

THE REGIONAL MUNICIPALITY OF YORK

BILL NO. 5

BYLAW NO. 2015-5

To acquire certain lands for or in connection with the
widening and reconstruction of Yonge Street (YR 1)
from Major Mackenzie Drive (YR 25) to Gamble Road/19th Avenue (YR 29)
Town of Richmond Hill

WHEREAS the Council of The Regional Municipality of York on April 17, 2014, by its adoption of Clause 10 of Report 8 of the Committee of the Whole and on September 11, 2014, by its adoption of Clause 54 of Report 13 of the Committee of the Whole authorized applications for approval to expropriate the lands therein referred to for or in connection with the widening and reconstruction of Yonge Street (YR 1) from Major Mackenzie Drive (YR 25) to Gamble Road/19th Avenue (YR 29), in the Town of Richmond Hill; 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WHEREAS requests for a hearing before an Inquiry Officer were received and subsequently withdrawn; and

WHEREAS the Council of The Regional Municipality of York on January 22, 2015, by its adoption of Clause 13 of Report 2 of the Committee of the Whole approved the expropriation of the hereinafter described lands.

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

1. The expropriation of the lands referred to in section 3 is hereby approved for or in connection with the widening and reconstruction of Yonge Street (YR 1) from Major Mackenzie Drive (YR 25) to Gamble Road/19th Avenue (YR 29), in the Town of Richmond Hill.

2. The Regional Chair and Regional Clerk are hereby authorized and directed to execute a Certificate of Approval pursuant to the Act.

3. The Region, as expropriating authority, expropriate the following lands by the preparation, execution and registration of a plan of expropriation:

No.	Owner	Municipal Address	Legal Description	Interest Required
1.	Natweiss Investments Limited Grall Corporation Limited 967933 Ontario Limited Sitzer Group Holdings No. 1 Limited	10520 Yonge Street Richmond Hill	Part 4, Plan 65R34760	Fee Simple
			Part 3, Plan 65R34760	Temporary Easement
2.	Loblaws Inc.	10488 Yonge Street Richmond Hill	Part 2, Plan 65R34760	Temporary Easement
3.	George P. Dickson	Remnant in front of 10520 and 10594 Yonge Street Richmond Hill	Part 7, Plan 65R34760	Fee Simple
4.	1835942 Ontario Inc.	10481 Yonge Street Richmond Hill	Part 2, Plan 65R34732	Fee Simple
			Part 1, Plan 65R34732	Temporary Easement

No.	Owner	Municipal Address	Legal Description	Interest Required
5.	Stonecourt Construction Inc.	10537 Yonge Street Richmond Hill	Parts 4, 10, 13, 28, Plan 65R34732	Fee Simple
			Parts 3, 5, 8, 9, 11, 12, Plan 65R34732	Temporary Easement
6.	172965 Canada Limited	10579 Yonge Street Richmond Hill	Parts 15, 16, 19, 21, Plan 65R34732	Fee Simple
			Parts 14, 17, 18, 20, Plan 65R34732	Temporary Easement
7.	Berndale Investments Limited 554701 Ontario Inc.	10593 Yonge Street Richmond Hill	Part 22, Plan 65R34732	Fee Simple
			Part 23, Plan 65R34732	Temporary Easement
8.	Glenridge Construction Company Limited	10605 Yonge Street Richmond Hill	Part 24, Plan 65R34732	Fee Simple
			Part 25, Plan 65R34732	Temporary Easement
9.	Yooxli Ltd.	10620 Yonge Street Richmond Hill	Part 6, Plan 65R34760	Fee Simple
			Part 5, Plan 65R34760	Temporary Easement
10.	BRL Realty Limited	10619 Yonge Street Richmond Hill	Part 26, Plan 65R34732	Fee Simple
			Part 27, Plan 65R34732	Temporary Easement
11.	Wilsand Holdings Limited	10675 Yonge Street Richmond Hill	Part 2, Plan 65R34733	Fee Simple
			Part 1, Plan 65R34733	Temporary Easement

