



Report of the Commissioner of Corporate Services

Expropriation Settlement 11665 Jane Street City of Vaughan

1. Recommendations

1. Council authorize the settlement of all claims pursuant to the *Expropriations Act* (the *Act*) with the owner of 11665 Jane Street, related to the Northeast Vaughan Water Servicing Project in the City of Vaughan.
2. Commissioner of Corporate Services be authorized to execute the Minutes of Settlement and all necessary documentation to complete the transaction.

2. Purpose

This report seeks Council approval to complete a full and final settlement with the owner of 11665 Jane Street, as shown in Appendix A, for the expropriation of land for the Northeast Vaughan Water Servicing Project.

Private Attachment 1 to this report will be considered in private session pursuant to section 239(2)(c) of the *Municipal Act*, 2001, because it relates to land acquisition by the Region.

Key Points:

- On June 22, 2020, a 3.89-acre fee simple portion of property was expropriated from the property
- Property was acquired to support the construction of a water storage facility
- Region and owner negotiated a settlement at an Ontario Land Tribunal mediation
- Proposed settlement protects the Region from any additional claims by the former property owner

3. Background

Water and Wastewater Master Plan identified the need for additional water servicing capacity

York Region's Water and Wastewater Master Plan was updated in 2016. It identified the need for additional water servicing capacity to accommodate the projected increase in residential and employment growth in northeast Vaughan to 2051.

Land requirements were identified and steps were taken to obtain the lands

Acquisition of two sites was necessary to accommodate water storage facilities, and another site was necessary for a water pumping station. The water storage facility properties are located on the northeast corner of Jane Street and Kirby Road and the southwest corner of King Vaughan Road and Jane Street, respectively. The water pumping station property is located at the northwest corner of Jane Street and Teston Road. The Region has reached full and final settlements for the requirements at the southwest corner of King Vaughan Road and Jane Street and the northwest corner of Jane Street and Teston Road.

This report is for the site used for a water storage facility at the north end of the site, at the northeast corner of Jane Street and Kirby Road.

Subject lands were obtained by expropriation

In [October 2019](#), Council approved the expropriation of the interests required to facilitate the project. Appraisals were prepared and used to make offers of compensation under section 25 of the *Act*.

4. Analysis

Region and Owner underwent mediation through the Ontario Land Tribunal

The Region and owner were unable to come to agreement on development timing and the impact to value on the subject property. On March 1, 2024, the Region and owner underwent mediation at the Ontario Land Tribunal. A settlement was negotiated with the owner.

Region will not incur additional expenses once the final settlement is completed

The negotiated full and final settlement is in the best interest of the Region and will avoid continued interest accrual in accordance with the *Act*. Upon completion of this agreement, the Region will not incur any further legal and litigation expenses related to the acquisition.

5. Financial Considerations

Funding for this property acquisition was included in the 2024 Capital Budget for Public Works.

6. Local Impact

The Northeast Vaughan Water Servicing Project will provide water servicing to accommodate anticipated growth in northeast Vaughan. Staff has consulted with City of Vaughan staff and has support in delivery of this project.

7. Conclusion

The Region expropriated lands from 11665 Jane Street on June 22, 2020, for the Northeast Vaughan Water Servicing Project. A full and final settlement has been negotiated with the owner which represents good value to the Region.

It is recommended that Council authorize the proposed transaction described in this report to settle all claims with the owner of 11665 Jane Street.

For more information on this report, please contact Michael Shatil, Director, Property Services at 1-877-464-9675 ext. 71684. Accessible formats or communication supports are available upon request.



Recommended by:

Dino Basso

Commissioner of Corporate Services



Approved for Submission:

