

Clause 15 in Report No. 12 of Committee of the Whole was adopted, without amendment, by the Council of The Regional Municipality of York at its meeting held on June 25, 2015.

15

Compensation for Expropriation
Viva Bus Rapid Transit Corridor
Highway 7 West, Centre Street and Bathurst Street
City of Vaughan

Committee of the Whole recommends adoption of the recommendation contained in the report dated May 6, 2015 from the Commissioner of Corporate Services:

1. Recommendations

It is recommended that:

1. Council authorize the Commissioner of Corporate Services to make offers of compensation to the owners of lands in the City of Vaughan, 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 for the H2 Viva Bus Rapid Transit Corridor project along Highway 7 West, Centre Street and Bathurst Street in the City of Vaughan. The affected properties are within the portions of the corridor shown on the maps in Attachments 2 and 3.

3. Background

The Region is constructing dedicated bus rapid transit lanes for vivaNext along Highway 7 West, Centre Street and Bathurst Street in Vaughan

To facilitate public transit along Highway 7, the Region, via York Region Rapid Transit Corporation (YRRTC), is undertaking improvements to the road infrastructure and the construction of dedicated centre lanes for Viva buses, along with enhanced street features and boulevards. The project received Environmental Assessment approval from the Ministry of the Environment in April of 2006. The contract to commence construction will be awarded mid 2015 for the portions of the corridor that are the subject of this report.

Development of the bus rapid transit on Highway 7 is being undertaken in phases

The new vivaNext bus rapid transit project is being designed and constructed in phases on Highway 7.

- Construction first commenced in 2010 on a nine kilometre stretch of Highway 7 from Yonge Street in Richmond Hill, easterly to Warden Avenue, at which point it turns south along Warden Avenue, then east along a portion of Enterprise Avenue to Birchmount Road in Markham. This project was referred to as H3, with the initial land requirement secured in 2009. Construction is complete, subject to some minor works, such as streetscaping.
- In the summer of 2013, construction of another portion of Highway 7, referenced as H2-VMC (Vaughan Metropolitan Centre) commenced on a four kilometre stretch from Highway 400, easterly to the Go Rail line east of Keele Street. The land requirement for this portion of Highway 7 was secured in 2012.
- The next phase of Highway 7, shown on the maps in Attachment 2 and 3, involves two separate sections and incorporate the lands that are the subject of this report. This phase of the vivaNext project is the subject of this report and is referred to as H2.

Compensation for Expropriation
Viva Bus Rapid Transit Corridor
Highway 7 West, Centre Street and Bathurst Street, City of Vaughan

The H2 corridor is located between Pine Valley Drive in Vaughan and Yonge Street in Richmond Hill, excluding H2-VMC

The west section of H2 is located in Vaughan. It is approximately three kilometres in length, from a point west of Pine Valley Drive to Highway 400. The east section is eight kilometres in length, from the GO Transit rail line east of Keele Street in Vaughan, to Yonge Street in Richmond Hill. The bus rapid transit corridor in this section will divert from Highway 7 to Centre Street and Bathurst Street. All of the land requirements for the east section are located on Centre Street and Bathurst Street in Vaughan.

The aforementioned H2-VMC project is situated between the two sections that comprise the H2 corridor.

Possession of the lands is required by August 2015 to allow for utility relocations to begin

Utility relocations are the first construction related item to be undertaken. Possession of privately owned lands by August 2015 will allow for the start of utility relocations in the new boulevards along the edge of the roadways. Completion of the corridor and the opening of the bus rapid transit centre lanes is anticipated by the end of 2019.

In January and March of 2015, Council authorized the expropriation of 82 properties

Council approved the expropriation of the properties required for this portion of the project on January 22, and March 26, 2015. This second step was presented to Council in two separate reports due to three pending property owner requests for Hearings of Necessity (which were subsequently withdrawn). Since Council approval, five properties were removed from the project scope, leaving a balance of 77 properties still required for the project. Expropriation plans were registered in April 2015, and the appropriate notices were served upon owners, in accordance with the *Act*.

This is the third step in the Council approval process for property expropriation as indicated in the graphic below.



Staff has been communicating with property owners throughout the expropriation process

The expropriation process commenced when Council approved the applications for approval to expropriate. Concurrent with the expropriation, staff has been in communication with affected owners both to keep them apprised of the process and in an effort to obtain permission to enter agreements. Due to time constraints, it is necessary to proceed with the expropriation of all properties concurrently with ongoing discussions in order to secure access to the lands in time for construction to commence.

