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Report of the Commissioner of Corporate Services  
**Acquisition of Land Northeast Vaughan Wastewater Servicing Project**  
**City of Vaughan**

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## 1. Recommendations

1. Council approve the acquisition of temporary easements from the City of Vaughan for the Northeast Vaughan Wastewater Servicing Project.
2. Commissioner of Corporate Services be authorized to execute the agreement of purchase and sale and all necessary documents to complete the transaction.

## 2. Purpose

This report seeks Council approval to acquire temporary easement interests for the Northeast Vaughan Wastewater Servicing Project in the City of Vaughan. Property locations are shown on the location map in Appendix A.

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

### Key Points:

- Requirement for a new gravity trunk sewer network was identified within the Jane Street right-of-way from Teston Road south along Jane Street to Riverrock Gate
- Temporary easements are required for staging and laydown areas for construction of a gravity trunk sewer
- Project will proceed in three phases. Phase two is the subject of this report. This phase runs along the Jane Street right-of-way south of Teston Road heading south to Riverrock Gate
- Construction is scheduled to commence in late Summer 2026

### 3. Background

#### **Municipal Class Environmental Assessment Study identified need for additional servicing capacity**

In 2019, the Region completed a Municipal Class Environmental Assessment (EA) for the Northeast Vaughan Water and Wastewater Servicing Projects. The EA's purpose was to build on recommendations included in the Master Plan to identify the preferred solution to provide water and wastewater servicing and capacity for anticipated growth in northeast Vaughan to 2051.

Preliminary water and wastewater service areas were established to determine limits and sizing of municipal infrastructure to accommodate growth.

#### **Northeast Vaughan Wastewater Servicing Project will be constructed in three phases**

The preferred solution identified a requirement for new gravity trunk sewer networks to be constructed in three phases. Phase one is within the Keele Street right-of-way, running south from Rutherford Road and east across Langstaff Road. Phase two is the subject of this report and is on the Jane Street right-of-way, south of Teston Road heading south to Riverrock Gate. Timing of phase three is not yet determined.

[March 2023](#), Council approved the expropriation of temporary easement requirements from seven properties to facilitate phase one.

#### **Publicly owned lands are required to install the new gravity trunk sewer**

Acquisition of seven temporary easements from six properties owned by the City of Vaughan are necessary to accommodate installation of the gravity trunk sewer.

### 4. Analysis

#### **Purchase of the easements will allow timely access to the lands**

The City of Vaughan and Region negotiated an agreement of purchase and sale for the subject lands. Purchase of easements will allow timely access to the lands before construction begins in Summer 2026.

Staff have consulted with the City of Vaughan. Vaughan staff have circulated the Region's property requirements; no concerns have been flagged.

#### **Environmental due diligence is underway**

Environmental due diligence is underway for the lands. Results 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.

### **Independent appraisal reports established value to support offer of purchase and sale**

In accordance with the Region’s Corporate Land Acquisition Policy, reports were prepared by an independent appraiser. Staff used these reports to support the final negotiated purchase prices for the requirements.

## **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 has been included in the 2026 Capital Budget for Public Works – Environmental Services.

## **6. Local Impact**

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

## **7. Conclusion**

This report seeks Council approval to authorize the acquisition of temporary easements along Jane Street for the Northeast Vaughan Wastewater Servicing Project in the City of Vaughan. This Program is essential for long term development and growth because it increases overall sewer capacity in the Region, ensuring future population growth can be serviced efficiently.

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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