Erin Mahoney

Chief Administrative Officer

May 28, 2024

#16040894

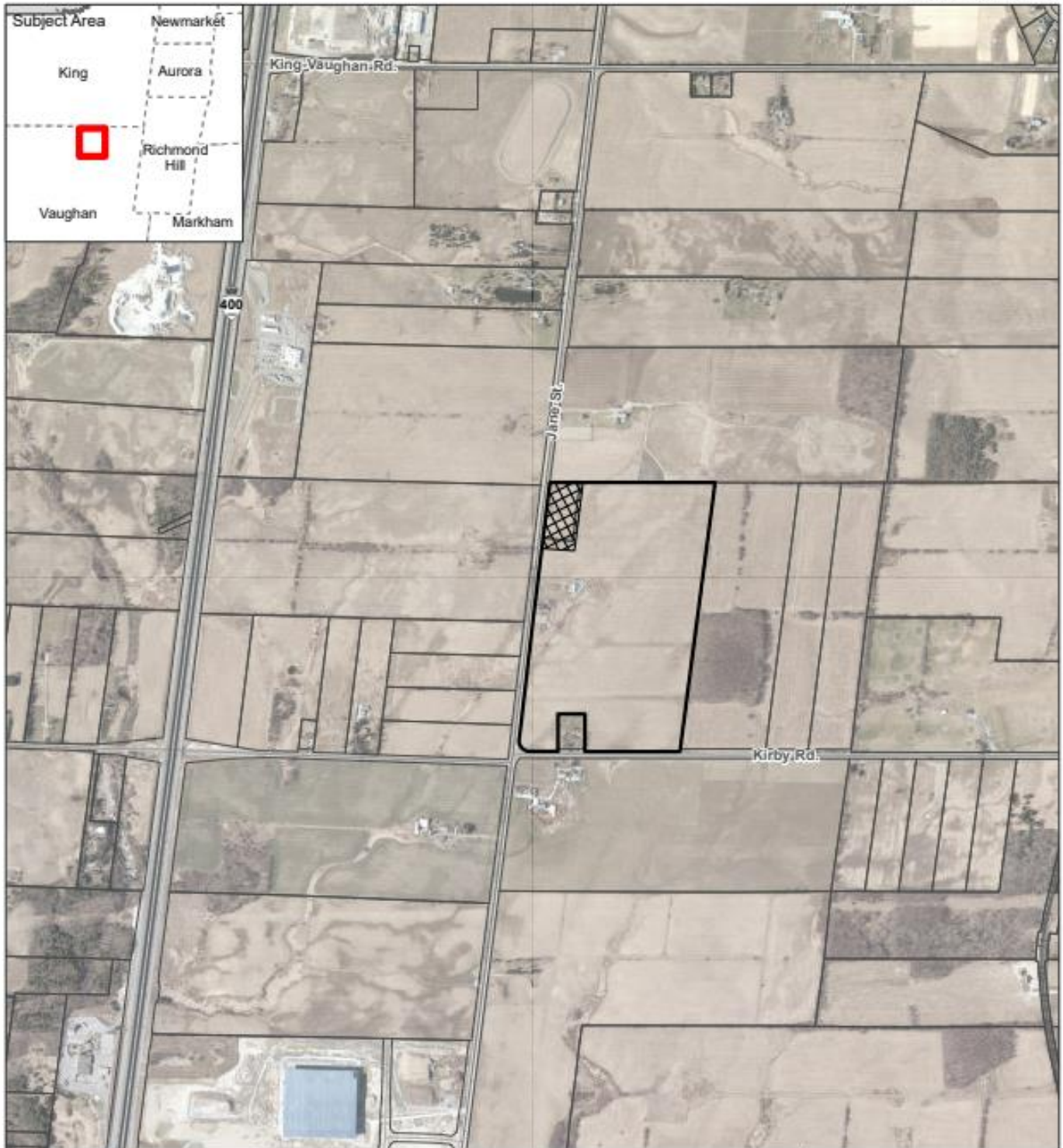
Appendix A – Property Schedule and Location Map

Private Attachment 1 – Proposed Compensation (#16040932)

**Property Schedule
Expropriation Settlement
11665 Jane Street
City of Vaughan**

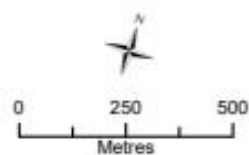
No.	Owner	Municipal Address	Legal Description	Interest Required
1.	Yarmosh Holdings Ltd.	11665 Jane Street, Vaughan	Part 1, Plan YR3110931	Fee Simple (15739.1 sq. m.)

LOCATION MAP



Location Plan
Expropriation Settlement
11665 Jane Street
City of Vaughan
June 13, 2024

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 April 2024
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- Subject Property
- Interest Required
- Parcel
- Road
- Railway