
Report of the Commissioner of Corporate Services

**Expropriation of Land and Compensation for Expropriation – North YDSS
Expansion Program, City of Richmond Hill**

1. Recommendations

1. Council approve an application for approval to expropriate interests in lands set out in Appendix A, required for the York Region Sewage Works Project - North York Durham Sewage System (“North YDSS”) Expansion Program, in the City of Richmond Hill.
2. Commissioner of Corporate Services be authorized to execute the Application for Approval to Expropriate Land and the Notice of Application for Approval to Expropriate Land (the “Notice”), and to serve and publish the Notice, as required under the *Expropriations Act* (the “Act”).
3. Council, as approving authority, approve the expropriation of interests in the lands set out in Appendix A.
4. Where approval to expropriate land is given, Council authorize the introduction of the necessary bylaw to give effect to these recommendations.
5. Where approval to expropriate the land is given, the Commissioner of Corporate Services be authorized to register an expropriation plan and execute and serve any notices required under the *Act*.
6. Council authorize the introduction of the necessary bylaw to give effect to these recommendations.
7. Council approve the Commissioner of Corporate Services to make offers of compensation to owners of lands, which are acquired in accordance with the *Act*.
8. Staff report back to Council on all offers of compensation made.

2. Purpose

This report seeks Council approval to expropriate all interests in two parcels of land for the North YDSS Expansion (the “Program”) in the City of Richmond Hill. This report also 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 Program. Property locations are shown on the maps 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:

- The Regional Municipalities of York and Durham are working together to carry out the York Region Sewage Works Project, a long-term wastewater infrastructure project across the Towns of East Gwillimbury, Newmarket, Aurora, Ajax and the Cities of Markham, Richmond Hill, and Pickering
- The York Region Sewage Works Project will add or expand wastewater sewers, pumping stations and enhancements to the Duffin Creek Water Pollution Control Plant on the shore of Lake Ontario in the City of Pickering
- The subject properties are key sites for a future trunk sewer and connection chamber, air management facilities, and construction compounds and work areas
- Owners will be served offers of compensation pursuant to section 25 of the *Act* prior to the Region taking possession of expropriated lands
- Preliminary appraisal reports were obtained to estimate value for negotiations
- This report combines all three steps in the expropriation process that require Council approval: 1) request to authorize an application for approval to expropriate lands; 2) the expropriation itself; and 3) the offer of compensation made to the owner of the lands

3. Background

The need to expand sewers south to Lake Ontario is identified by the *Supporting Growth and Housing in York and Durham Regions Act, 2022*

The previously proposed wastewater treatment solution, known as Upper York Sewage Solutions, was based in the Lake Simcoe watershed to support growth in northern towns in York Region. The *Supporting Growth and Housing in York and Durham Regions Act, 2022* mandated that the project be changed to a Lake Ontario solution, directing, transporting and treating wastewater at the Duffin Creek Water Pollution Control Plant on the shore of Lake Ontario in the City of Pickering in Durham Region.

As detailed in the update to Council on [April 25, 2024](#), the Minister of the Environment, Conservation and Parks confirmed that York and Durham Regions can proceed with implementation of the York Region Sewage Works Project.

The North YDSS Expansion is one of three programs associated with the York-Durham Sewage System

York Region Sewage Works Project consists of a total of 28 infrastructure components divided into three programs: 1) North YDSS Expansion; 2) South YDSS Expansion; and 3) YDSS Primary System Expansion.

This report is for property requirements to support the North YDSS Expansion (first program noted).

Lands are required for trunk sewer construction and future infrastructure

Two privately owned properties were identified as key to the Program. The properties are both in Richmond Hill and needed to support a sanitary sewer that will follow the Leslie Street alignment from Green Lane to 19th Avenue.

The property at 11559 Leslie Street is a 4.2-acre site, improved with a single-family residence. The house is currently on the market under a private listing. Staff is actively working with the agent to buy this site amicably.

The property at 1459 Bloomington Road is a 1.67-acre vacant site at the southwest corner of Leslie Street that is currently used to operate a landscaping business.

These corner sites will support shafts and construction compounds during construction to ensure proper sewer alignment. An expropriation of the entirety of the parcels is required as the lands will be fully used to facilitate the Program.

4. Analysis

Initiating expropriation will allow access to the lands in a timely manner while negotiations continue with owners

Negotiations with owners are ongoing and will continue throughout the expropriation process. If a negotiated transaction cannot be completed in a timely manner, expropriation is deemed necessary to ensure timely possession of property requirements.

To secure continued possession for this Program, it is recommended the expropriation process proceed concurrently with ongoing negotiations.

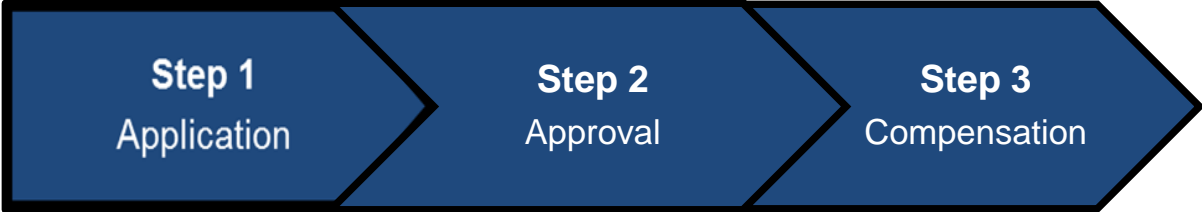
Possession is needed by Q3 2026 for the works to begin Q4 2026.