4. Analysis and Options

Independent appraisal reports have established the values which form the basis of the offers

Independent consultants were commissioned to provide estimates of compensation including appraisals of market value for the lands expropriated and, if applicable, estimates of damages for lost improvements (such as landscaping or parking) and injurious affection (the loss of value to the lands retained by the owner).

Section 25 of the *Act* requires the Region to offer each owner a choice of two options regarding compensation. The first offer is an offer of full compensation for the market value of the lands expropriated and any damages for lost 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 an offer 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 lost 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*.

Possession of expropriated lands will be obtained in August 2015 upon serving offers

The Region acquired title to the lands when the expropriation plans were registered at the Land Registry Office. Although ownership is now in the name of the Region, possession is yet to be obtained. Notices of expropriation and possession were served upon the owners, with possession anticipated for August 4, 2015. In accordance with the *Act*, it is necessary to make offers of compensation to owners in order to obtain possession of the expropriated lands.

In the event an owner does not agree to a full and final settlement upon receipt of the offer made under Section 25 of the *Act*, staff will endeavour to negotiate compensation settlements.

Link to key Council-approved plans

From Vision to Results: 2015 to 2019 Strategic Plan

Priority Area – Strengthen the Region’s Economy

Focusing on networks and systems that connect people, goods and services

Priority Area – Manage Environmentally Sustainable Growth

Managing traffic congestion

The acquisition of these lands will support the development of bus rapid transit corridors, which is intended to increase the number of rapidway lane kilometres and transit ridership per capita.

5. Financial Implications

The funding to complete the property acquisitions is included in the 2015 YRRTC Capital Budget. The project is funded by the Province, via the Metrolinx Master Agreement.

Under section 25 of the *Act*, the Region is obligated to serve offers of compensation on owners within three months of registration of the expropriation plan. The compensation payable to the owners is based on independently commissioned appraisals.

6. Local Municipal Impact

The construction of dedicated bus lanes and related facilities, as well as road and intersection improvements along Highway 7, Centre Street and Bathurst Street, is critical to the achievement of the vision for the corridor for the Region. Additionally, upon completion, this project will improve public transit facilities and enrich the streetscapes in Vaughan.

7. Conclusion

On January 22 and March 26, 2015, Council approved the expropriation of lands required along Highway 7 West, Centre Street and Bathurst Street in the City of Vaughan, which provides for the registration of expropriation plans and serving notices of the expropriation to owners.

Expropriation plans were registered with the Land Registry office in April 2015. The *Act* requires that offers of compensation for expropriated lands be served on the former owners in order to obtain possession. The values of the proposed offers are based on estimates provided by independently commissioned appraisers. 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 Eric Bjornson, Acting Manager, Realty Services, Property Services Branch at ext. 71706.

The Senior Management Group has reviewed this report.

May 6, 2015

Attachments (3)

eDOCS #6132493

Accessible formats or communication supports are available upon request

**Property Schedule
 Compensation for Expropriation
 Viva Bus Rapid Transit Corridor
 Highway 7 West, Centre Street and Bathurst Street
 City of Vaughan**

No.	Owner	Municipal Address	Legal Description	Interest Acquired
1.	Pine Seven Office Park Inc.	4500 Highway 7 West Vaughan	Parts 4, 7, 10, Plan YR2278041 and Part 9, Plan 65R34915	Fee Simple
			Parts 3, 6, Plan YR2278041	Permanent Easement
			Parts 1, 2, 5, 8, 9, Plan YR2278041 and Part 1, Plan 65R34915	Temporary Easement
2.	Estate of Marguerite Culotta	4114 Highway 7 West Vaughan	Part 1, Plan YR2277678	Fee Simple
			Parts 2, 3, Plan YR2277678	Temporary Easement
3.	1737445 Ontario Inc.	4100 Highway 7 West Vaughan	Parts 1, 6, 7, 8, Plan YR2278081	Fee Simple
			Parts 2, 3, 4, 5, Plan YR2278081	Temporary Easement
4.	1737445 Ontario Inc.	4040 Highway 7 West Vaughan	Part 3, Plan YR2277707	Fee Simple
			Parts 1, 2, Plan YR2277707	Temporary Easement
5.	Lee-Mar Developments Limited	4030 Highway 7 West Vaughan	Parts 1, 2, Plan YR2277672	Temporary Easement
6.	CP REIT Ontario Properties Limited	3940 Highway 7 West Vaughan	Parts 2, 6, Plan YR2277663	Fee Simple
			Parts 1, 3, 4, 5, Plan YR2277663	Temporary Easement

