway 7 to Major Mackenzie Drive  
Town of Richmond Hill**

| <b>No.</b> | <b>Owner</b>                         | <b>Municipal Address</b>                                             | <b>Legal Description</b>  | <b>Interest Required</b>      |
|------------|--------------------------------------|----------------------------------------------------------------------|---------------------------|-------------------------------|
| 1.         | Yonge Bayview Holdings Inc.          | 8705-8725 Yonge Street<br>Richmond Hill                              | Part 1, Plan R755851      | Temporary Easement            |
| 2.         | Shell Canada Limited                 | 8680 Yonge Street,<br>8656 and 8674<br>Yonge Street<br>Richmond Hill | Part 1, 2, Plan YR2256615 | Temporary Easement            |
| 3.         | Metroview Developments (Garden) Inc. | 8700 Yonge Street<br>Richmond Hill                                   | Part 1, Plan YR2256751    | Temporary Easement            |
|            |                                      |                                                                      | Part 1, 2, Plan 65R37231  | Additional Temporary Easement |
| 4.         | 1921318 Ontario Limited              | 8790 Yonge Street<br>Richmond Hill                                   | Part 1, Plan 65R37213     | Additional Temporary Easement |
| 5.         | Suncor Energy Products Inc.          | 8830 Yonge Street<br>Richmond Hill                                   | Part 1, Plan YR2256717    | Temporary Easement            |
|            |                                      |                                                                      | Part 1, Plan 65R37290     | Additional Temporary Easement |
| 6.         | 8874 Yonge Street Inc.               | 8874 Yonge Street<br>Richmond Hill                                   | Part 2, Plan YR2256767    | Temporary Easement            |
| 7.         | R. J. Davies Holdings Ltd.           | 8779-8781 Yonge Street<br>Richmond Hill                              | Part 2, Plan YR2256879    | Temporary Easement            |
| 8.         | Saltwhistle Bay Properties Inc.      | 8825 Yonge Street<br>Richmond Hill                                   | Part 2, 3, Plan YR2257041 | Temporary Easement            |

| <b>No.</b> | <b>Owner</b>                                                            | <b>Municipal Address</b>                | <b>Legal Description</b>     | <b>Interest Required</b>      |
|------------|-------------------------------------------------------------------------|-----------------------------------------|------------------------------|-------------------------------|
| 9.         | Metroview Developments (Westwood) Inc.                                  | 8890 Yonge Street<br>Richmond Hill      | Part 2, Plan<br>YR2257128    | Temporary Easement            |
| 10.        | J-G Cordone Investments Limited                                         | 8900 Yonge Street<br>Richmond Hill      | Part 2, Plan<br>YR2257134    | Temporary Easement            |
| 11.        | Rock N Roll Real Estate Inc.                                            | 8910 Yonge Street<br>Richmond Hill      | Part 2, Plan<br>YR2257371    | Temporary Easement            |
| 12.        | On Lung Property Investments Ltd.                                       | 8950 Yonge Street<br>Richmond Hill      | Part 4, Plan<br>YR2257506    | Temporary Easement            |
| 13.        | Travelpoint Properties Inc.                                             | 8990 Yonge Street<br>Richmond Hill      | Part 1, Plan<br>YR2257847    | Temporary Easement            |
| 14.        | Mazzotta Investment Corporation                                         | 9002 Yonge Street<br>Richmond Hill      | Part 1, Plan<br>YR2257484    | Temporary Easement            |
| 15.        | 1053702 Ontario Limited                                                 | 9006-9020 Yonge Street<br>Richmond Hill | Part 1, Plan<br>YR2257836    | Temporary Easement            |
| 16.        | 9050 Yonge Street Investments Inc.;<br>Montez Office Fund I Holdco Inc. | 9050 Yonge Street<br>Richmond Hill      | Part 1, Plan<br>65R37284     | Additional Temporary Easement |
| 17.        | Black River Scrap Metal Ltd.                                            | 9108 Yonge Street<br>Richmond Hill      | Part 3, 4, Plan<br>YR2257523 | Temporary Easement            |
| 18.        | Lorenzo Beltrame<br>Gregorio Beltrame                                   | 9114 Yonge Street<br>Richmond Hill      | Part 3, 4, Plan<br>YR2257626 | Temporary Easement            |
| 19.        | Stephanie Lucas<br>Donna Kalles                                         | 9116 Yonge Street<br>Richmond Hill      | Part 2, Plan<br>YR2257368    | Temporary Easement            |
| 20.        | Bakerhill Holdings Inc                                                  | 9144 Yonge Street<br>Richmond Hill      | Part 2, Plan<br>YR2257428    | Temporary Easement            |



