

THE REGIONAL MUNICIPALITY OF YORK

BILL NO. 6

BYLAW NO. 2015-6

To acquire certain lands for or in connection with the  
widening and reconstruction of Highway 7 (YR 7),  
Centre Street (YR 71) and Bathurst Street (YR 38)  
City of Vaughan

WHEREAS the Council of The Regional Municipality of York on June 26, 2014, by its adoption of Clause 23 of Report 12 of the Committee of the Whole and on September 11, 2014, by its adoption of Clause 59 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 Highway 7 (YR 7), Centre Street (YR 71) and Bathurst Street (YR 38), in the City of Vaughan; 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; and

WHEREAS the Council of The Regional Municipality of York on January 22, 2015, by its adoption of Clause 14 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 Highway 7 (YR 7), Centre Street (YR 71) and Bathurst Street (YR 38), in the City of Vaughan.

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:

<b>No.</b>	<b>Owner</b>	<b>Municipal Address</b>	<b>Legal Description</b>	<b>Interest Required</b>
1.	Pine Seven Office Park Inc.	4500 Highway 7 Vaughan	Parts 6, 7, 8, 9, Plan 65R34915	Fee Simple
			Part 5, Plan 65R34915	Permanent Easement
			Parts 1, 3, 4, Plan 65R34915	Temporary Easement
2.	Estate of Marguerite Culotta	4114 Highway 7 Vaughan	Part 1, Plan 65R34914	Fee Simple
			Parts 2, 3, Plan 65R34914	Temporary Easement
3.	1737445 Ontario Inc.	4100 Highway 7 Vaughan	Parts 4, 9, Plan 65R34914 and Parts 5, 6 on Plan 65R16740	Fee Simple
			Parts 5, 6, 7, 8, Plan 65R34914	Temporary Easement
4.	1737445 Ontario Inc.	4040 Highway 7 Vaughan	Part 12, Plan 65R34914	Fee Simple
			Parts 10, 11, Plan 65R34914	Temporary Easement
5.	Lee-Mar Developments Limited	4030 Highway Vaughan	Parts 13, 14, Plan 65R34914	Temporary Easement

<b>No.</b>	<b>Owner</b>	<b>Municipal Address</b>	<b>Legal Description</b>	<b>Interest Required</b>
6.	CP REIT Ontario Properties Limited	3940 Highway 7 Vaughan	Parts 3, 7, Plan 65R35029	Fee Simple
			Parts 1, 4, 5, 6, Plan 65R35029	Temporary Easement
7.	Canadian Property Holdings (Ontario) Inc. and Calloway REIT (Westridge) Inc.	3900 Highway 7 Vaughan	Parts 10, 16, 17, 18, Plan 65R35029	Fee Simple
			Parts 14, 15, Plan 65R35029	Permanent Easement
			Parts 8, 9, 11, 12, 13, Plan 65R35029	Temporary Easement
8.	Canadian Tire Properties Inc.	3850 Highway 7 Vaughan	Part 3, 65R35050	Fee Simple
			Parts 1, 2, Plan 65R35050	Temporary Easement
9.	Pine View Motors Limited	3790 Highway 7 Vaughan	Part 7, 8, 9, Plan 65R35050	Fee Simple
			Parts 6, 10, Plan 65R35050	Permanent Easement
			Parts 4, 5, Plan 65R35050	Temporary Easement
10.	Imperial Oil Limited	3764 Highway 7 Vaughan	Parts 12, 13, Plan 65R35050	Fee Simple
			Part 11, Plan 65R35050	Temporary Easement
11.	Calloway REIT (400 and 7) Inc.	57 Northview Boulevard Vaughan	Parts 8, 9, Plan 65R35107	Permanent Easement
			Part 7, Plan 65R35107	Temporary Easement
12.	Sara Kranc, et al.	7818 Dufferin Street Vaughan	Parts 20, 22, Plan 65R34917	Fee Simple
			Parts 21, 23, 24, Plan 65R34917	Temporary Easement

