

**THE REGIONAL MUNICIPALITY OF YORK**

**BYLAW NO. 2018-08**

To acquire certain lands for or in connection with the construction of the Viva Bus Rapid Transit Corridor along Yonge Street, Town of Richmond Hill (Y2.1)

WHEREAS the Council of The Regional Municipality of York on September 21, 2017, by its adoption of Clause 34 of Report 12 of the Committee of the Whole approved of the expropriation of the lands therein referred to for or in connection with the construction of the Viva Bus Rapid Transit Corridor along Yonge Street from Highway 7 to Major Mackenzie Drive, in the Town of Richmond Hill, provided that there were no requests for a hearing of necessity; and

WHEREAS Notice of Application for Approval to Expropriate Land has been served upon the registered owners of the lands and has been published pursuant to the provisions of the *Expropriations Act*, R.S.O. 1990, c. E.26, as amended (the "Act"); and

WHEREAS no notification of a desire for a hearing has been received and the time for giving such notification has expired.

Now, therefore, the Council of The Regional Municipality of York HEREBY ENACTS as follows:

1. The expropriation of the lands referred to in section 2 is hereby approved and the Regional Chair and Regional Clerk are authorized to execute any required documents in accordance with the Act.

2. The lands described and designated as follows:

<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 Richmond Hill	Part 1, Plan R755851	Temporary Easement
2.	Shell Canada Limited	8680 Yonge Street, 8656 and 8674 Yonge Street Richmond Hill	Parts 1, 2, Plan YR2256615	Temporary Easement
3.	Metroview Developments (Garden) Inc.	8700 Yonge Street Richmond Hill	Part 1, Plan YR2256751	Temporary Easement
			Parts 1, 2, Plan 65R37231	Additional Temporary Easement
4.	1921318 Ontario Limited	8790 Yonge Street Richmond Hill	Part 1, Plan 65R37213	Additional Temporary Easement
5.	Suncor Energy Products Inc.	8830 Yonge Street Richmond Hill	Part 1, Plan YR2256717	Temporary Easement
			Part 1, Plan 65R37290	Additional Temporary Easement
6.	8874 Yonge Street Inc.	8874 Yonge Street Richmond Hill	Part 2, Plan YR2256767	Temporary Easement
7.	R. J. Davies Holdings Ltd.	8779-8781 Yonge Street Richmond Hill	Part 2, Plan YR2256879	Temporary Easement
8.	Saltwhistle Bay Properties Inc.	8825 Yonge Street Richmond Hill	Parts 2, 3, Plan YR2257041	Temporary Easement
9.	Metroview Developments (Westwood) Inc.	8890 Yonge Street Richmond Hill	Part 2, Plan YR2257128	Temporary Easement

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10.	J-G Cordone Investments Limited	8900 Yonge Street Richmond Hill	Part 2, Plan YR2257134	Temporary Easement
11.	Rock N Roll Real Estate Inc.	8910 Yonge Street Richmond Hill	Part 2, Plan YR2257371	Temporary Easement
12.	On Lung Property Investments Ltd.	8950 Yonge Street Richmond Hill	Part 4, Plan YR2257506	Temporary Easement
13.	Travelpoint Properties Inc.	8990 Yonge Street Richmond Hill	Part 1, Plan YR2257847	Temporary Easement
14.	Mazzotta Investment Corporation	9002 Yonge Street Richmond Hill	Part 1, Plan YR2257484	Temporary Easement
15.	1053702 Ontario Limited	9006-9020 Yonge Street Richmond Hill	Part 1, Plan YR2257836	Temporary Easement
16.	9050 Yonge Street Investments Inc.; Montez Office Fund I Holdco Inc.	9050 Yonge Street	Part 1, Plan 65R37284	Additional Temporary Easement
17.	Black River Scrap Metal Ltd.	9108 Yonge Street Richmond Hill	Parts 3, 4, Plan YR2257523	Temporary Easement
18.	Lorenzo Beltrame Gregorio Beltrame	9114 Yonge Street Richmond Hill	Parts 3, 4, Plan YR2257626	Temporary Easement
19.	Stephanie Lucas Donna Kalles	9116 Yonge Street Richmond Hill	Part 2, Plan YR2257368	Temporary Easement
20.	Bakerhill Holdings Inc.	9144 Yonge Street Richmond Hill	Part 2, Plan YR2257428	Temporary Easement
21.	Roland Spiegel	27 Vanity Crescent Richmond Hill	Parts 3, 4, Plan YR2257663	Temporary Easement
22.	Raffaele and Vittaria Holdings Limited Antonio and Carmela Holdings Limited	9174 Yonge Street Richmond Hill	Part 2, Plan YR2257367	Temporary Easement

