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Report of the Commissioner of Corporate Services

**Compensation for Expropriation 7850 and 9200 Weston Road City of Vaughan**

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**1. Recommendation**

1. Council approve the Commissioner of Corporate Services to make offers of compensation to the owners of lands in the City of Vaughan, as set out in Appendix A, which were acquired in accordance with the *Expropriations Act* (the “Act”).

**2. Purpose**

This report seeks Council approval to serve offers of compensation in accordance with Section 25 of the *Act* to owners whose lands have been expropriated for the Weston Road improvement project.

The property locations are shown on the maps in Appendix A.

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 acquisition of land by the Region.

**3. Background**

**The Region is planning to widen Weston Road to an urban six lane standard in Vaughan**

Two sections of Weston Road are identified in the Region’s 10-year Capital Road Construction Plan for improvements in 2025. The section of Weston Road between Highway 407 to Fieldstone Drive/Chrislea Road is planned for improvements in 2025, except for Highway 7 and Weston Road intersection, which was improved as part of vivaNext project along Highway 7.

Two sections of Weston Road are to be upgraded to current AODA standards. The improvements will include accommodation for active transportation facilities (sidewalks, multi-use paths, cycling paths) within the boulevard areas.

### **Subject lands are needed for boulevard and signalization purposes**

In [June 2023](#), Council authorized the expropriation of property interests from two owners along the west side of Weston Road.

The requirement at 7850 Weston Road will facilitate boulevard and sidewalk improvements and the requirement at 9200 Weston Road is a permanent easement to accommodate traffic entrance signals.

This report requests Council authorization to issue offers of compensation to owners whose properties are the subject of this report. This is the third of three steps in the Council approval process for property expropriation, as indicated in Figure 1.

**Figure 1  
Council Approval Steps**



## **4. Analysis**

### **Expropriation plans have been registered for the subject lands**

The Region acquired title to the lands when expropriation plans were registered at the Land Registry Office. Although the Region obtained title of the land when the expropriation plans were registered, possession is only obtained after offers of compensation have been served in accordance with section 25 of the *Act*. Expropriation plans were registered in April 2024, and possession of the lands is anticipated for October 2024.

### **Independent appraisal reports provide the value which forms the basis of the offers**

Independent appraisals provide the basis for offers of compensation. Section 25 of the *Act* requires the Region to make two offers of compensation to an owner. The first is an offer of full compensation for the market value of the lands expropriated. With a few exceptions, if the owner accepts the offer, it is deemed to have accepted the offer in full satisfaction of any claims it may have with respect to the expropriation. The second is an offer to pay the owner the market value of the lands expropriated but permits the owner to make a future claim for additional compensation in accordance with the *Act*.

## **Environmental due diligence has been undertaken**

Phase One Assessments were completed by environmental consultants for the project corridor where these lands are located. Property Services and Legal Services staff reviewed the findings of these reports and did not identify any significant environmental concerns.

## **5. Financial**

Funding required to complete the property acquisition has been included in the 2024 Public Works Capital Budget.

## **6. Local Impact**

Traffic operations for the travelling public will be improved. Boulevard improvements (including relocating a sidewalk) are contemplated for 7850 Weston Road and permanent rights are needed for the traffic signals at the entrance to 9200 Weston Road.

## **7. Conclusion**

In April 2024, the Region registered expropriation plans to acquire the lands required for the Weston Road improvement project. The *Act* requires the Region to serve offers of compensation on expropriated owners before obtaining possession. Offers are based on appraisals provided by independent appraisers commissioned by the Region. It is recommended the offers set out in these appraisals be served in accordance with the *Act*.

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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

August 20, 2024  
#16179499

Appendix A – Property Schedule and Location Maps  
Private Attachment 1 – Proposed Compensation

**Property Schedule  
Compensation for Expropriation  
7850 and 9200 Weston Road  
City of Vaughan**

<b>No.</b>	<b>Owner</b>	<b>Municipal Address</b>	<b>Legal Description</b>	<b>Interest Required</b>
1.	Calloway Reit (Westridge) Inc., Canadian Property Holdings (Ontario) Inc.	7850 Weston Rd Vaughan	Part 1 Plan YR 3669244	Fee Simple (77.9 sq. m.)
2.	Piazza Villagio Corp	9200 Weston Rd Vaughan	Parts 1, 2, 3 Plan YR 3669249	Permanent Easement (295.5 sq. m.)

**LOCATION MAP**

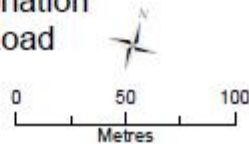


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Property Services, Corporate Services  
July 2024

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**Location Plan**  
Compensation for Expropriation  
7850 and 9200 Weston Road  
City of Vaughan  
September 5, 2024



- Subject Property
- Interest Required
- Parcel
- Road

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**LOCATION MAP**

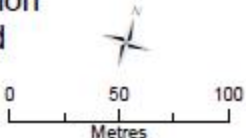


**Property 2  
9200 Weston Road**



**Location Plan**  
**Compensation for Expropriation**  
**7850 and 9200 Weston Road**  
**City of Vaughan**  
**September 5, 2024**

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- Subject Property
- Interest Required
- Parcel
- Road

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