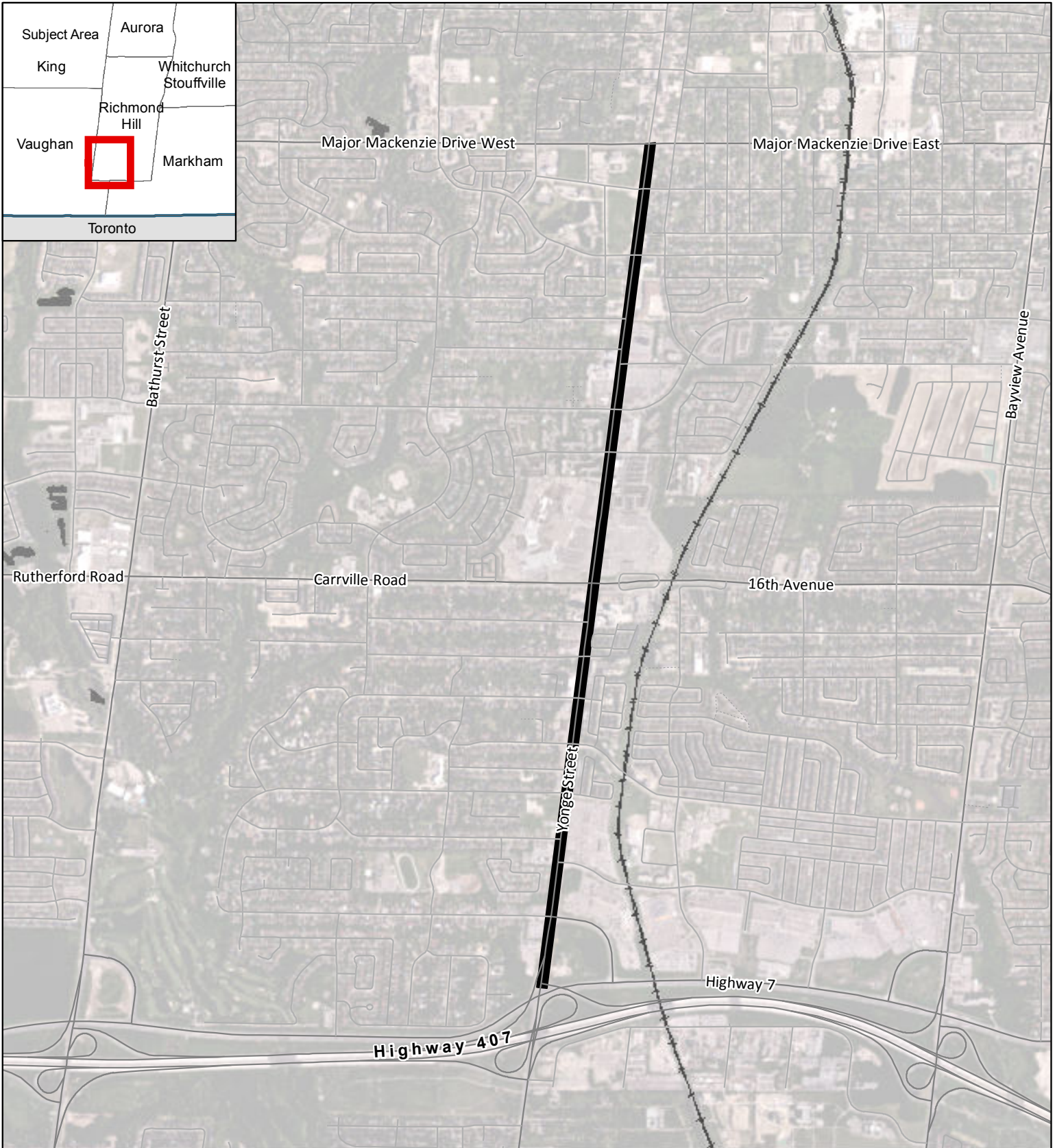
| <b>No.</b> | <b>Owner</b>                                                                               | <b>Municipal Address</b>            | <b>Legal Description</b>        | <b>Interest Required</b> |
|------------|--------------------------------------------------------------------------------------------|-------------------------------------|---------------------------------|--------------------------|
| 21.        | Roland Spiegel                                                                             | 27 Vanity Crescent<br>Richmond Hill | Part 3, 4, Plan<br>YR2257663    | Temporary<br>Easement    |
| 22.        | Raffaele and<br>Vittaria Holdings<br>Limited<br>Antonio and<br>Carmela Holdings<br>Limited | 9174 Yonge Street<br>Richmond Hill  | Part 2, Plan<br>YR2257367       | Temporary<br>Easement    |
| 23.        | Barkdel<br>Investments<br>Limited<br>Convertapack<br>Limited                               | 9184 Yonge Street<br>Richmond Hill  | Part 2, Plan<br>YR2257423       | Temporary<br>Easement    |
| 24.        | A.Campagna<br>Holdings Inc.                                                                | 9190 Yonge Street<br>Richmond Hill  | Part 2, Plan<br>YR2257526       | Temporary<br>Easement    |
| 25.        | Canary Property<br>Inc.                                                                    | 9196 Yonge Street<br>Richmond Hill  | Part 4, 5, Plan<br>YR2257841    | Temporary<br>Easement    |
| 26.        | Emilio Russo                                                                               | 9206 Yonge Street<br>Richmond Hill  | Part 2, Plan<br>YR2257528       | Temporary<br>Easement    |
| 27.        | Toronto Measuring<br>Equipment Inc.                                                        | 9212 Yonge Street<br>Richmond Hill  | Part 2, Plan<br>YR2257876       | Temporary<br>Easement    |
| 28.        | 9218 Yonge Street<br>Incorporated                                                          | 9218 Yonge Street<br>Richmond Hill  | Part 4, 5, 6, Plan<br>YR2257366 | Temporary<br>Easement    |
| 29.        | 9218 Yonge Street<br>Incorporated                                                          | 9218 Yonge Street<br>Richmond Hill  | Part 2, Plan<br>YR2257655       | Temporary<br>Easement    |

