



Clause No. 13 in Report No. 2 of the Committee of the Whole was adopted, without amendment, by the Council of The Regional Municipality of York at its meeting on January 23, 2014.

**APPROVAL TO EXPROPRIATE  
WIDENING AND CONSTRUCTION OF BUS RAPID TRANSIT CORRIDOR  
HIGHWAY 7 WEST (H2-VMC) VIVANEXT PROJECT 90991  
CITY OF VAUGHAN**

**Committee of the Whole recommends adoption of the following recommendations contained in the report dated January 9, 2014 from the Commissioner of Corporate Services:**

**1. RECOMMENDATIONS**

It is recommended that:

1. Council, as approving authority, approve the expropriation of the following lands, within the City of Vaughan:

<b>No.</b>	<b>Owner</b>	<b>Municipal Address (YRRTC Reference)</b>	<b>Legal Description</b>	<b>Interest Required</b>
	562445 Ontario Limited; 562444 Ontario Limited	2220 Hwy 7 W and 7777 Keele St (Ref No. 40)	Part 1, Plan 65R34480	Fee Simple
	Steele Valley Developments Limited	2160 & 2180 Hwy 7 West (Ref No. 41)	Part 1, Plan 65R34482	Fee Simple
	Husky Oil Limited	2757 Hwy 7 West (Ref No. 118B)	Part 1, Plan 65R34490	Fee Simple
	Termini, Salvatore; Termini, Michele; Bancheri, Rosa; Bancheri, Calogero - Estate	254 Creditstone Rd (Ref No. 119A)	Part 8, Plan 65R34481	Fee Simple
	Lorwood Holdings Incorporated	2851 Hwy 7 West (Ref No. 119B)	Parts 3 and 4, Plan 65R34481	Permanent Easement
The permanent easement is required for the purpose of entering on the land				

with all vehicles, machinery, workmen 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 main and storm sewers, (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 Highway 7 West, (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, (vii) handrails, (7) works ancillary to any of the foregoing.
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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 bylaws to give effect to these recommendations.

## 2. PURPOSE

This report seeks Council approval to expropriate property interests required for the widening and reconstruction of road and intersection improvements, in order to provide designated lanes for the Viva transit system along the Highway 7 West corridor, from Highway 400 to the Barrie GO Transit rail line (*Attachments 1 and 2*).

## 3. BACKGROUND

### **In October 2013, Council authorized an application for approval to expropriate lands required for the Highway 7 West project**

The widening and reconstruction of Highway 7 West is underway with utility relocations. Design and engineering changes have created additional road widenings that will result in a number of property takings and impacts on existing uses. On October 17, 2013, Council authorized an application for approval to expropriate the subject properties, including five fee simple interests and one permanent easement.

Staff will continue negotiations with the property owners to secure properties. Although it will not be possible to proceed with amicable negotiations upon registration of the expropriation plan, staff will endeavour to secure settlements with property owners.

#### **4. ANALYSIS AND OPTIONS**

##### **Registration of an expropriation plan will secure access to the lands and ensure that construction can proceed**

Under the *Act*, registration of an expropriation plan vests lands in the expropriating authority. Subject to the Region taking certain procedural steps, the Region will obtain possession of the lands approximately three months after the registration of the plan of expropriation.

A draft expropriation plan has been prepared for the subject properties. It is anticipated the plan will be registered no later than February 2014. Accordingly, the Region will have access to the properties no later than May 2014, enabling construction to continue as scheduled.

##### **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 funds required to complete the property acquisitions have been included in the 2014 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, from Highway 400 to the Barrie GO Transit rail line, is critical to the achievement of the vision for the corridor for both the Region and City of Vaughan. Additionally, this project will improve public transit facilities and enrich the streetscapes to support the Region’s goal for higher density mixed use transit-oriented development.