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No.	Owner	Municipal Address	Legal Description	Interest Acquired
7.	Canadian Property Holdings (Ontario) Inc. and Calloway REIT (Westridge) Inc.	3900 Highway 7 West Vaughan	Parts 2, 7, 8, 9, Plan YR2277656	Fee Simple
			Parts 5, 6, Plan YR2277656	Permanent Easement
			Parts 1, 3, 4, Plan YR2277656	Temporary Easement
8.	Canadian Tire Properties Inc.	3850 Highway 7 West Vaughan	Part 3, Plan YR2278063	Fee Simple
			Parts 1, 2, Plan YR2278063	Temporary Easement
9.	Pine View Motors Limited	3790 Highway 7 West Vaughan	Parts 3, 4, 5, Plan YR2277705	Fee Simple
			Part 2, 6, Plan YR2277705	Permanent Easement
			Part 1, Plan YR2277705	Temporary Easement
10.	Imperial Oil Limited	3764 Highway 7 West Vaughan	Parts 2, 3, Plan YR2278044	Fee Simple
			Part 1, Plan YR2278044	Temporary Easement
11.	Calloway REIT (400 and 7) Inc.	57 Northview Boulevard Vaughan	Parts 2, 3, Plan YR2278056	Permanent Easement
			Part 1, Plan YR2278056	Temporary Easement
12.	Sara Kranc, et al.	7818 Dufferin Street Vaughan	Parts 1, 3, Plan YR2275120	Fee Simple
			Parts 2, 4, 5, Plan YR2275120	Temporary Easement
13.	2090396 Ontario Limited	1500 Centre Street Vaughan	Part 2, Plan YR2275226	Fee Simple
			Part 1, Plan YR2275226	Temporary Easement

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No.	Owner	Municipal Address	Legal Description	Interest Acquired
14.	IDAN-SHIM (1986) Incorporated	1470 Centre Street Vaughan	Part 2, Plan YR2275003	Fee Simple
			Part 1, Plan YR2275003	Temporary Easement
15.	235539 Ontario Inc.	1450 Centre Street Vaughan	Parts 3, 4 on Plan YR2275096	Fee Simple
			Part 2, Plan YR2275096	Permanent Easement
			Part 1, Plan YR2275096	Temporary Easement
16.	235539 Ontario Inc.	1438 Centre Street Vaughan	Parts 3, 4 on Plan YR2275103	Fee Simple
			Part 2, Plan YR2275103	Permanent Easement
			Part 1, Plan YR2275103	Temporary Easement
17.	Mares Success Ltd.	1416 Centre Street Vaughan	Parts 1, 5, Plan YR2275166	Fee Simple
			Parts 2, 3, 4, Plan YR2275166	Temporary Easement
18.	Malvina Beker	63 Loudon Crescent Vaughan	Part 4, Plan YR2275027	Fee Simple
			Parts 1, 2, Plan YR2275027	Permanent Easement
			Part 3, Plan YR2275027	Temporary Easement
19.	Tony and Maria Wong	37 Loudon Crescent Vaughan	Part 2, Plan YR2275038	Fee Simple
			Part 1, Plan YR2275038	Temporary Easement

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No.	Owner	Municipal Address	Legal Description	Interest Acquired
20.	Brigido and Analie Servanez	2 Concord Road Vaughan	Part 2, Plan YR2275111	Fee Simple
			Part 1, Plan YR2275111	Temporary Easement
21.	1096818 Ontario Inc.	1314 Centre Street Vaughan	Part 1, Plan YR2275181	Fee Simple
			Part 3, Plan YR2275181	Permanent Easement
			Part 2, Plan YR2275181	Temporary Easement
22.	1096818 Ontario Inc.	1304 Centre Street Vaughan	Part 1, Plan YR2275156	Permanent Easement
			Part 2, Plan YR2275156	Temporary Easement
23.	Arthur Fisch	1294 Centre Street Vaughan	Part 2, Plan YR2275159	Permanent Easement
			Part 1, Plan YR2275159	Temporary Easement
24.	1096818 Ontario Inc.	1282 Centre Street Vaughan	Part 1, Plan YR2275100	Permanent Easement
			Part 2, Plan YR2275100	Temporary Easement
25.	Arthur Fisch	1272 Centre Street Vaughan	Part 2, Plan YR2275115	Permanent Easement
			Part 1, Plan YR2275115	Temporary Easement
26.	1096818 Ontario Inc.	1260 Centre Street Vaughan	Part 1, Plan YR2275061	Fee Simple
			Part 2, Plan YR2275061	Permanent Easement
			Parts 3, 4, Plan YR2275061	Temporary Easement