No.	Owner	Municipal Address	Legal Description	Interest Required
12.	Berfield Financial Holdings Inc.	10660 Yonge Street Richmond Hill	Parts 1, 4, 7, 10, 13, 15, Plan 65R34764	Fee Simple
			Parts 2, 3, 5, 6, 8, 9, 11, 12, 14, 16, Plan 65R34764	Temporary Easement
13.	Maxcare Medical Plaza Incorporated	10670 Yonge Street Richmond Hill	Parts 17, 33, Plan 65R34764	Fee Simple
			Parts 18, 34, Plan 65R34764	Temporary Easement
14.	Sabella Ridge Estates Inc.	10684 and 10692 Yonge Street Richmond Hill	Parts 20, 21, Plan 65R34764	Fee Simple
			Parts 19, 22, Plan 65R34764	Temporary Easement
15.	Shant Ghazarian Aline Ghazarian	10695 Yonge Street Richmond Hill	Part 4, Plan 65R34733	Fee Simple
			Part 3, Plan 65R34733	Temporary Easement
16.	2073302 Ontario Inc.	10711 Yonge Street Richmond Hill	Part 6, Plan 65R34733	Fee Simple
			Part 5, Plan 65R34733	Temporary Easement
17.	Yonge Elgin Plaza Ltd.	10720 Yonge Street Richmond Hill	Parts 24, 26, Plan 65R34764	Fee Simple
			Parts 23, 25, Plan 65R34764	Temporary Easement
18.	2262443 Ontario Limited	10731 Yonge Street Richmond Hill	Part 7, Plan 65R34733	Fee Simple
			Part 8, Plan 65R34733	Temporary Easement

19.	1122270 Ontario Inc.	19 Leonard Street Richmond Hill	Parts 27, 28, Plan 65R34764	Fee Simple
			Parts 29, 30, Plan 65R34764	Temporary Easement
20.	Armando Joe Guido Angelo Guido Anna Rita Guido	10766 Yonge Street Richmond Hill	Part 32, Plan 65R34764	Fee Simple
			Part 31, Plan 65R34764	Temporary Easement
21.	Ninetta Panetta Luigi Panetta	10801 Yonge Street Richmond Hill	Parts 1, 2, 3, Plan 65R34773	Temporary Easement
22.	Totera Enterprises Limited 2012002 Ontario Ltd.	10815 and 10825 Yonge Street Richmond Hill	Parts 4, 5, 6, Plan 65R34773	Temporary Easement
23.	Evelyn Aimis Holdings Inc.	10794 Yonge Street Richmond Hill	Part 2, Plan 65R34769	Temporary Easement
24.	Murlee Holdings Limited	10875 Yonge Street Richmond Hill	Part 9, Plan 65R34773	Fee Simple
			Part 8, Plan 65R34773	Permanent Easement
			Part 7, Plan 65R34773	Temporary Easement
25.	10870 Yonge Street Limited	10870 Yonge Street Richmond Hill	Part 3, Plan 65R31421	Temporary Easement
26.	Wilbair Holdings Inc.	10898 Yonge Street Richmond Hill	Part 5, Plan 65R34769	Fee Simple
			Part 5, Plan 65R31421	Temporary Easement
27.	S&E Consultants Limited	10944-10956 Yonge Street Richmond Hill	Parts 6, 7, 8, Plan 65R34769	Temporary Easement