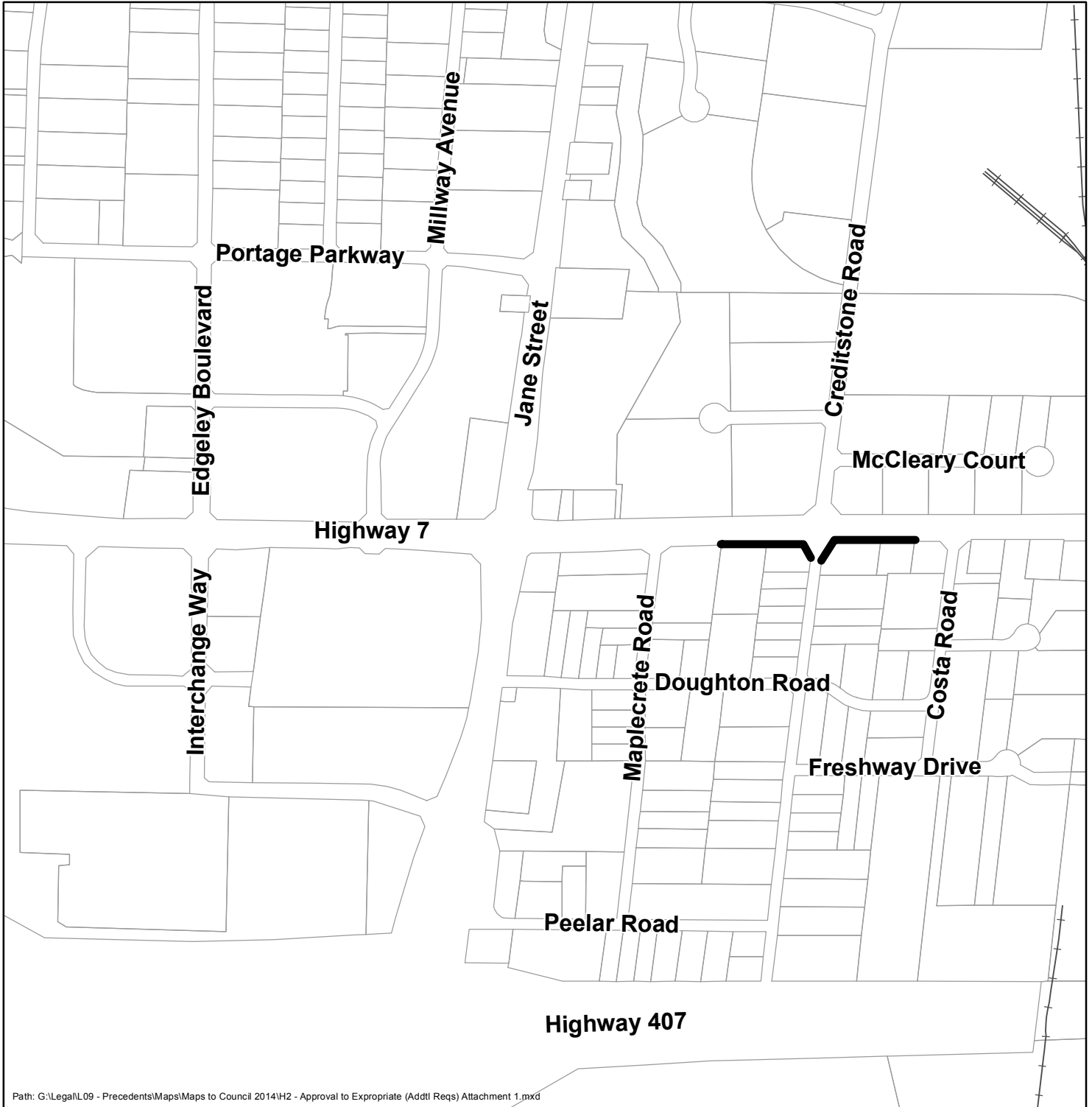
## **7. CONCLUSION**

The widening and construction of Highway 7 West from Highway 400 to the Barrie GO Transit railroad, requires the acquisition of five property interests. In order to ensure timely possession of the lands to commence construction, it is recommended that Council approve the expropriation of the balance of the interests required.

For more information on this report, please contact René Masad, Director, Property Services Branch at Ext. 1684.

The Senior Management Group has reviewed this report.