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23.	Barkdel Investments Limited Convertapack Limited	9184 Yonge Street Richmond Hill	Part 2, Plan YR2257423	Temporary Easement
24.	A.Campagna Holdings Inc.	9190 Yonge Street Richmond Hill	Part 2, Plan YR2257526	Temporary Easement
25.	Canary Property Inc.	9196 Yonge Street Richmond Hill	Parts 4, 5, Plan YR2257841	Temporary Easement
26.	Emilio Russo	9206 Yonge Street Richmond Hill	Part 2, Plan YR2257528	Temporary Easement
27.	Toronto Measuring Equipment Inc.	9212 Yonge Street Richmond Hill	Part 2, Plan YR2257876	Temporary Easement
28.	9218 Yonge Street Incorporated	9218 Yonge Street Richmond Hill	Parts 4, 5, 6, Plan YR2257366	Temporary Easement
29.	9218 Yonge Street Incorporated	9218 Yonge Street Richmond Hill	Part 2, Plan YR2257655	Temporary Easement
30.	Montez Hillcrest Inc. Hillcrest Holdings Inc.	9350 Yonge Street Richmond Hill	Parts 2, 3, Plan 65R37304	Fee Simple Conversion
			Part 1, Plan 65R37304	Additional Fee Simple
			Parts 1, 2, 3, 4, 5, 6, 7, 8, Plan 65R37280	Temporary Easement
			Part 4, Plan 65R37304	Additional Temporary Easement
31.	Whitehorn Investments Limited (30%) Ledbrow Investments Ltd. (36%) 891566 Ontario Limited (28%)	9325 Yonge Street Richmond Hill	Parts 1, 2, 3, 4, 5, Plan 65R37303	Temporary Easement
			Part 1, Plan 65R37275	Fee Simple Conversion

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	Stephen–Mitchell Realty Limited (6%)		Part 2, Plan 65R37275	Additional Temporary Easement
32.	York Region Condominium Corporation No. 929	23 Observatory Lane Richmond Hill	Part 2, Plan YR2257889	Temporary Easement
33.	York Region Standard Condominium Corporation No. 989	23 Observatory Lane Richmond Hill	Part 1, Plan YR2257902	Temporary Easement
34.	BCIMC Realty Corporation	15-45 Baif Boulevard Richmond Hill	Part 2, Plan YR2257891	Temporary Easement
35.	Torview Properties Inc.	9471 Yonge Street Richmond Hill	Parts 11, 12, Plan 65R36096	Temporary Easement
	York Region Standard Condominium Corporation No. 1308		Parts 9, 10, Plan 65R-36096	Temporary Easement
36.	York Region Condominium Corporation No. 601	20 Baif Boulevard Richmond Hill	Parts 2, 3, 4, 5, 6, Plan YR2257898	Temporary Easement
37.	Observatory Place Plaza Inc.	9555 Yonge Street Richmond Hill	Part 1, Plan 65R37244	Additional Temporary Easement
			Parts 3, 4, 5, 6, Plan 65R35921	Temporary Easement
38.	9580 Investments Inc.	9580 Yonge Street Richmond Hill	Part 2, Plan YR2257893	Temporary Easement
39.	Prombank Investment Limited	9625 Yonge Street Richmond Hill	Parts 9, 10, 11, 12, 13, 14, 15, Plan 65R35919	Temporary Easement
40.	NYX 9675 Yonge Ltd.	9675 Yonge Street Richmond Hill	Parts 4, 5, Plan 65R35913	Temporary Easement

