



Report of the Commissioner of Corporate Services
**Compensation for Expropriation Northeast Vaughan Wastewater Servicing
Project, City of Vaughan**

1. Recommendation

Council approve the Commissioner of Corporate Services to make offers of compensation to 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 under section 25 of the *Act* to the property owners whose lands have been expropriated for the Northeast Vaughan Wastewater Servicing Project in the City of Vaughan. The properties that are the subject of this report are within the City of Vaughan and shown on the map in Appendix A.

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

Key Points:

- In May 2024, Council approved the commencement of the expropriation process for lands required for Northeast Vaughan Wastewater Servicing Project in the City of Vaughan
- Expropriation plans were registered on November 28, 2024, transferring ownership of expropriated lands to the Region
- Owners must be served with offers of compensation pursuant to section 25 of the *Act* prior to the Region taking possession of expropriated lands

3. Background

Municipal Class Environmental Assessment study identified the need for additional servicing capacity

In 2014, the Region completed a Municipal Class Environmental Assessment study for Northeast Vaughan Water and Wastewater Servicing Projects. The purpose of the Municipal Class Environmental Assessment was to build on the broad recommendations included in the Master Plan to identify preferred solutions to provide water and wastewater servicing and capacity for anticipated growth in northeast Vaughan to 2051.

Preliminary water and wastewater service areas were established by the Region to determine limits and sizing of municipal infrastructure to accommodate provincially approved growth.

The preferred solution identified a requirement for a new gravity trunk sewer network on the Keele Street right-of-way from south of Rutherford Road and east, crossing Langstaff Road to the south.

Privately owned lands are required to install the new gravity trunk sewer

Acquisition of temporary easements from six properties is necessary to accommodate installation of the new gravity trunk sewer. All requirements are in proximity of Langstaff Road at the south end of the project.

In [May 2024](#), Council authorized initiation of expropriation process for property required for the Northeast Vaughan Wastewater Servicing Project. There were no requests for a Hearing of Necessity from property owners. Following Council approval, a Notice of Application for Approval to Expropriate was served on property owners.

4. Analysis

Offers of compensation will be made in accordance with the *Expropriations Act*

Independent appraisers were commissioned to provide estimates of value to support offers of compensation.

Section 25 of the *Act* requires the Region to make two offers of compensation to an owner. First is an offer of full compensation for market value of the land expropriated and any damages for loss of improvements and injurious affection. If the owners accept the offer, it is accepted in full satisfaction of any claims the owners may have with respect to the expropriation, with a few exceptions.

The second offer is to pay the owners market value of the land expropriated and does not include an offer to pay any other damages such as damages for loss of improvements or injurious affection. If the owners accept the second offer, the owners may make a future claim for additional compensation in accordance with the *Act*.

In the event the owner does not accept the first offer of compensation, staff will proceed to negotiate a full and final settlement.

This report is the third step in Council’s approval process for expropriations

Upon approval of this third and final step by Council, the Region will serve offers of compensation to the owners. Figure 1 summarizes three steps in the process for obtaining approval by Council for expropriation. Council previously authorized the first and second steps of the approval process.

Figure 1
Council Approval Steps



Possession of expropriated land will be obtained after serving offers of compensation

The Region acquired title to the lands when expropriation plans were registered at the Land Registry Office on November 28, 2024. Notices of Expropriation were sent to owners December 16, 2024. In accordance with the *Act*, the Region cannot obtain possession until a minimum of three months after notifying owners that expropriation plans have been registered. It is necessary to make offers of compensation to owners to obtain possession of expropriation lands.

Environmental due diligence has been completed

Environmental due diligence was completed for the subject properties. Results were reviewed by staff in consultation with Legal Services. No significant environmental issues were identified.

5. Financial Considerations

This report does not present current or anticipated financial changes to the Region’s budget or fiscal position. Funds required to support offers of compensation for property acquisitions for the project have been included in the 2025 Capital Budget for Public Works.

6. Local Impact

Northeast Vaughan Wastewater Servicing Project will provide wastewater servicing to accommodate anticipated growth in northeast Vaughan to 2051.

7. Conclusion

On November 28, 2024, expropriation plans were registered for lands required for the Northeast Vaughan Wastewater Servicing Project. The *Act* requires that offers of compensation for expropriated lands be served on registered owners before taking possession. Proposed offers are based on values provided by independent appraisers. It is recommended that the offers set out in this report be served in accordance with the *Act*.