<b>No.</b>	<b>Owner</b>	<b>Municipal Address</b>	<b>Legal Description</b>	<b>Interest Required</b>
13.	2090396 Ontario Limited	1500 Centre Street Vaughan	Part 18, Plan 65R34917	Fee Simple
			Part 19, Plan 65R34917	Temporary Easement
14.	IDAN-SHIM (1986) Incorporated	1470 Centre Street Vaughan	Part 17, Plan 65R34917	Fee Simple
			Part 16, Plan 65R34917	Temporary Easement
15.	Mares Success Ltd.	1416 Centre Street Vaughan	Parts 1, 3, Plan 65R34917	Fee Simple
			Parts 2, 4, 5, Plan 65R34917	Temporary Easement
16.	Malvina Beker	63 Loudon Crescent Vaughan	Part 21, Plan 65R34945	Fee Simple
			Parts 22, 23, Plan 65R34945	Permanent Easement
			Part 20, Plan 65R34945	Temporary Easement
17.	Tony and Maria Wong	37 Loudon Crescent Vaughan	Part 17, Plan 65R34945	Fee Simple
			Part 16, Plan 65R34945	Temporary Easement
18.	Brigido and Analie Servanez	2 Concord Road Vaughan	Part 14, Plan 65R34945	Fee Simple
			Part 15, Plan 65R34945	Temporary Easement
19.	1096818 Ontario Inc.	1314 Centre Street Vaughan	Part 11, Plan 65R34945	Fee Simple
			Part 9, Plan 65R34945	Permanent Easement
			Part 10, Plan 65R34945	Temporary Easement

<b>No.</b>	<b>Owner</b>	<b>Municipal Address</b>	<b>Legal Description</b>	<b>Interest Required</b>
20.	1096818 Ontario Inc.	1304 Centre Street Vaughan	Part 8, Plan 65R34945	Permanent Easement
			Part 7, Plan 65R34945	Temporary Easement
21.	Arthur Fisch	1294 Centre Street Vaughan	Part 5, Plan 65R34945	Permanent Easement
			Part 6, Plan 65R34945	Temporary Easement
22.	1096818 Ontario Inc.	1282 Centre Street Vaughan	Part 4, Plan 65R34945	Permanent Easement
			Part 3, Plan 65R34945	Temporary Easement
23.	Arthur Fisch	1272 Centre Street Vaughan	Part 1, Plan 65R34945	Permanent Easement
			Part 2, Plan 65R34945	Temporary Easement
24.	1096818 Ontario Inc.	1260 Centre Street Vaughan	Part 19, Plan 65R34944	Fee Simple
			Part 20, Plan 65R34944	Permanent Easement
			Parts 21, 22, Plan 65R34944	Temporary Easement
25.	Raya Gluzberg	1252 Centre Street Vaughan	Parts 13, 18, Plan 65R34944	Fee Simple
			Parts 14, 17, Plan 65R34944	Permanent Easement
			Parts 15, 16, Plan 65R34944	Temporary Easement

26.	Daniel and Raya Gluzberg	1238 Centre Street Vaughan	Part 12, Plan 65R34944	Fee Simple
			Part 11, Plan 65R34944	Permanent Easement
			Part 10, Plan 65R34944	Temporary Easement
27.	Theodore, Hanna and Charles Haller	1226 Centre Street Vaughan	Part 7, Plan 65R34944	Fee Simple
			Part 8, Plan 65R34944	Permanent Easement
			Part 9, Plan 65R34944	Temporary Easement
28.	Ilana Balilty	1218 Centre Street Vaughan	Part 6, Plan 65R34944	Fee Simple
			Part 5, Plan 65R34944	Permanent Easement
			Part 4, Plan 65R34944	Temporary Easement
29.	1600609 Ontario Inc.	1206 Centre Street Vaughan	Part 1, Plan 65R34944	Fee Simple
			Part 2, Plan 65R34944	Permanent Easement
			Part 3, Plan 65R34944	Temporary Easement
30.	MCC Properties Corp.	1200 Centre Street Vaughan	Part 31, Plan 65R34902	Permanent Easement
31.	TDC Medical Properties Inc.	1152 Centre Street Vaughan	Parts 28, 29, Plan 65R34902	Fee Simple
			Parts 27, 30, Plan 65R34902	Temporary Easement
32.	Centre Street Properties Inc.	1136 Centre Street Vaughan	Parts 24, 25, Plan 65R34902	Fee Simple
			Parts 23, 26, Plan 65R34902	Temporary Easement