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41.	Mac's Convenience Stores Inc.	9700 Yonge Street Richmond Hill	Part 1, Plan 65R37243	Additional Temporary Easement
42.	Frank Russo Serafino Russo	9712 Yonge Street Richmond Hill	Part 3, Plan YR2257868	Temporary Easement
43.	1703173 Ontario Inc.	9724 Yonge Street Richmond Hill	Part 1, Plan 65R37282	Temporary Easement
44.	Haleson Developments Ltd.	9737 Yonge Street Richmond Hill	Parts 1, 2, Plan 65R37261	Fee Simple Conversion
			Parts 1, 2, 3, 4, 5, Plan 65R37279	Temporary Easement
45.	2305992 Ontario Inc.	West Side Yonge Street, south of Harding Boulevard Richmond Hill	Parts 3, 4, Plan YR2257896	Temporary Easement
46.	Baif Developments Limited	West Side Yonge Street, south of Hopkins Street Richmond Hill	Parts 3, 4, 5, Plan YR2257917	Temporary Easement
47.	Metroview Developments (Harding) Inc.	9839 Yonge Street Richmond Hill	Part 2, Plan YR2257867	Temporary Easement
48.	9861 Yonge Developments Inc.	9861 Yonge Street Richmond Hill	Part 1, Plan YR2257879	Temporary Easement
49.	Ameeta Nagar	9867 Yonge Street Richmond Hill	Part 4, Plan YR2257901	Temporary Easement
50.	1921647 Ontario Ltd.	9875 Yonge Street Richmond Hill	Part 3, Plan YR2257928	Temporary Easement
51.	1682213 Ontario Inc.	9883 Yonge Street Richmond Hill	Part 1, Plan YR2257871	Temporary Easement

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52.	Parvaneh Pakzad	9891 Yonge Street Richmond Hill	Part 1, Plan YR2257883	Temporary Easement
53.	Centerhill Corporation	9901 Yonge Street Richmond Hill	Part 2, Plan YR2257890	Temporary Easement
54.	Missionary Sisters of the Precious Blood	9915 Yonge Street Richmond Hill	Part 2, Plan YR2257880	Temporary Easement
55.	Conrad Family Holdings Ltd.	9955 Yonge Street Richmond Hill	Part 3, Plan 65R37276	Additional Temporary Easement
56.	Mark Alexis and John Alexis	9975 Yonge Street Richmond Hill	Part 2, Plan 65R37276	Additional Temporary Easement
57.	Northcore Holdings Inc.	9993 Yonge Street Richmond Hill	Part 1, Plan 65R37276	Additional Temporary Easement

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.

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)

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are to be expropriated for or in connection with the construction of the Viva Bus Rapid Transit Corridor along Yonge Street from Highway 7 to Major Mackenzie Drive, in the Town of Richmond Hill.

3. (1) The Regional Chair and Regional Clerk are hereby authorized and directed to sign a certificate of approval and plan or plans showing the lands expropriated.

(2) When so signed, the Commissioner of Corporate Services is directed to cause the said certificate of approval and plan or plans to be registered in the proper Land Registry Office and to pay all expenses incidental to the registration.

4. The Plans referred to above, hereto attached, shall form part of this bylaw.

ENACTED AND PASSED on February 15, 2018.

Christopher Raynor

Regional Clerk

Wayne Emmerson

Regional Chair



*Authorized by Clause 34 of Report 12 of the Committee of the Whole, adopted by Council at its meeting on September 21, 2017.*

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