| <b>No.</b> | <b>Owner</b>                                                                                                                                  | <b>Municipal Address</b>              | <b>Legal Description</b>                         | <b>Interest Required</b>            |
|------------|-----------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|--------------------------------------------------|-------------------------------------|
| 30.        | Montez Hillcrest Inc.<br>Hillcrest Holdings Inc.                                                                                              | 9350 Yonge Street<br>Richmond Hill    | Part 2, 3, Plan<br>65R37304                      | Fee Simple<br>Conversion            |
|            |                                                                                                                                               |                                       | Part 1, Plan<br>65R37304                         | Additional<br>Fee Simple            |
|            |                                                                                                                                               |                                       | Part 1, 2, 3, 4, 5,<br>6, 7, 8, Plan<br>65R37280 | Temporary<br>Easement               |
|            |                                                                                                                                               |                                       | Part 4, Plan<br>65R37304                         | Additional<br>Temporary<br>Easement |
| 31.        | Whitehorn Investments Limited (30%)<br>Ledbrow Investments Ltd. (36%)<br>891566 Ontario Limited (28%)<br>Stephen–Mitchell Realty Limited (6%) | 9325 Yonge Street<br>Richmond Hill    | Part 1, 2, 3, 4, 5,<br>Plan 65R37303             | Temporary<br>Easement               |
|            |                                                                                                                                               |                                       | Part 1, Plan<br>65R37275                         | Fee Simple<br>Conversion            |
|            |                                                                                                                                               |                                       | Part 2, Plan<br>65R37275                         | Additional<br>Temporary<br>Easement |
| 32.        | York Region Condominium Corporation No. 929                                                                                                   | 23 Observatory Lane<br>Richmond Hill  | Part 2, Plan<br>YR2257889                        | Temporary<br>Easement               |
| 33.        | York Region Standard Condominium Corporation No. 989                                                                                          | 23 Observatory Lane<br>Richmond Hill  | Part 1, Plan<br>YR2257902                        | Temporary<br>Easement               |
| 34.        | BCIMC Realty Corporation                                                                                                                      | 15-45 Baif Boulevard<br>Richmond Hill | Part 2, Plan<br>YR2257891                        | Temporary<br>Easement               |