33.	Vogue Investments Limited	1118 Centre Street Vaughan	Parts 20, 21, Plan 65R34902	Fee Simple
			Parts 19, 22, Plan 65R34902	Temporary Easement
34.	949988 Ontario Ltd.	1102 Centre Street Vaughan	Parts 15, 17, Plan 65R34902	Fee Simple
			Parts 16, 18, Plan 65R34902	Temporary Easement
35.	Riocan Holdings Inc.	1054 Centre Street Vaughan	Parts 5, 10, 13, 14, Plan 65R34902	Fee Simple
			Parts 4, 11, 12, Plan 65R34902	Temporary Easement
36.	Imperial Oil Limited	1030 Centre Street Vaughan	Parts 7, 9, Plan 65R34902	Fee Simple
			Parts 6, 8, Plan 65R34902	Temporary Easement
37.	Riocan Holdings Inc.	1054 Centre Street Vaughan	Parts 2, 3, Plan 65R34902	Fee Simple
			Part 1, Plan 65R34902	Temporary Easement
38.	2022573 Ontario Inc.	784 Centre Street Vaughan	Parts 1, 2, 4, Plan 65R35020	Fee Simple
			Part 3, Plan 65R35020	Temporary Easement
39.	Agau Developments Limited	10 Disera Drive Vaughan	Parts 5, 6, Plan 65R35020	Temporary Easement
40.	Agau Developments Limited	700 Centre Street Vaughan	Part 2, Plan 65R35051	Fee Simple
			Part 1, Plan 65R35051 and Parts 1, 2, Plan 65R34980	Temporary Easement
41.	Thornhill Shopping Centres Limited	W.S. Bathurst Street Vaughan	Parts 3, 4, Plan 65R35051	Fee Simple

42.	Agau Developments Limited	700 Centre Street Vaughan	Part 5, Plan 65R35051	Temporary Easement
43.	Beth Chabad Israeli Community Centre	S.W. Bathurst Street/North Park Road Vaughan	Part 6, Plan 65R35051	Temporary Easement
44.	Janesville Developments Limited	531 Atkinson Avenue Vaughan	Part 1, Plan 65R34979	Temporary Easement
45.	YRCC No. 567	23-43 (Odd) Glen Crescent and 1-87 Beaumont Place Vaughan	Part 2, Plan 65R35101	Permanent Easement
			Part 1, Plan 65R35101	Temporary Easement
46.	Ganymede Investments Ltd.	Additional E.S. Bathurst Street Vaughan	Part 1, Plan 65R6968	Fee Simple
47.	Ganymede Investments Ltd.	One Foot Reserve Part of Part 1, 65R7869 Fronting YCRP No. 567 Vaughan	Parts 3, 4, Plan 65R35101	Fee Simple
48.	1529749 Ontario Inc.	7700 Bathurst Street Vaughan	Parts 16, 17, 20, 21, Plan 65R35019	Fee Simple
			Parts 18, 22, Plan 65R35019	Permanent Easement
			Parts 19, 23, Plan 65R35019	Temporary Easement
49.	YRCC No. 769	120 Promenade Circle Vaughan	Parts 2, 5, 6, 9, Plan 65R35019	Fee Simple
			Parts 3, 7, Plan 65R35019	Permanent Easement
			Parts 1, 4, 8, Plan 65R35019	Temporary Easement
50.	KRCMAR Properties Inc.	1137 Centre Street Vaughan	Part 32, 65R34902, Part 1, Plan 65R34960	Temporary Easement



