



---

Clause No. 14 in Report No. 2 of Committee of the Whole was adopted, without amendment, by the Council of The Regional Municipality of York at its meeting held on January 22, 2015.

Approval to Expropriate  
Viva Bus Rapid Transit Corridor  
Highway 7 West, Centre Street and Bathurst Street  
City of Vaughan

**Committee of the Whole recommends adoption of the following recommendation contained in the report dated December 19, 2014 from the Commissioner of Corporate Services:**

1. Recommendations

It is recommended that:

1. Council, as approving authority, approve the expropriation of the lands, as set out in Attachment 1, for the construction of the bus rapid transit corridor on Highway 7 West, Centre Street and Bathurst Street in the City of Vaughan.
2. The Commissioner of Corporate Services be authorized to execute and serve any notices required under the *Expropriations Act* (the "Act").
3. Council authorize the introduction of the necessary bylaw to give effect to these recommendations.

2. Purpose

This report seeks Council approval, in accordance with the *Act*, to expropriate portions of land required for the widening and reconstruction of road and intersection improvements in order to provide designated lanes for the Viva transit system along Highway 7 West, Centre Street and Bathurst Street corridor in the City of Vaughan, as shown 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. A portion of the Highway 7 project includes Centre Street and Bathurst Street to the west and south of Highway 407.

The project received approval of the Environmental Assessment Report from the Ministry of the Environment in April of 2006. The design-build contract will be awarded in mid-2015 for the portion of Highway which includes Centre Street and Bathurst Street.

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 in order to effectively manage the construction and related contractual obligations.

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 and 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 subject lands comprise the next phase of development, from Pine Valley Drive in Vaughan to Yonge Street in Richmond Hill, excluding H2-VMC

The next phase of Highway 7 involves two separate sections and incorporates the lands that are the subject of this report. This phase of the vivaNext project is referred to as H2.

The west section of H2 is located in Vaughan and shown in Attachment 1. 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 this section are located on Centre Street and Bathurst Street in Vaughan, as shown in Attachment 3.

The aforementioned H2-VMC project is situated between the two sections that are the subject of this report.

Seventy-nine of the original 86 property requirements are to be considered for this report

The Region originally required the acquisition of various interests from 86 property owners. For reasons to be explained in this report, the number of properties to be considered by Council has been reduced to 79.

Lands for the newest phases of Highway 7 are required by June 2015

Utility relocations are the first construction related item to be considered. Privately owned lands are often required in order to complete the relocations within the new boulevards along the edge of the roadway. In order to fulfill contract obligations related to construction of the corridor, possession of all lands is required by June 2015. Completion of the corridor and the opening of the bus rapid transit centre lanes are anticipated for the end of 2019.

In June 2014 and September 2014, Council authorized the initiation of the expropriation process for the Highway 7 (H2) project

On June 26, 2014 and September 11, 2014, Council authorized an application for approval to expropriate interests from 43 property owners at each Council

meeting, for a total of 86 property owners. The Council reporting was presented in two phases due to timing matters related to the completion of survey work.

Since the Council approvals, ownership of two of the properties was consolidated, bringing the total number of expropriations to 85. Following each Council approval, the Notice of Application for Approval to Expropriate was served to owners.

Two owners have requested a Hearing of Necessity, and a third Hearing request is pending

Each owner had thirty days from the date the owner was served the Notice of Application for Approval to Expropriate Land to request an inquiry (Hearing of Necessity) as to whether the taking of the lands by the Region is fair, sound and reasonably necessary. Two of the owners who were served notice requested a Hearing, and a Hearing request is pending for a third owner. The three properties for which Hearings are pending have not been included in this report and will be addressed in a separate report to Council.

#### 4. Analysis and Options

Approval to expropriate will secure access to the lands by June 2015

Draft expropriation plans have been prepared for the subject properties. It is anticipated the plans will be registered in February 2015. Upon registration of the expropriation plans, notice of the expropriation and possession will be served upon the owners. Appraisals are anticipated to be completed in the first quarter of 2015, which will support offers of compensation to be made before June, 2015 possession.

The Region can take possession a minimum of three months after service of the notice, but only after statutory offers of compensation have been made.