28.	Yonge MCD Inc.	11044 Yonge Street Richmond Hill	Part 1, Plan 65R34772	Permanent Easement
			Parts 2, 3, Plan 65R34772	Temporary Easement
29.	Mon Sheong Foundation	11283 Yonge Street Richmond Hill	Parts 1, 2, Plan 65R34737	Temporary Easement
30.	L'Arche Daybreak	11339 Yonge Street Richmond Hill	Parts 3, 4, 5, 6 Plan 65R34737	Temporary Easement
31.	Antonio Di Vincenzo	11352 Yonge Street Richmond Hill	Parts 2, 3, Plan 65R34771	Fee Simple
			Part 1, Plan 65R34771	Temporary Easement
32.	Aralansa Inc.	e/s Yonge Street, s/s 19th Avenue Richmond Hill	Part 6, Plan 65R34768	Temporary Easement
33.	Valleyford Development Corporation	w/s Yonge Street, north of Gamble Richmond Hill	Part 1, Plan 65R34759	Fee Simple
			Part 2, Plan 65R34759	Temporary Easement
34.	Weins Canada Inc.	11552 Yonge Street Richmond Hill	Parts 3, 4, Plan 65R34759	Temporary Easement
35.	J. Cordone Realty Limited	11130 Yonge Street Richmond Hill	Part 4, Plan 65R34772	Fee Simple
			Part 5, Plan 65R34772	Temporary Easement
36.	Jeffrey Wynn	11160 Yonge Street Richmond Hill	Parts 6, 8, Plan 65R34772	Fee Simple
			Part 7, Plan 65R34772	Temporary Easement
37.	SKN Development Inc.	11575 Yonge Street Richmond Hill	Part 1, Plan 65R34768	Temporary Easement

38.	New Era Development (2011) Inc.	11611 Yonge Street Richmond Hill	Parts 4, 5, Plan 65R34768	Fee Simple
			Parts 2, 3, Plan 65R34768	Temporary Easement
39.	Grace Cordone Limited	East Side Yonge Street, south of Silverwood Drive Richmond Hill	Part 2, Plan 65R13950	Fee Simple
40.	Murlee Holdings Limited	10875 Yonge Street Richmond Hill	Part 1, Plan 65R35077	Temporary Easement
41.	Aldar Developments Inc.	11262 Yonge Street Richmond Hill	Part 1, Plan 65R35071	Temporary Easement
42.	Millwin Investments Limited	11300 Yonge Street Richmond Hill	Parts 2, 3, 4, 5, Plan 65R35071	Temporary Easement
43.	St. Mary and St. Joseph Coptic Orthodox Church	11308 Yonge Street Richmond Hill	Parts 6, 7, Plan 65R35071	Temporary Easement
44.	1214420 Ontario Limited	11488 Yonge Street Richmond Hill	Part 3, Plan 65R35072	Fee Simple
45.	Loyal True Blue and Orange Home	11181 Yonge Street Richmond Hill	Parts 1, 2, Plan 65R35076	Temporary Easement

The permanent easements are required for the purpose of entering on the lands with all vehicles, machinery, workers and other material (I) to construct and maintain permanent municipal infrastructure which may include retaining walls, shoring and formwork and/or drainage, erosion or sediment control measures such as water mains and storm sewers; and (II) for construction purposes which may include (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 Yonge Street, (6) 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 (7) works ancillary

to any of the foregoing.

The four year temporary easements will commence upon registration of an expropriation plan 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-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.

4. The Commissioner of Corporate Services is authorized to cause the said plan or plans to be registered in the proper Land Registry Office, to give notice of such expropriation in accordance with the Act and to execute all necessary documents to effect the transaction.

5. Plan Nos. 65R-34760, 65R-34732, 65R-34733, 65R-34764, 65R-34773, 65R-34769, 65R-31421, 65R-34772, 65R-34737, 65R-34771, 65R-34768, 65R-34759, 65R-13950, 65R-35077, 65R-35071, 65R-35072 and 65R-35076, hereto attached, shall form part of this bylaw.

ENACTED AND PASSED on January 22, 2015.

Denis Kelly
Regional Clerk

Wayne Emmerson
Regional Chair

Authorized by Clause 13 of Report 2 of the Committee of the Whole, adopted by Council at its meeting on January 22, 2015.

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