51.	Gennaro and Stella Panacci	30 Mountfield Crescent Vaughan	Part 2, Plan 65R34960	Fee Simple
			Part 7, Plan 65R34960	Temporary Easement
52.	Konstantinos Karakostas	28 Mountfield Crescent Vaughan	Part 3, Plan 65R34960	Fee Simple
			Part 6, Plan 65R34960	Temporary Easement
53.	Joe Cultraro	24 Mountfield Crescent Vaughan	Part 26, Plan 65R34944	Temporary Easement
54.	Bettina Apa	7 Wade Gate Vaughan	Part 25, Plan 65R34944	Temporary Easement
55.	2157875 Ontario Limited	1417 Centre Street Vaughan	Parts 29, 30, 31, 32, Plan 65R34917	Temporary Easement
56.	2157875 Ontario Limited	1423 Centre Street Vaughan	Part 28, Plan 65R34917	Temporary Easement
57.	723736 Ontario Limited	1435 Centre Street Vaughan	Part 27, Plan 65R34917	Temporary Easement
58.	Edward Letichever	1445 Centre Street Vaughan	Part 25, Plan 65R34917	Fee Simple
			Part 26, Plan 65R34917	Temporary Easement
59.	Riotrin Properties (Vaughan 3) Inc.	7621 Weston Road Vaughan	Part 4, Plan 65R35107	Fee Simple
			Parts 5, 6, Plan 65R35107	Temporary Easement
60.	Suncor Energy Inc.	3733 Highway 7 Vaughan	Part 1, Plan 65R35107	Fee Simple
			Parts 2, 3, Plan 65R35107	Temporary Easement

61.	Dev-West Properties Inc.	7600 Weston Road Vaughan	Part 1, Plan 65R10576 and Part 17, Plan 65R35100	Fee Simple
			Part 18, Plan 65R35100	Temporary Easement
62.	YRCC No. 600	136 Wings Road Vaughan	Part 15, Plan 65R35100	Fee Simple
			Part 16, Plan 65R35100	Temporary Easement
63.	Silvio Di Giammarino	3883 Highway 7 Vaughan	Parts 10, 12, Plan 65R35100, save and except Part 2, Plan 65R35137	Fee Simple
			Parts 11, 13, 14, Plan 65R35100 and Part 2, Plan 65R35137, save and except Part 1, Plan 65R35137	Temporary Easement
64.	YRCC No. 640	90 Wings Road Vaughan	Part 8, Plan 65R35100	Fee Simple
			Part 9, Plan 65R35100	Temporary Easement
65.	Gallu Construction Inc.	40 Wings Road Vaughan	Parts 4, 6, Plan 65R35100, save and except Part 1, Plan 65R35136	Fee Simple
			Parts 5, 7, Plan 65R35100 and Part 1, Plan 65R35136	Temporary Easement
66.	Kingsmoor Developments Inc.	177 Whitmore Road Vaughan	Part 1, Plan 65R35100	Fee Simple
			Parts 2, 3, Plan 65R35100	Temporary Easement

67.	200 Whitmore Limited	200 Whitmore Road Vaughan	Parts 36, 37, 39, 41, 42, 43, Plan 65R35112, save and except Part 1, Plan 65R35144	Fee Simple
			Parts 38, 40, Plan 65R35112 and Part 1, Plan 65R35144	Temporary Easement
68.	300 Trowers Limited	300 Trowers Road Vaughan	Parts 29, 31, 32, 33, 35, Plan 65R35112	Fee Simple
			Parts 28, 30, 34, Plan 65R35112	Temporary Easement
69.	250 Trowers Limited	250 Trowers Road Vaughan	Parts 24, 27, Plan 65R35112	Fee Simple
			Parts 25, 26, Plan 65R35112	Temporary Easement
70.	Pine Valley Industrial Mews Limited	172 Trowers Road Vaughan	Parts 16, 18, 20, 22, Plan 65R35112	Fee Simple
			Parts 17, 19, 21, 23, Plan 65R35112	Temporary Easement
71.	Shell Canada Limited	4235 Highway 7 Vaughan	Parts 11, 12, Plan 65R35112	Fee Simple
			Part 13, Plan 65R35112	Permanent Easement
			Parts 14, 15, Plan 65R35112	Temporary Easement
72.	Condor Properties Ltd.	205 Marycroft Avenue Vaughan	Parts 1, 5, 10, Plan 65R35112	Fee Simple
			Part 6, Plan 65R35112	Permanent Easement
			Parts 2, 3, 4, 8, 9, Plan 65R35112	Temporary Easement