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No.	Owner	Municipal Address	Legal Description	Interest Acquired
27.	Raya Gluzberg	1252 Centre Street Vaughan	Parts 1, 6, Plan YR2275007	Fee Simple
			Parts 2, 5, Plan YR2275007	Permanent Easement
			Parts 3, 4, Plan YR2275007	Temporary Easement
28.	Daniel and Raya Gluzberg	1238 Centre Street Vaughan	Part 1, Plan YR2275107	Fee Simple
			Part 2, Plan YR2275107	Permanent Easement
			Part 3, Plan YR2275107	Temporary Easement
29.	Theodore, Hanna and Charles Haller	1226 Centre Street Vaughan	Part 1, Plan YR2275093	Fee Simple
			Part 2, Plan YR2275093	Permanent Easement
			Part 3, Plan YR2275093	Temporary Easement
30.	Ilana Balilty	1218 Centre Street Vaughan	Part 1, Plan YR2275141	Fee Simple
			Part 2, Plan YR2275141	Permanent Easement
			Part 3, Plan YR2275141	Temporary Easement
31.	1600609 Ontario Inc.	1206 Centre Street Vaughan	Part 1, Plan YR2275171	Fee Simple
			Parts 2, 3, Plan YR2275171	Permanent Easement
			Part 4, Plan YR2275171	Temporary Easement
32.	MCC Properties Corp.	1200 Centre Street Vaughan	Part 1, Plan YR2275170	Permanent Easement

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No.	Owner	Municipal Address	Legal Description	Interest Acquired
33.	TDC Medical Properties Inc.	1152 Centre Street Vaughan	Parts 1, 4, Plan YR2275135	Fee Simple
			Parts 2, 3, Plan YR2275135	Temporary Easement
34.	Centre Street Properties Inc.	1136 Centre Street Vaughan	Parts 2, 3, Plan YR2275150	Fee Simple
			Parts 1, 4, Plan YR2275150	Temporary Easement
35.	Vogue Investments Limited	1118 Centre Street Vaughan	Parts 2, 3, Plan YR2275168	Fee Simple
			Parts 1, 4, Plan YR2275168	Temporary Easement
36.	949988 Ontario Ltd.	1102 Centre Street Vaughan	Parts 2, 3, Plan YR2275060	Fee Simple
			Parts 1, 4, Plan YR2275060	Temporary Easement
37.	Riocan Holdings Inc.	1054 Centre Street Vaughan	Parts 2, 3, 6, 7, Plan YR2275108	Fee Simple
			Parts 1, 4, 5, Plan YR2275108	Temporary Easement
38.	Imperial Oil Limited	1030 Centre Street Vaughan	Parts 2, 3, 4, 5, Plan YR2275066	Fee Simple
			Parts 1, 6, Plan YR2275066	Temporary Easement
39.	Riocan Holdings Inc.	1054 Centre Street Vaughan	Parts 2, 3, Plan YR2275195	Fee Simple
			Part 1, Plan YR2275195	Temporary Easement
40.	2022573 Ontario Inc.	784 Centre Street Vaughan	Parts 1, 2, 4, Plan YR2277668	Fee Simple
			Part 3, Plan YR2277668	Temporary Easement