February 17, 2026  
17063670

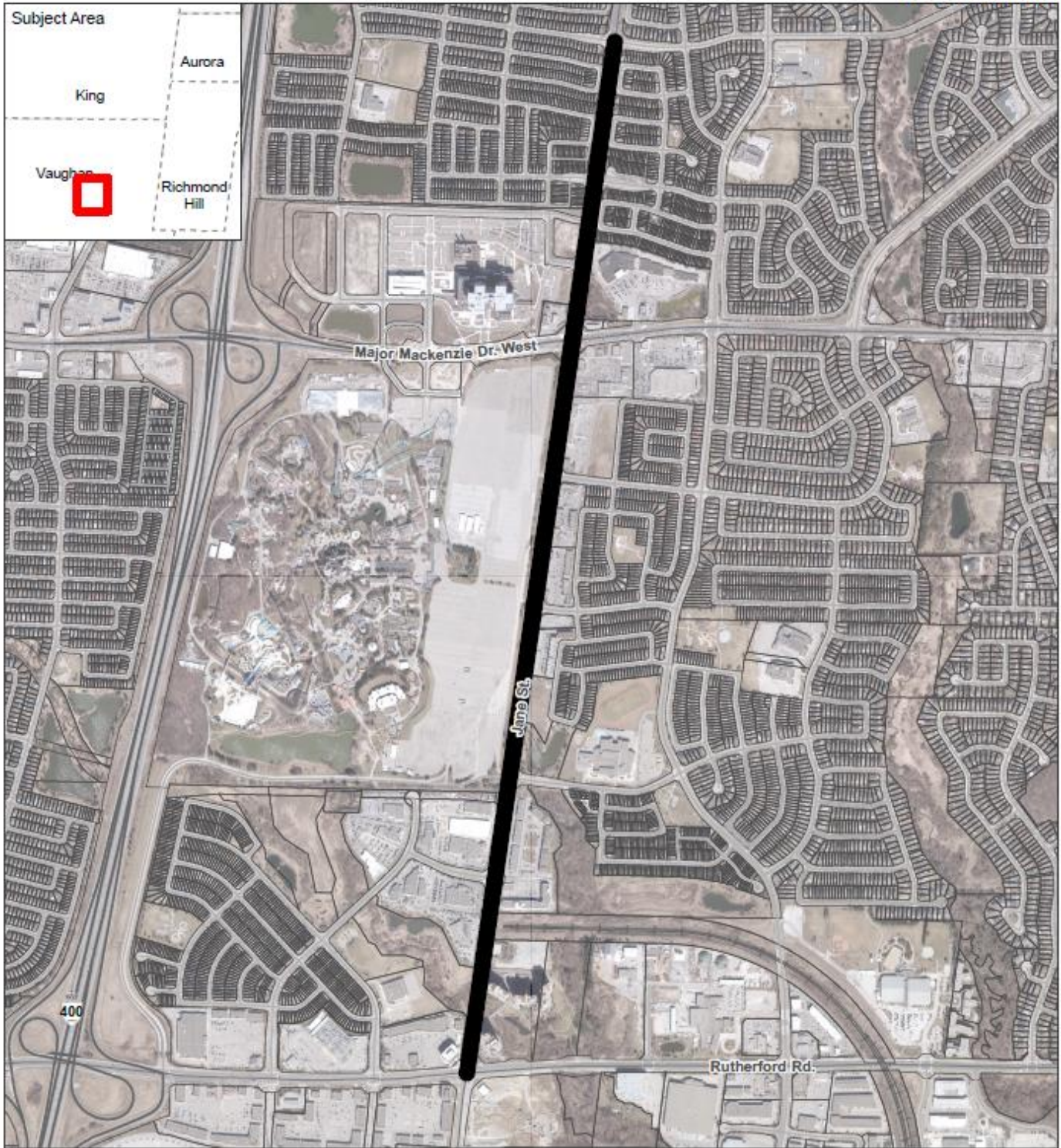
Appendix A – Property Schedule and Location Map  
Private Attachment 1 – Proposed Compensation (17063749)



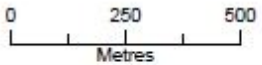




**Property Schedule  
Acquisition of Land  
Northeast Vaughan Wastewater Servicing Project  
City of Vaughan**

<b>No.</b>	<b>Owner</b>	<b>Municipal Address</b>	<b>Legal Description</b>	<b>Interest Required</b>
1.	City of Vaughan	West side of Jane Street, North of Rutherford Road Vaughan	Part 2 Plan 65R-41123	Temporary Easement (806.1 sq.m.)
			Parts 1 and 2 Plan 65R-41131	Temporary Easement (138.8 sq.m.)
2.	City of Vaughan	3120 Major Mackenzie Drive West Vaughan	Part 1 Plan 65R-41211	Temporary Easement (541.3 sq.m.)
3.	City of Vaughan	West side of Jane Street, South of Vaughan Health Care Circle Vaughan	Part 1 Plan 64R-41687	Temporary Easement (842.1 sq.m.)
4.	City of Vaughan	West side of Jane Street, South of Vaughan Health Care Circle Vaughan	Part 2 Plan 65R-41687	Temporary Easement (2.4 sq.m.)
5.	City of Vaughan	West side of Jane Street, North of Grand Valley Boulevard. Vaughan	Part 1 Plan 65R-41201	Temporary Easement (477.5 sq.m.)
<p>The temporary easements required are described as a temporary limited interest commencing on the date of possession and expiring on October 31, 2030, in, under, over, along and upon and for municipal purposes including, but not limited to, entering on the lands with all vehicles, machinery, workmen and other material for construction purposes, which may include (1) relocation of existing services and utilities, (2) work that supports the construction of municipal infrastructure within the Region's takings, (3) staging and storage of materials and equipment, (4) geotechnical investigations, borehole drilling, installation of temporary monitoring wells, and other investigative works, (5) removal, relocation and/or installation of signage, (6) hard and soft landscaping, tree planting, paving, retaining structures, grading and reshaping the lands to the limit of the</p>				

<b>No.</b>	<b>Owner</b>	<b>Municipal Address</b>	<b>Legal Description</b>	<b>Interest Required</b>
reconstruction of the municipal road fronting the lands herein described, (7) the installation and removal of temporary (i) pedestrian access and walkways, (ii) parking measures including re-striping of aisles, lanes, and parking stalls, (iii) shoring and formwork, (iv) drainage and erosion/sediment control measures (v) traffic signals, (vi) fencing, (vii) handrails, (viii) sidewalks, and (8) removal and replanting of vegetation, and (9) works ancillary to any of the foregoing and necessary to the works to be performed in association with the purpose of installing a new gravity trunk sewer in the Jane Street right-of-way from south of Teston Road to south of Rutherford Road and works ancillary thereto.				

**LOCATION MAP**



 <p>Produced by: The Regional Municipality of York Property Services, Corporate Services December 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><b>Location Plan</b> Acquisition of Land Northeast Vaughan Wastewater Servicing Project City of Vaughan March 5, 2026</p> <div style="text-align: center;">    </div>	<ul style="list-style-type: none"> <li> Subject Corridor</li> <li> Parcel</li> <li> Road</li> <li> Railway</li> </ul>
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