Council Approval is required at three stages of the expropriation process

The three stages of expropriation requiring Council approval include the request to authorize an application for approval to expropriate lands, the expropriation itself, and the offers of compensation made to the owners of the lands, as indicated in Figure 1.

To ensure possession meets the construction schedule, the three steps in the Council approval process have been combined in this report. Possession of lands cannot be obtained until offers of compensation are served upon the owners.

**Figure 1
Council Approval Steps**



Owners will receive a Notice of Application for Approval to Expropriate

First step in the expropriation process is to serve registered owners with a notice of intention to expropriate, following Council approval. As a Provincially mandated program, there are no Hearing of Necessity requirements.

Registration of expropriation plans will secure title to the interest in the lands

Expropriation plans will be registered at the Land Registry Office within three months of Council granting approval of a bylaw to proceed with expropriation. This is the second step in the expropriation process, and registration of plans is anticipated in Q2 2026.

Registration of expropriation plans is a key step in the process: at this point the Region acquires title to the interest in lands. However, further steps are required to obtain possession, or the right to access the lands.

Following registration of the expropriation plans, notices of expropriation and possession will be served on the owners. Under the *Act*, possession of interest in the land is to take place no sooner than three months after registration of expropriation plans. In addition, offers of compensation must be served on owners to obtain possession.

Independent appraisal reports will establish values to form the basis of offers of compensation

Independent appraisal reports will be commissioned to provide estimates of value to support offers of compensation, the third step summarized in Figure 1.

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. The second offer is to pay market value of the land expropriated and does not include an offer to pay any other damages such as loss of improvements or injurious affection.

If an owner accepts the first compensation offer, it is accepted in full satisfaction of any claims the owner may have with respect to the expropriation, with a few exceptions. In the event an owner accepts the second offer or does not accept either offer, further negotiations will be required to obtain a full and final settlement.

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

The Region will acquire title to the lands when expropriation plans are registered at the Land Registry Office and Notices of Expropriation have been sent to owners. 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. Offers will be delivered in anticipation of possession of lands.

Environmental due diligence is currently underway

Environmental due diligence is currently underway for the properties. Results of environmental due diligence will be reviewed by staff in consultation with Legal Services and, if necessary, steps will be taken to minimize the Region's exposure to environmental risk and liability. Staff may report to Council with recommendations depending on the nature and extent of the impacts.

5. Financial Considerations

This report does not present current or anticipated financial changes to the Region's budget or fiscal position. Funding required to complete property acquisitions for these properties has been included in the 2026 Capital Budget for Public Works – Environmental Services.

6. Local Impact

The Program will provide wastewater servicing to accommodate anticipated growth in York and Durham Regions to 2051. The primary function is to service growth in Towns of Aurora, East Gwillimbury, and Newmarket.

7. Conclusion

This report seeks Council approval to authorize expropriation of fee simple acquisition of two properties to support the Program. This Program is essential for long term development and growth by increasing overall sewer capacity in the Region. To facilitate the Program schedule, it is necessary to initiate the expropriation process.

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* and Council approves the offers of compensation to the owners of the lands needed for the Program.

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

November 18, 2025

16909160

Appendix A – Property Schedule and Location Maps
Private Attachment 1 – Proposed Compensation (16910148)

Property Schedule
Expropriation of Land and Compensation for Expropriation
North YDSS Expansion Program
City of Richmond Hill

No.	Owner	Municipal Address	Legal Description	Interest Required
1.	Penelope Edwina Masellis	11559 Leslie Street, City of Richmond Hill	Part of the West Half of Lot 31, Concession 3, being Part 2 on Plan 64R6190, City of Richmond Hill	Fee simple (4.20 acres)
2.	Atna Athena Aryan-Nejad and Atsa Azimi	1459 Bloomington Road, City of Richmond Hill	Part of Lot 10, Concession 2 (Whitchurch); being Part 10 on Plan 65R29055, City of Richmond Hill	Fee simple (1.67 acres)

LOCATION MAP

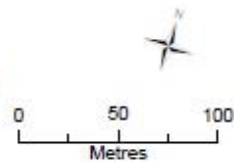


Produced by:
The Regional Municipality of York
Property Services, Corporate Services
September 2025

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Location Plan
Expropriation of Land and
Compensation for Expropriation
North YDSS Expansion Program
City of Richmond Hill
December 4, 2025



- Subject Property
- Interest Required
- Parcel
- Road

GISLegend110 - ProceduralMAP19Maps to Council 2025Expropriation_Compensation_NYDSS_Full_Boards_A19Expropriation_Compensation_NYDSS_Full_Boards_A2.spm

LOCATION MAP



 <p>Produced by: The Regional Municipality of York Property Services, Corporate Services September 2025</p> <p>Data: King's Printer for Ontario 2003-2025</p> <p>Imagery: © First Base Solutions Inc. 2021</p>	<p>Location Plan Expropriation of Land and Compensation for Expropriation North YDSS Expansion Program City of Richmond Hill December 4, 2025</p> <div style="text-align: right;">   </div>	<ul style="list-style-type: none">  Subject Property  Interest Required  Parcel  Road
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