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No.	Owner	Municipal Address	Legal Description	Interest Acquired
41.	Agau Developments Limited	10 Disera Drive Vaughan	Parts 1, 2, Plan YR2277706	Temporary Easement
42.	Agau Developments Limited	700 Centre Street Vaughan	Part 3, Plan YR2278108	Fee Simple
			Parts 1, 2, Plan YR2278108	Temporary Easement
43.	Thornhill Shopping Centres Limited	W.S. Bathurst Street Vaughan	Part 1, Plan YR2277680	Fee Simple
			Part 2, Plan YR2277680	Temporary Easement
44.	Agau Developments Limited	700 Centre Street Vaughan	Part 4, Plan YR2278108	Temporary Easement
45.	Beth Chabad Israeli Community Centre	7770 Bathurst Street Vaughan	Part 1, Plan YR2277715	Temporary Easement
46.	Janesville Developments Limited	531 Atkinson Avenue Vaughan	Part 1, Plan YR2277716	Temporary Easement
47.	Ganymede Investments Ltd.	Additional E.S. Bathurst Street Vaughan	Part 2, Plan YR2278049	Fee Simple
48.	Ganymede Investments Ltd.	One foot reserve Part of Part 1, Plan 65R7869 fronting YCRP No. 567 Vaughan	Part 1, Plan YR2278049	Fee Simple
49.	1529749 Ontario Inc.	7700 Bathurst Street Vaughan	Parts 1, 6, Plan YR2278033	Fee Simple
			Parts 2, 5, Plan YR2278033	Permanent Easement
			Parts 3, 4, Plan YR2278033	Temporary Easement
50.	CF/Realty Holdings Inc. and Ontrea Inc.	Promenade Circle Vaughan	Part 1, Plan YR2277691	Fee Simple for a term of 5 years

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No.	Owner	Municipal Address	Legal Description	Interest Acquired
51.	YRCC No. 769	120 Promenade Circle Vaughan	Parts 3, 4, Plan YR2278106	Permanent Easement
			Parts 1, 2, Plan YR2278106	Temporary Easement
52.	KRCMAR Properties Inc.	1137 Centre Street Vaughan	Part 1, Plan YR2275184	Temporary Easement
53.	2157875 Ontario Limited	1417 Centre Street Vaughan	Parts 1, 2, 3, 4, Plan YR2275097	Temporary Easement
54.	2157875 Ontario Limited	1423 Centre Street Vaughan	Part 1, Plan YR2275138	Temporary Easement
55.	723736 Ontario Limited	1435 Centre Street Vaughan	Part 1, Plan YR2275163	Temporary Easement
56.	Edward Letichever	1445 Centre Street Vaughan	Part 1, Plan YR2275098	Fee Simple
			Part 2, Plan YR2275098	Temporary Easement
57.	Riotrin Properties (Vaughan 3) Inc.	7621 Weston Road Vaughan	Parts 1, 2, Plan YR2278067	Temporary Easement
58.	Suncor Energy Inc.	3733 Highway 7 West Vaughan	Part 1, Plan YR2278095	Fee Simple
			Parts 2, 3, Plan YR2278095	Temporary Easement
59.	Dev-West Properties Inc.	7600 Weston Road Vaughan	Parts 1, 3, Plan YR2278100	Fee Simple
			Part 2, Plan YR2278100	Temporary Easement
60.	YRCC No. 600	136 Wings Road Vaughan	Part 1, Plan YR2277685	Fee Simple
			Part 2, Plan YR2277685	Temporary Easement

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No.	Owner	Municipal Address	Legal Description	Interest Acquired
61.	Silvio Di Giammarino	3883 Highway 7 West Vaughan	Parts 1, 3, Plan YR2278060	Fee Simple
			Parts 2, 4, 5, 6, Plan YR2278060	Temporary Easement
62.	YRCC No. 640	90 Winges Road Vaughan	Part 1, Plan YR2278038	Fee Simple
			Part 2, Plan YR2278038	Temporary Easement
63.	Gallu Construction Inc.	40 Winges Road Vaughan	Parts 1, 3, Plan YR2278113	Fee Simple
			Parts 2, 4, Plan YR2278113	Temporary Easement
64.	Kingsmoor Developments Inc.	177 Whitmore Road Vaughan	Part 1, Plan YR2277754	Fee Simple
			Parts 2, 3, Plan YR2277754	Temporary Easement
65.	200 Whitmore Limited	200 Whitmore Road Vaughan	Parts 1, 2, 4, 6, 7, 8, Plan YR2277698	Fee Simple
			Parts 3, 5, Plan YR2277698	Temporary Easement
66.	300 Trowers Limited	300 Trowers Road Vaughan	Parts 2, 4, 5, 6, 8, Plan YR2278052	Fee Simple
			Parts 1, 3, 7, Plan YR2278052	Temporary Easement
67.	250 Trowers Limited	250 Trowers Road Vaughan	Parts 1, 4, Plan YR2277699	Fee Simple
			Parts 2, 3, Plan YR2277699	Temporary Easement
68.	Pine Valley Industrial Mews Limited	172 Trowers Road Vaughan	Parts 1, 3, 5, 7, Plan YR2278098	Fee Simple
			Parts 2, 4, 6, 8, Plan YR2278098	Temporary Easement