For more information on this report, please contact Michael Shatil, Director, Property Services at 1-877-464-9675 ext. 71864. 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

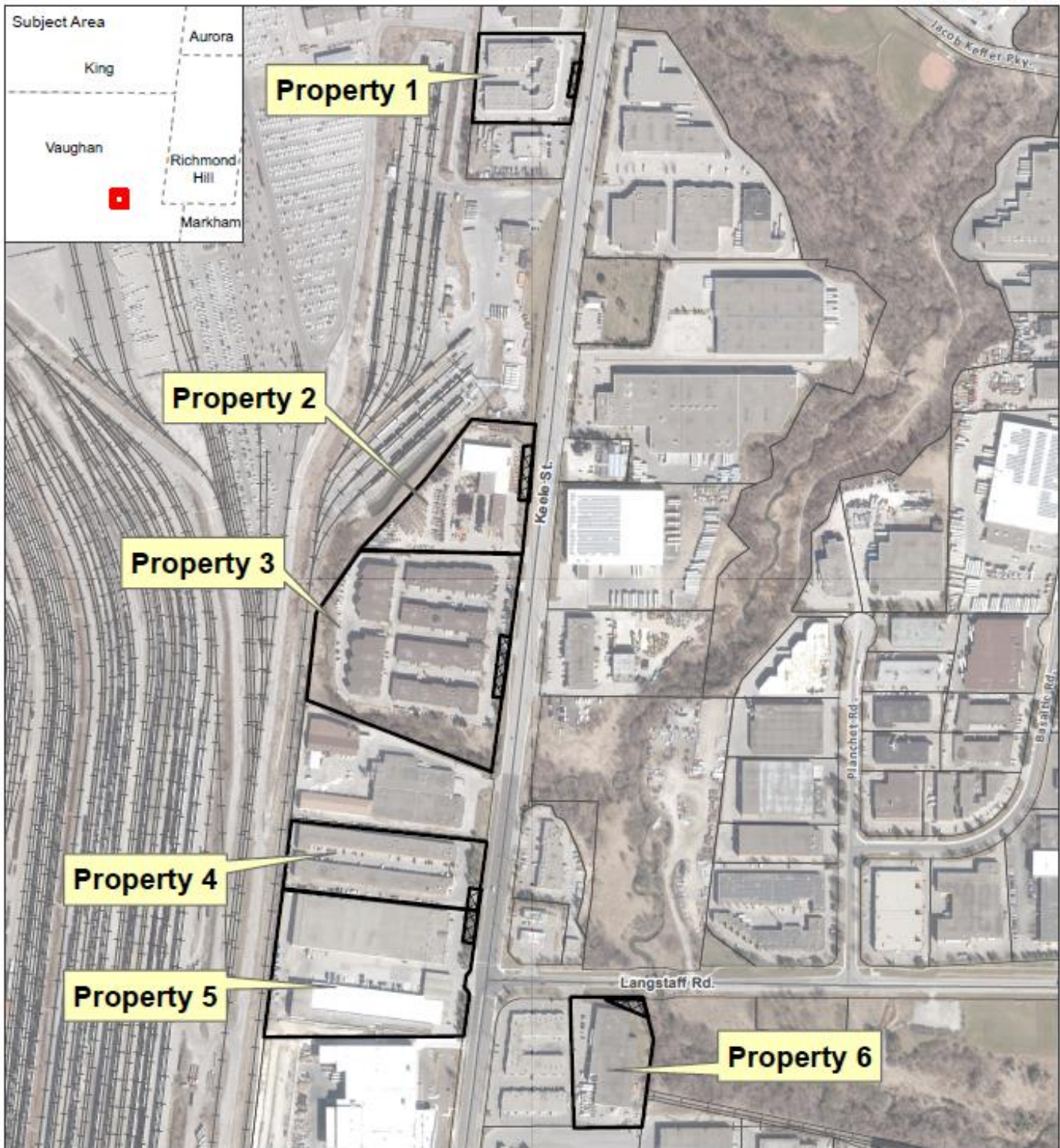
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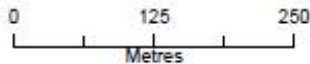





Appendix A – Property Schedule and Location Map
Private Attachment 1 – Proposed Compensation (#16592884)

Property Schedule
Compensation for Expropriation
Northeast Vaughan Wastewater Servicing Project
City of Vaughan

No.	Owner	Municipal Address	Legal Description	Interest Required
1.	York Region Standard Condominium Plan No 1130	8888 Keele Street Vaughan	Part 1, Plan YR3743003	Temporary Easement (108 sq. m.)
2.	Ng Marin Inc. and Marylou Enterprises Limited	8672 Keele Street Vaughan	Parts 1 and 2, Plan YR3743051	Temporary Easement (733 sq. m.)
3.	York Region Condominium Plan No 736	8600 Keele Street Vaughan	Part 1, Plan YR3743062	Temporary Easement (145 sq. m.)
4.	York Region Condominium Plan No 578	8540 Keele Street Vaughan	Part 1, Plan YR3743030	Temporary Easement (108 sq. m.)
5.	RPIG Reality Holdings Ltd.	8500 Keele Street Vaughan	Part 1, Plan YR3743039	Temporary Easement (536 sq. m.)
6.	779009 Ontario Limited	2195 Langstaff Road Vaughan	Part 1, Plan YR3743046	Temporary Easement (59 sq. m.)

LOCATION MAP



 <p>Produced by: The Regional Municipality of York Property Services, Corporate Services February 2025</p> <p>Data: King's Printer for Ontario 2003-2025</p> <p>Imagery: © First Base Solutions Inc. 2021 See York.ca for disclaimer information.</p>	<p>Location Plan Compensation for Expropriation Northeast Vaughan Wastewater Servicing Project City of Vaughan March 6, 2025</p> <div style="text-align: center;">   </div>	<ul style="list-style-type: none">  Subject Property  Interest Required  Parcel  Road  Railway
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