| <b>No.</b> | <b>Owner</b>                                                      | <b>Municipal Address</b>           | <b>Legal Description</b>                            | <b>Interest Required</b>            |
|------------|-------------------------------------------------------------------|------------------------------------|-----------------------------------------------------|-------------------------------------|
| 35.        | Torview Properties Inc.                                           | 9471 Yonge Street<br>Richmond Hill | Part 11, 12, Plan<br>65R36096                       | Temporary<br>Easement               |
|            | York Region<br>Standard<br>Condominium<br>Corporation No.<br>1308 |                                    | Part 9, 10, Plan<br>65R36096                        | Temporary<br>Easement               |
| 36.        | York Region<br>Condominium<br>Corporation No.<br>601              | 20 Baif Boulevard<br>Richmond Hill | Part 2, 3, 4, 5, 6,<br>Plan YR2257898               | Temporary<br>Easement               |
| 37.        | Observatory Place<br>Plaza Inc.                                   | 9555 Yonge Street<br>Richmond Hill | Part 1, Plan<br>65R37244                            | Additional<br>Temporary<br>Easement |
|            |                                                                   |                                    | Part 3, 4, 5, 6,<br>Plan 65R35921                   | Temporary<br>Easement               |
| 38.        | 9580 Investments<br>Inc.                                          | 9580 Yonge Street<br>Richmond Hill | Part 2, Plan<br>YR2257893                           | Temporary<br>Easement               |
| 39.        | Prombank<br>Investment Limited                                    | 9625 Yonge Street<br>Richmond Hill | Part 9, 10, 11, 12,<br>13, 14, 15, Plan<br>65R35919 | Temporary<br>Easement               |
| 40.        | NYX 9675 Yonge<br>Ltd.                                            | 9675 Yonge Street<br>Richmond Hill | Part 4, 5, Plan<br>65R35913                         | Temporary<br>Easement               |
| 41.        | Mac's Convenience<br>Stores Inc.                                  | 9700 Yonge Street<br>Richmond Hill | Part 1, Plan<br>65R37243                            | Additional<br>Temporary<br>Easement |
| 42.        | Frank Russo<br>Serafino Russo                                     | 9712 Yonge Street<br>Richmond Hill | Part 3, Plan<br>YR2257868                           | Temporary<br>Easement               |
| 43.        | Haleson<br>Developments Ltd.                                      | 9737 Yonge Street<br>Richmond Hill | Part 1, 2, Plan<br>65R37261                         | Fee Simple<br>Conversion            |
|            |                                                                   |                                    | Part 1, 2, 3, 4, 5,<br>Plan 65R37279                | Temporary<br>Easement               |