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No.	Owner	Municipal Address	Legal Description	Interest Acquired
69.	Shell Canada Limited	4235 Highway 7 West Vaughan	Parts 1, 2, Plan YR2277725	Fee Simple
			Part 3, Plan YR2277725	Permanent Easement
			Parts 4, 5, Plan YR2277725	Temporary Easement
70.	Condor Properties Ltd.	205 Marycroft Avenue Vaughan	Parts 1, 5, 9, Plan YR2278046	Fee Simple
			Part 6, Plan YR2278046	Permanent Easement
			Parts 2, 3, 4, 7, 8, Plan YR2278046	Temporary Easement
71.	YRCC No. 579	200 Marycroft Avenue Vaughan	Parts 1, 2, Plan YR2278026	Fee Simple
			Part 3, Plan YR2278026	Permanent Easement
			Part 4, Plan YR2278026	Temporary Easement
72.	Vincal Holdings Inc.	1000 Rowntree Dairy Road Vaughan	Parts 14, 16, 18, Plan YR2278929	Fee Simple
			Parts 15, 17, Plan YR2278929	Temporary Easement
73.	Vincal Holdings Inc.	4401 Highway 7 West Vaughan	Parts 1, 3, 7, 10, 11, 12, Plan YR2278929	Fee Simple
			Parts 2, 4, 5, 6, 8, 9, 13, Plan YR2278929	Temporary Easement
74.	The Toronto-Dominion Bank	4499 Highway 7 West Vaughan	Part 2, Plan YR2278117	Fee Simple
			Part 1, Plan YR2278117	Temporary Easement

No.	Owner	Municipal Address	Legal Description	Interest Acquired
75.	172965 Canada Limited	4515 Highway 7 West Vaughan	Part 1, Plan YR2278111	Fee Simple
			Part 2, Plan YR2278111	Temporary Easement
76.	K.L. Lai Investments Limited	4435 Highway 7 West and 7700 Pine Valley Drive Vaughan	Parts 1, 2, 5, 8, 11, 12, Plan YR2277763	Fee Simple
			Parts 3, 13, Plan YR2277763	Permanent Easement
			Parts 4, 6, 7, 9, 10, 14, Plan YR2277763	Temporary Easement
77.	Piazza Capri Inc.	4585 Highway 7 West Vaughan	Part 1, Plan YR2277708	Temporary Easement
			Part 2, Plan YR2277708	Permanent Easement

