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Report of the Commissioner of Corporate Services  
**Expropriation Settlement 220 Cachet Woods Court, City of Markham**

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## 1. Recommendations

1. Council authorize the settlement of all claims pursuant to the *Expropriations Act* with the owner of 220 Cachet Woods Court, related to the 16th Avenue Mid-Block crossing of Highway 404 project in the City of Markham.
2. Commissioner of Corporate Services be authorized to execute the Minutes of Settlement and all necessary documents to complete the transaction.

## 2. Purpose

This report seeks Council approval to complete a full and final settlement with the owner of 220 Cachet Woods Court, as shown in Appendix A, for expropriation of land for the 16th Avenue Mid-Block crossing of Highway 404.

Private Attachment 1 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:

- November 26, 2020, fee simple interests were expropriated for the purpose of constructing the Highway 404 Mid-Block crossing north of 16th Avenue
- November 19, 2021, a temporary easement was acquired amicably for road grading purposes
- Region and expropriated owner negotiated a settlement at an Ontario Land Tribunal mediation
- Proposed final settlement protects Region from additional claims by the expropriated owner

### 3. Background

#### **A mid-block crossing of Highway 404 between 16th Avenue and Major Mackenzie Drive is under construction**

2012, the Region completed Highway 404 Mid-block Crossings Study, which concluded that implementing the road improvements to these areas will yield transportation benefits. The mid-block crossing north of 16th Avenue is required to manage traffic congestion and provide additional transportation capacity in the area.

The Municipal Class Environmental Assessment (EA) for the Highway 404 Mid-block Crossing north of 16th Avenue was completed in March 2015; in 2016 the Region initiated the detailed design and property acquisition phase of the project. Construction was initiated fall 2023.

#### **Subject lands were obtained by expropriation and amicable transfer**

In [October 2019](#), Council approved expropriation of interests required to facilitate the project. Appraisals were prepared and used to make offers of compensation under section 25 of the *Act*. A temporary easement was negotiated in addition to an expropriated fee simple interest.

### 4. Analysis

#### **Region and owner underwent mediation at the Ontario Land Tribunal**

The Region and owner were unable to reach an agreement on appraised market values and an additional claim for injurious affection. August 25, 2025, the Region and owner attended mediation and reached settlement at the Ontario Land Tribunal.

#### **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 agreement completion, the Region will not incur any further legal and litigation expenses related to acquisition from the expropriated owner.

### 5. Financial Considerations

This report does not present current or anticipated financial changes to the Region's budget or fiscal position. Funding required for the proposed settlement will be included as part of the 2025 Public Works Year End Capital results.

## 6. Local Impact

The project provides improved access opportunities that will benefit road users, area residents and businesses, and potential future development areas along the Highway 404 corridor in both Richmond Hill and Markham.

## 7. Conclusion

The Region expropriated lands from 220 Cachet Woods Court on November 26, 2020 and negotiated a temporary easement on November 19, 2021 for the Highway 404 mid-block crossing. A full and final settlement has been negotiated with the owner.

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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

November 18, 2025  
16909191

Appendix A – Property Schedule and Location Map  
Private Attachment 1 – Proposed Compensation (16909200)

**Property Schedule  
Expropriation Settlement  
220 Cachet Woods Court  
City of Markham**

<b>No.</b>	<b>Owner</b>	<b>Municipal Address</b>	<b>Legal Description</b>	<b>Interest Required</b>
1.	10057428 Canada Corporation	220 Cachet Woods Court, Markham	Parts 1, 2, & 3, Expropriation Plan YR3174051	Fee Simple (674 sq. m.)
			Parts 38, 41, & 42 Plan 65R-38557	Temporary Easement (652 sq. m.)

**LOCATION MAP**

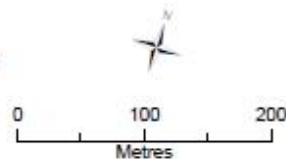


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**Location Plan**  
**Expropriation Settlement**  
**220 Cachet Woods Court**  
**City of Markham**  
**December 4, 2025**



- Subject Property
- Fee Simple
- Temporary Easement
- Parcel
- Road

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