Staff has recently commenced negotiations and are proceeding to purchase the necessary properties, or in the event of expropriation, reach settlements

Property negotiations to acquire the necessary lands have recently commenced with the receipt of appraisal reports. Three acquisitions have been finalized and are not included in this report. Staff will continue to negotiate purchases of the required interests until expropriation plans have been registered. In the event an

agreement is completed prior to the expropriation plans being registered, the property will be removed from the list of properties to be expropriated. However, for transactions not completed upon registration of the expropriation plan, staff will endeavour to negotiate compensation settlements with expropriated owners.

A future report to Council will be presented to seek approval to compensate owners in accordance with the *Act*

For all expropriated properties, offers of compensation are made to property owners in accordance with section 25 of the *Act*. These offers will be based on independently commissioned appraisals and will be presented to Council for approval in the second quarter of 2015 in order that offers of compensation can be served in accordance with the *Act*, and possession can be secured for construction to commence.

Upon receiving Council approval of the recommendations of this report, expropriation plans will be registered. This is an imperative step in the expropriation process. The Region acquires title to the land when the expropriation plan is registered at the Land Registry Office. In accordance with the *Act* it is necessary to make an offer of compensation prior to securing possession of the land in June 2015. The offers of compensation will be the subject of a forthcoming report to Council. The amount of compensation is to be based on independent appraisals. Staff reviews appraisal reports to ensure that the opinions of the appraiser are well supported, however, the value estimates are not validated by staff in order to ensure the independence of the appraisers' estimates.

There are 79 property requirements to be considered for this report

As noted, Council originally approved the initiation of the expropriation process for 86 properties, which was reduced to 85 properties when two properties were consolidated. Three properties are subject to potential Hearings of Necessity, and three properties have been acquired, no longer requiring expropriation. In this regard, the total number of properties to be considered for this report is 79.

Environmental due diligence is being undertaken, and recommendations were made for Phase II testing on 36 of the 79 properties

A Phase I Environmental Site Assessment (ESA) has been completed by an independent environmental consulting firm, as part of the Region's due diligence for the acquisitions of the 79 property requirements being considered for this

report. The Phase I report has identified that no further investigation is required regarding environmental concerns for 43 of the properties. For the remaining 36 properties, the Phase I reports included recommendations that Phase II testing be completed. The research for this type of testing requires access to the owners' lands in order to complete borehole drilling to obtain samples of soil and water in order to determine the level of contamination, if any, in the land.

In the event that some property owners deny the Region access to the land to complete the Phase II testing, environmental due diligence will not be completed before the Region assumes ownership of these properties so the environmental condition of these properties will not be completely assessed. Once the Region obtains possession of these properties through the expropriation process, Phase II testing will be completed along with any subsequent remediation plans that may be required to address issues identified during the Phase II testing.

[Link to key Council-approved plans](#)

### **From Vision to Results: 2011 to 2015 Strategic Plan**

Priority Area – Focus Growth along Regional Centres and Corridors

Optimize the transportation capacity and services in Regional Centres and Corridors

The acquisition of the lands will assist the Region in meeting its transportation needs.

## 5. Financial Implications

The budget to complete the property acquisitions has been 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 appraisals required to support these offers are currently being prepared and the proposed offers will be the subject of a further report to Council.

## 6. Local Municipal Impact

The construction of dedicated bus lanes and related facilities, as well as road and intersection improvements, along Highway 7 West, Centre Street and Bathurst Street is critical to the achievement of the vision for the corridor for the Region. Additionally, upon completion of construction, this project will improve public transit facilities and enrich the streetscapes in Vaughan to support the Region's goal for higher density mixed use transit-oriented development.

## 7. Conclusion

The widening and construction of Highway 7 West, Centre Street and Bathurst Street, requires the acquisition of various interests from 86 property owners. Council authorized the applications for approval to expropriate in June 2014 and September 2014.

Two properties have been consolidated since the approvals by Council, reducing the total need to 85 properties. Staff has negotiated the acquisitions for three properties, and Hearings of Necessity are pending for three properties. These six properties are not included in this report. The 79 remaining properties are the subject of this report.

This report pertains to the approval to proceed to register expropriation plans, and serve notice of expropriation and possession upon the owners. The Region acquires title to the land when the expropriation plan is registered at the Land Registry Office. Registration is the next step toward possession of the lands required to commence construction of the bus rapid transit project on these sections of Highway 7 West, Centre Street and Bathurst Street.