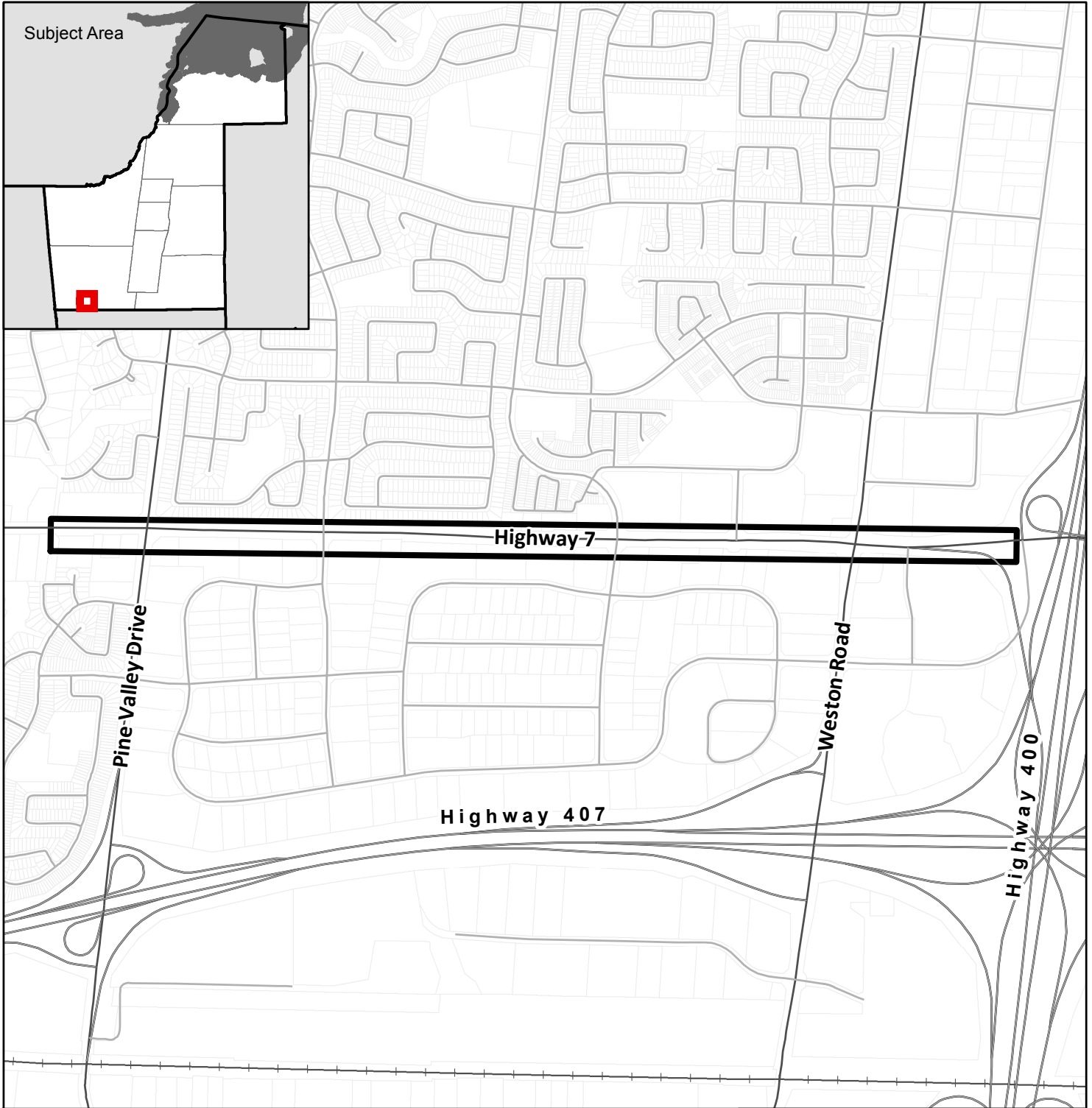
The required fee simple interests are described as all right, title and interest for the municipal purpose of implementing road and intersection improvements along Highway 7 West, Centre Street and Bathurst Street, including associated local roads, and to provide designated lanes for the vivaNext transit system and works ancillary thereto.

The required fee simple interest for a term of 5 years is described as all right, title and interest for a term of 5 years commencing on registration of the plan of expropriation for the municipal purpose of implementing road and intersection improvements along Highway 7 West, Centre Street and Bathurst Street, including associated local roads, and to provide designated lanes for the vivaNext transit system and works ancillary thereto.

The required permanent easements are described as a limited interest in perpetuity in, under, over, along and upon and for municipal purposes including, but not limited to, entering on the lands with all vehicles, machinery, workmen and other material (i) to construct and maintain permanent municipal infrastructure which may include installation, maintenance, relocation and/or removal of traffic turning loops and associated signalization equipment and controls, retaining walls, shoring and formwork and/or drainage, erosion or sediment control measures such as watermains and storm sewers; and (ii) for construction purposes which may include, but are not limited to, (1) relocation of existing services and utilities, (2) staging and storage of materials and equipment, (3) geotech testing, borehole testing, and other investigative works, (4) removal, relocation and/or installation of signage, (5) hard and soft landscaping, paving, grading and reshaping the lands to the limit of the reconstruction of municipal

road fronting the lands herein described, (6) the installation and removal of temporary (i) pedestrian access and walkways, (ii) parking measures including re-stripping 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 (7) works ancillary to any of the foregoing and necessary to the works to be performed in association with the purpose of implementing road and intersection improvements along Highway 7 West, Centre Street and Bathurst Street, including associated local roads, and to provide designated lanes for the vivaNext transit system and works ancillary thereto.

The required temporary easements are described as a temporary limited interest for a term of five (5) years commencing on registration of the plan of expropriation in, under, over, along and upon and for municipal purposes including, but not limited to, entering on the lands with all vehicles, machinery, workmen 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 the municipal road fronting the lands herein described, (7) the installation and removal of temporary (i) pedestrian access and walkways, (ii) parking measures including re-stripping 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 and necessary to the works to be performed in association with the purpose of implementing road and intersection improvements along Highway 7 West, Centre Street and Bathurst Street, including associated local roads, and to provide designated lanes for the vivaNext transit system and works ancillary thereto.