*Attachments (2)*



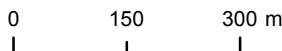
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**LOCATION PLAN**




Approval to Expropriate  
 Widening and Construction of Bus Rapid Transit Corridor  
 Highway 7 West (H2-VMC) vivaNext Project 90991  
 City of Vaughan

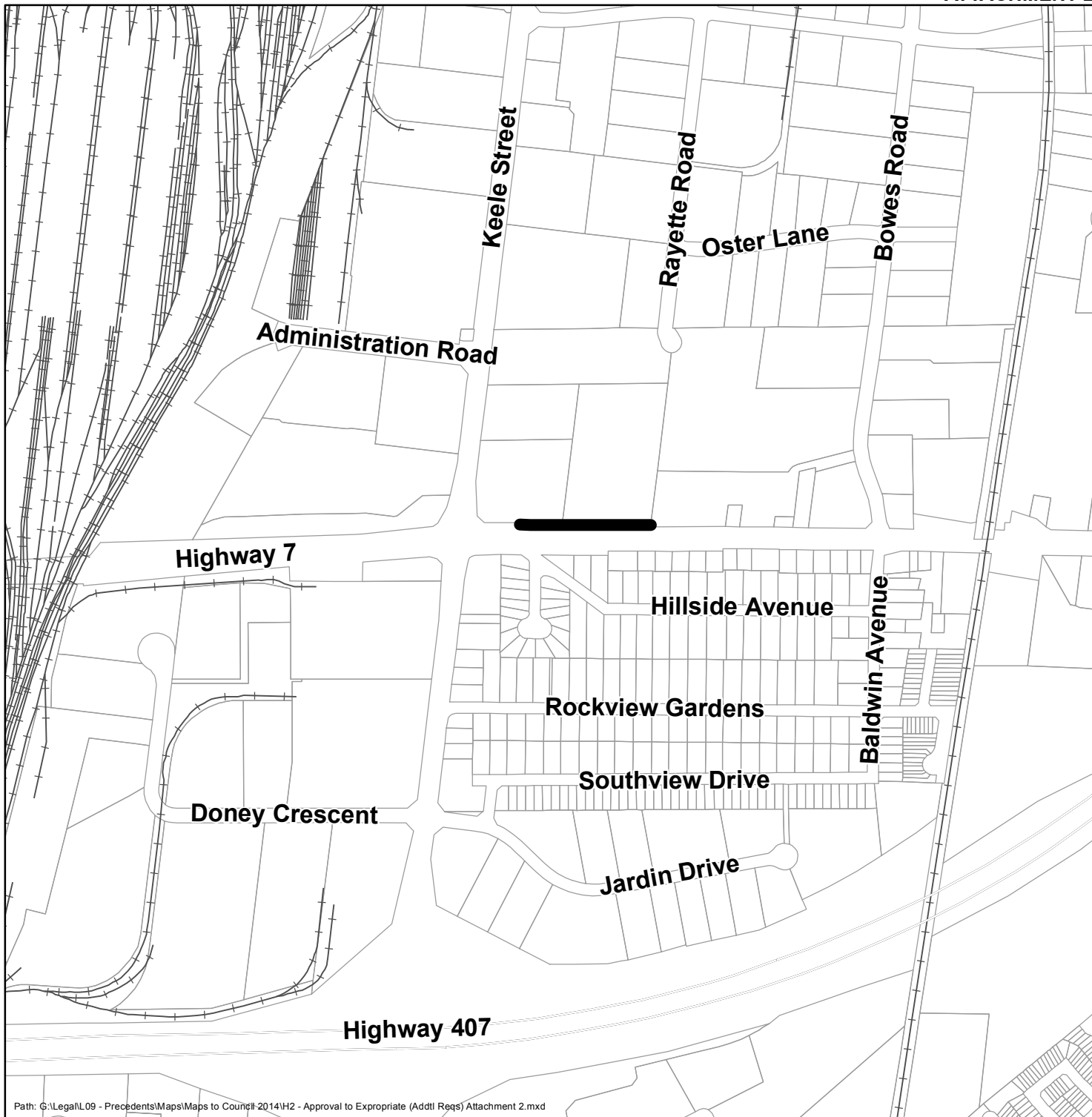


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**Legend**

-  Subject Properties
-  Parcel
-  Railway



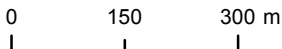
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### LOCATION PLAN




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### Legend

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