In order to ensure timely possession of the lands to commence construction, it is recommended that Council approve the expropriation of the interests required. A report to Council will be presented in the second quarter of 2015, requesting the authority to serve property owners with offers of compensation, which will in turn, correspond to the Region obtaining possession of the lands.

For more information on this report, please contact René Masad, Director, Property Services Branch at ext. 71684.

The Senior Management Group has reviewed this report.

Attachments (3)

Accessible formats or communication supports are available upon request



**Property Schedule  
Approval to Expropriate  
Viva Bus Rapid Transit Corridor  
Highway 7 West, Centre Street and Bathurst Street  
City of Vaughan**

<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
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

**ATTACHMENT 1**

<b>No.</b>	<b>Owner</b>	<b>Municipal Address</b>	<b>Legal Description</b>	<b>Interest Required</b>
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
13.	2090396 Ontario Limited	1500 Centre Street Vaughan	Part 18, Plan 65R34917	Fee Simple
			Part 19, Plan 65R34917	Temporary Easement

**ATTACHMENT 1**

<b>No.</b>	<b>Owner</b>	<b>Municipal Address</b>	<b>Legal Description</b>	<b>Interest Required</b>
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
20.	1096818 Ontario Inc.	1304 Centre Street Vaughan	Part 8, Plan 65R34945	Permanent Easement
			Part 7, Plan 65R34945	Temporary Easement

**ATTACHMENT 1**

<b>No.</b>	<b>Owner</b>	<b>Municipal Address</b>	<b>Legal Description</b>	<b>Interest Required</b>
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

**ATTACHMENT 1**

<b>No.</b>	<b>Owner</b>	<b>Municipal Address</b>	<b>Legal Description</b>	<b>Interest Required</b>
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

**ATTACHMENT 1**

<b>No.</b>	<b>Owner</b>	<b>Municipal Address</b>	<b>Legal Description</b>	<b>Interest Required</b>
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

**ATTACHMENT 1**

<b>No.</b>	<b>Owner</b>	<b>Municipal Address</b>	<b>Legal Description</b>	<b>Interest Required</b>
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	Part 2, Plan 65R34960	Fee Simple

**ATTACHMENT 1**

<b>No.</b>	<b>Owner</b>	<b>Municipal Address</b>	<b>Legal Description</b>	<b>Interest Required</b>
		Vaughan	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



**ATTACHMENT 1**

<b>No.</b>	<b>Owner</b>	<b>Municipal Address</b>	<b>Legal Description</b>	<b>Interest Required</b>
			Part 18, Plan 65R35100	Temporary Easement
62.	YRCC No. 600	136 Winges 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 Winges Road Vaughan	Part 8, Plan 65R35100	Fee Simple
			Part 9, Plan 65R35100	Temporary Easement
65.	Gallu Construction Inc.	40 Winges 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

**ATTACHMENT 1**

<b>No.</b>	<b>Owner</b>	<b>Municipal Address</b>	<b>Legal Description</b>	<b>Interest Required</b>
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

**ATTACHMENT 1**

<b>No.</b>	<b>Owner</b>	<b>Municipal Address</b>	<b>Legal Description</b>	<b>Interest Required</b>
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