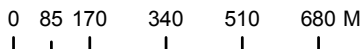
LOCATION PLAN

Compensation for Expropriation
 Viva Bus Rapid Transit Corridor
 Highway 7 West, Centre Street and Bathurst Street
 City of Vaughan




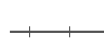
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 Property Services, Corporate Services
 May 2015

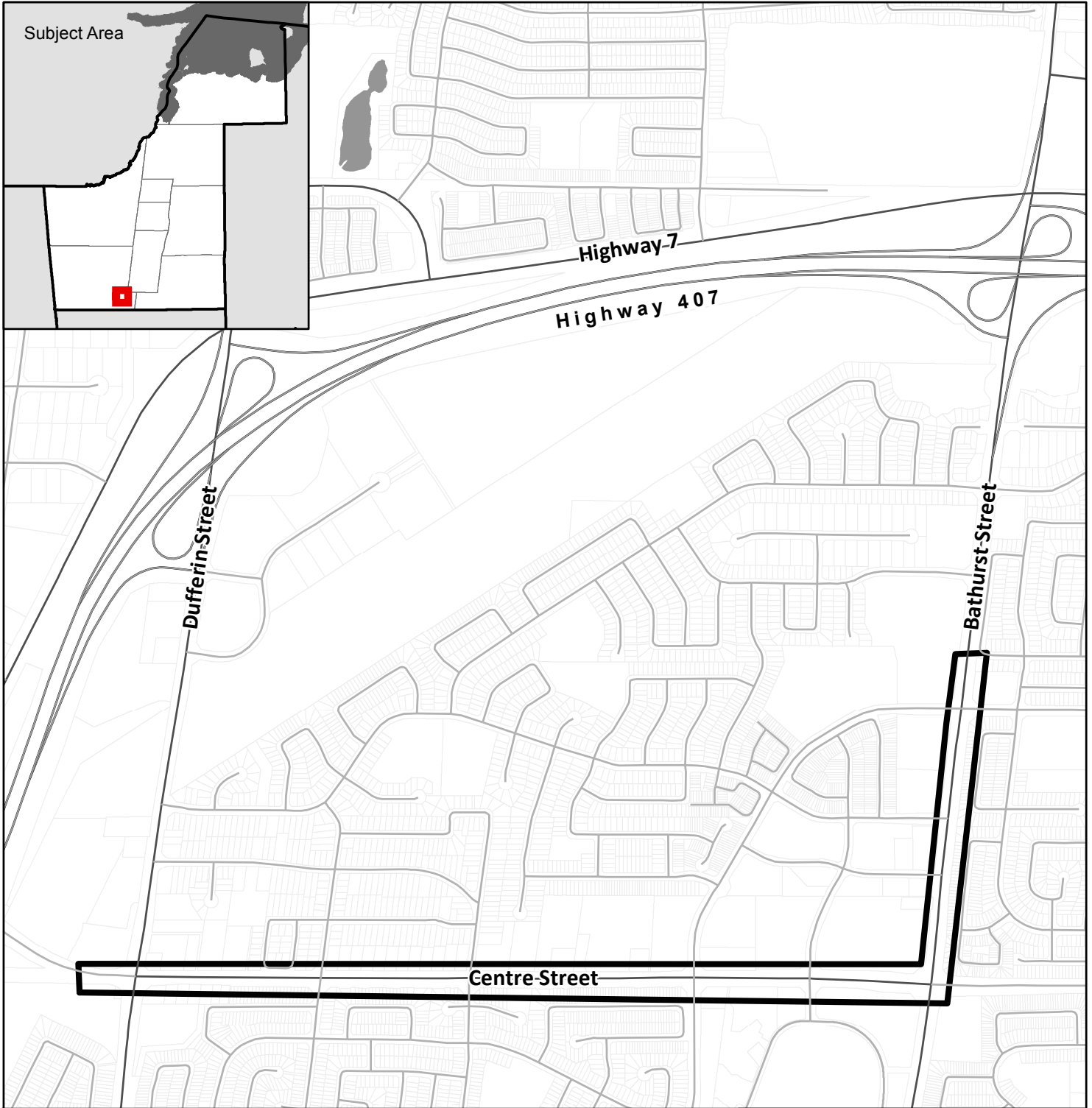
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Legend

-  Subject Corridor (H2)
-  Parcel
-  Road
-  Railway



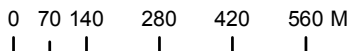
LOCATION PLAN

Compensation for Expropriation
 Viva Bus Rapid Transit Corridor
 Highway 7 West, Centre Street and Bathurst Street
 City of Vaughan





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Legend

-  Subject Corridor (H2)
-  Parcel
-  Road
-  Railway