| <b>No.</b> | <b>Owner</b>                             | <b>Municipal Address</b>                                            | <b>Legal Description</b>     | <b>Interest Required</b>      |
|------------|------------------------------------------|---------------------------------------------------------------------|------------------------------|-------------------------------|
| 44.        | 2305992 Ontario Inc.                     | West Side Yonge Street, south of Harding Boulevard<br>Richmond Hill | Part 3, 4, Plan YR2257896    | Temporary Easement            |
| 45.        | Baif Developments Limited                | West Side Yonge Street, south of Hopkins Street<br>Richmond Hill    | Part 3, 4, 5, Plan YR2257917 | Temporary Easement            |
| 46.        | Metroview Developments (Harding) Inc.    | 9839 Yonge Street<br>Richmond Hill                                  | Part 2, Plan YR2257867       | Temporary Easement            |
| 47.        | 9861 Yonge Developments Inc.             | 9861 Yonge Street<br>Richmond Hill                                  | Part 1, Plan YR2257879       | Temporary Easement            |
| 48.        | Ameeta Nagar                             | 9867 Yonge Street<br>Richmond Hill                                  | Part 4, Plan YR2257901       | Temporary Easement            |
| 49.        | 1921647 Ontario Ltd.                     | 9875 Yonge Street<br>Richmond Hill                                  | Part 3, Plan YR2257928       | Temporary Easement            |
| 50.        | 1682213 Ontario Inc.                     | 9883 Yonge Street<br>Richmond Hill                                  | Part 1, Plan YR2257871       | Temporary Easement            |
| 51.        | Parvaneh Pakzad                          | 9891 Yonge Street<br>Richmond Hill                                  | Part 1, Plan YR2257883       | Temporary Easement            |
| 52.        | Centerhill Corporation                   | 9901 Yonge Street<br>Richmond Hill                                  | Part 2, Plan YR2257890       | Temporary Easement            |
| 53.        | Missionary Sisters of the Precious Blood | 9915 Yonge Street<br>Richmond Hill                                  | Part 2, Plan YR2257880       | Temporary Easement            |
| 54.        | Conrad Family Holdings Ltd.              | 9955 Yonge Street<br>Richmond Hill                                  | Part 3, Plan 65R37276        | Additional Temporary Easement |
| 55.        | Mark Alexis and John Alexis              | 9975 Yonge Street<br>Richmond Hill                                  | Part 2, Plan 65R37276        | Additional Temporary Easement |

| No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Owner                   | Municipal Address                  | Legal Description        | Interest Required                   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|------------------------------------|--------------------------|-------------------------------------|
| 56.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Northcore Holdings Inc. | 9993 Yonge Street<br>Richmond Hill | Part 1, Plan<br>65R37276 | Additional<br>Temporary<br>Easement |
| <p>The temporary easements will commence on February 15, 2019 and expire April 30, 2021 and are required for the purpose of entering on the lands with all vehicles, machinery, workers and other material for construction purposes, which may include (1) relocation of existing services and utilities, (2) work that supports the construction of municipal infrastructure within the Region’s permanent takings, (3) staging and storage of materials and equipment, (4) geotech testing, borehole testing, and other investigative works, (5) removal, relocation and/or installation of signage, (6) hard and soft landscaping, paving, grading and reshaping the lands to the limit of the reconstruction of Yonge Street, (7) the installation and removal of temporary (i) pedestrian access and walkways, (ii) parking measures including re-striping of aisles, lanes, and parking stalls, (iii) shoring and formwork, (iv) drainage and erosion/sediment control measures, (v) traffic signals, (vi) fencing, and (vii) handrails, and (8) works ancillary to any of the foregoing.</p> <p>The additional temporary easements will commence upon registration of an expropriation plan and will expire on April 30, 2021 and are required for the purpose of entering on the lands with all vehicles, machinery, workers and other material for construction purposes, which may include (1) relocation of existing services and utilities, (2) work that supports the construction of municipal infrastructure within the Region’s permanent takings, (3) staging and storage of materials and equipment, (4) geotech testing, borehole testing, and other investigative works, (5) removal, relocation and/or installation of signage, (6) hard and soft landscaping, paving, grading and reshaping the lands to the limit of the reconstruction of Yonge Street, (7) the installation and removal of temporary (i) pedestrian access and walkways, (ii) parking measures including re-striping of aisles, lanes, and parking stalls, (iii) shoring and formwork, (iv) drainage and erosion/sediment control measures, (v) traffic signals, (vi) fencing, and (vii) handrails, and (8) works ancillary to any of the foregoing.</p> |                         |                                    |                          |                                     |

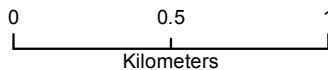


**Location Plan**  
 Compensation for Expropriation  
 Viva Bus Rapid Transit Corridor  
 Yonge Street from Highway 7 to  
 Major Mackenzie Drive  
 Town of Richmond Hill  
 May 10, 2018




Produced by:  
 The Regional Municipality of York  
 Property Services, Corporate Services  
 March 2018

Data: © Queen's Printer for Ontario 2003-2018

Imagery: © First Base Solutions Inc. 2017  
 See York.ca for disclaimer information.



**Legend**

-  Subject Corridor
-  Road
-  Railway