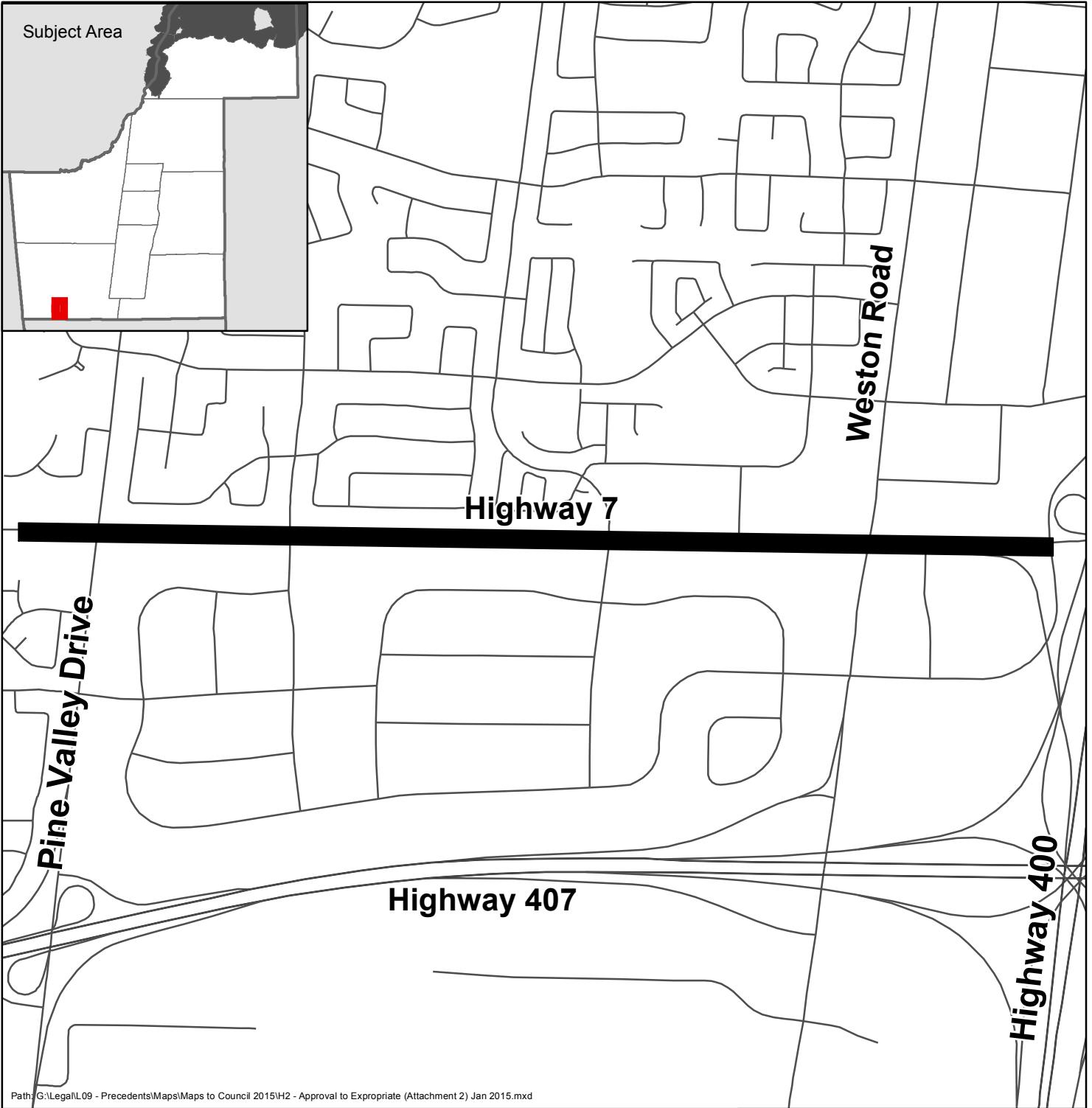
**ATTACHMENT 1**

<b>No.</b>	<b>Owner</b>	<b>Municipal Address</b>	<b>Legal Description</b>	<b>Interest Required</b>
			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

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.

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.

No.	Owner	Municipal Address	Legal Description	Interest Required
<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-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 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>				



Path: G:\Legal\I09 - Precedents\Maps\Maps to Council 2015\H2 - Approval to Expropriate (Attachment 2) Jan 2015.mxd



### LOCATION PLAN

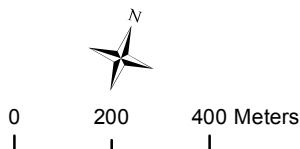
Approval to Expropriate  
 Viva Bus Rapid Transit Corridor  
 Highway 7 West, Centre Street, and Bathurst Street  
 City of Vaughan