73.	YRCC No. 579	200 Marycroft Avenue Vaughan	Parts 18, 19, Plan 65R35070	Fee Simple
			Part 20, Plan 65R35070	Permanent Easement
			Part 21, Plan 65R35070	Temporary Easement
74.	Vincal Holdings Inc.	1000 Rowntree Dairy Road Vaughan	Part 1, Plan 65R6945 and Parts 14, 16, Plan 65R35070	Fee Simple
			Parts 15, 17, Plan 65R35070	Temporary Easement
75.	Vincal Holdings Inc.	4401 Highway 7 Vaughan	Part 3, Plan 65R17172 and Parts 3, 5, 8, 11, 12, Plan 65R35070	Fee Simple
			Parts 4, 6, 7, 9, 10, 13, Plan 65R35070	Temporary Easement
76.	The Toronto- Dominion Bank	4499 Highway 7 Vaughan	Part 2, Plan 65R35070	Fee Simple
			Part 1, Plan 65R35070	Temporary Easement
77.	172965 Canada Limited	4515 Highway 7 Vaughan	Part 17, Plan 65R35094	Fee Simple
			Part 18, Plan 65R35094	Temporary Easement
78.	K.L. Lai Investments Limited	4535 Highway 7 and 7700 Pine Valley Drive Vaughan	Parts 3, 4, 7, 10, 13, 14, Plan 65R35094	Fee Simple
			Parts 5, 15, Plan 65R35094	Permanent Easement
			Parts 6, 8, 9, 11, 12, 16, Plan 65R35094	Temporary Easement

79.	Piazza Capri Inc.	4585 Highway 7 Vaughan	Part 1, Plan 65R35094	Temporary Easement
			Part 2, Plan 65R35094	Permanent Easement
<p>The fee simple interest required is described as all right, title and interest for the municipal purpose of implementing road and intersection improvements along Highway 7, Centre Street and Bathurst Street, including associated local roads, and to provide designated lanes for the vivaNext transit system and works ancillary thereto.</p>				
<p>The permanent easements required are described as a limited interest in perpetuity being a permanent easement or rights in the nature of a permanent easement 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-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 and necessary to the works to be performed in association with the purpose of implementing road and intersection improvements along Highway 7, Centre Street and Bathurst Street, including associated local roads, and to provide designated lanes for the vivaNext transit system and works ancillary thereto.</p>				

The temporary easements required are described as a temporary limited interest being a temporary easement or rights in the nature of a temporary easement 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, Centre Street and Bathurst Street, including associated local roads, and to provide designated lanes for the vivaNext transit system and works ancillary thereto.

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-34915, 65R-34914, 65R-16740, 65R-35029, 65R-35050, 65R-35107, 65R-34917, 65R-34945, 65R-34944, 65R-34902, 65R-35020, 65R-35051, 65R-34980, 65R-34979, 65R-35101, 65R-6968, 65R-35019, 65R-34960, 65R-10576, 65R-35100, 65R-35137, 65R-35136, 65R-35112, 65R-35144, 65R-35070, 65R-6945, 65R-17172 and 65R-35094, hereto attached, shall form part of this bylaw.

ENACTED AND PASSED on January 22, 2015.

Denis Kelly  
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Regional Clerk

Wayne Emmerson  
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Regional Chair

*Authorized by Clause 14 of Report 2 of the Committee of the Whole, adopted by Council at its meeting on January 22, 2015.*

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