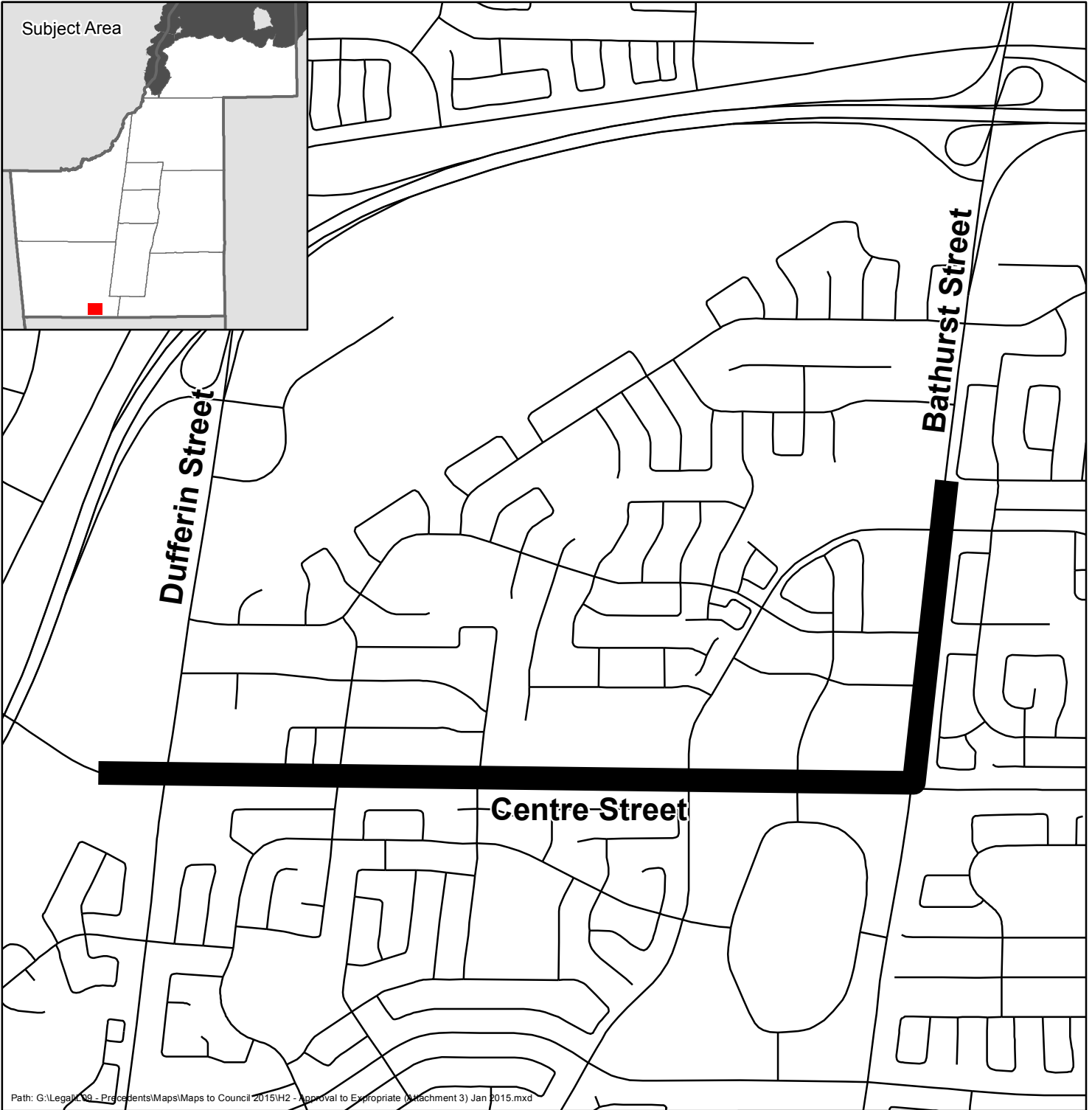


Produced by:  
 Property Services Branch  
 Corporate Services Department  
 © Copyright, The Regional Municipality of York, October, 2014  
 © Copyright, First Base Solutions Inc. 2013 Orthophotography  
 \* Includes © Queen's Printer for Ontario 2003-2014

### Legend

-  Subject Corridor
-  Roads





Path: G:\Legal\09 - Precedents\Maps\Maps to Council 2015\H2 - Approval to Expropriate (Attachment 3) Jan 2015.mxd



**LOCATION PLAN**

Approval to Expropriate  
Viva Bus Rapid Transit Corridor  
Highway 7 West, Centre Street, and Bathurst Street  
City of Vaughan



Produced by:  
Property Services Branch  
Corporate Services Department  
© Copyright, The Regional Municipality of York, October, 2014  
© Copyright, First Base Solutions Inc. 2013 Orthophotography  
\* Includes © Queen's Printer for Ontario 2003-2014

**Legend**

-  Subject Corridor
-  Roads

