



Report of the Commissioner of Corporate Services
Abandonment of Land 9993 Yonge Street City of Richmond Hill

1. Recommendations

1. In accordance with Section 41 of the *Expropriations Act* (the “Act”), Council abandon the fee simple interest in lands set out in Appendix A.
2. Commissioner of Corporate Services be authorized to execute the full and final Minutes of Settlement Agreement and all other documents necessary to facilitate the abandonment of interests.
3. Council authorize the introduction of the necessary bylaw to give effect to these recommendations.

2. Purpose

This report seeks Council approval to abandon part of the fee simple interest in lands at 9993 Yonge Street, in the City of Richmond Hill. The property location is shown 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*, as it relates to acquisition of land by the Region.

Key Points:

- A portion of lands expropriated for the vivaNext transit system was not required for the project and is surplus to the Region’s needs
- Lands to be abandoned include a portion of a private walkway, a step and porch located at the front entrance of a building, currently being used as a dental office
- Lands to be abandoned will be returned to the owner of 9993 Yonge Street as part of a full and final settlement, completing all expropriation-related matters for this property

3. Background

Land was expropriated in 2015 to support vivaNext bus rapid transit project

Council approved the application for approval to expropriate land from a property at 9993 Yonge Street, as part of vivaNext bus rapid transit system on Yonge Street in Richmond Hill. A fee simple taking was required to install underground utilities, a retaining wall and sidewalk improvements, and to relocate the walkway and steps to the porch at the front of the building.

Corner site improved with a house utilized for commercial uses

The property is located on the southeast corner of the intersection of Major Mackenzie Drive and Yonge Street, improved with a house that was built in 1869 and currently being used as a dental office.

The property is zoned "General Commercial (GC) Zone" in accordance with Zoning By-law No 66-71, as amended, and is designated "Downtown Local Centre" in the Town's Official Plan.

Lands were taken for infrastructure improvements

Taking of land from the property included a portion of the front porch, step and walkway to the building. It was anticipated the front porch would need to be removed for installation of underground utilities. The Region would have been responsible for restoring the building facade.

During construction, it was determined that infrastructure did not need to be installed under the front porch or walkway. It was not necessary to remove the porch or restore the building facade. The private walkway and a step leading up to the porch were reconfigured as part of the project and these lands can be transferred back to the owner of 9993 Yonge Street.

4. Analysis

Subject lands are no longer required and considered surplus to the Region's needs

Expropriated land is shown on the map in Appendix A and denotes the portion that includes the walkway, step and porch. This portion of land does not serve a purpose in terms of infrastructure, public sidewalk and road in the area, and is surplus to the Region's needs. Upon transfer of these portions as part of the settlement, the owner will own and maintain the private walkway and porch. The remainder of land originally purchased will remain in ownership of the Region as part of the road right of way. The proposed transfer of lands will not impede the function of the Region's services in the area.

Expropriated lands not required by the Region were offered to the former owner

Section 41 of the Act requires an expropriating authority to notify an owner of expropriated land if the authority determines that it does not require the land or requires a lesser interest. The owner has the option to either agree to take land back or require the expropriating authority to retain the land and compensate accordingly. In this case the owner has agreed to take back the land.

The Region will return the land, encompassing the private walkway, porch and front step, at the owner's request. The abandonment will be facilitated through a full and final Minutes of Settlement Agreement, which will resolve all outstanding matters associated with the expropriation.

5. Financial Considerations

This report does not present current or anticipated financial changes to the Region's budget or fiscal position. The Region is abandoning these lands as part of a final settlement. Compensation for land to be abandoned is reduced from the value of a fee simple taking to a temporary easement. The owner has executed the Minutes of Settlement Agreement.

6. Local Impact

Construction of dedicated bus lanes and related facilities, as well as road and intersection improvements along Yonge Street, was critical to achieve the vision for the corridor for both the Region and City of Richmond Hill. Additionally, this project improved public transit facilities and enriched streetscape supporting the Region's goal for higher density, mixed use, transit-oriented development.

7. Conclusion

Full extent of the expropriated fee simple interest from this property owner is not required. The part shown on the map in Appendix A was needed only for the duration of construction. Lands to be abandoned are no longer required by the Region. A portion of the expropriated lands continue to be required in fee simple.

Parties agreed to facilitate this transaction that will return part of the expropriated fee simple lands to the owner of 9993 Yonge Street. The owner executed a Minutes of Settlement Agreement, which will finalize the expropriation process.

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

April 28, 2026

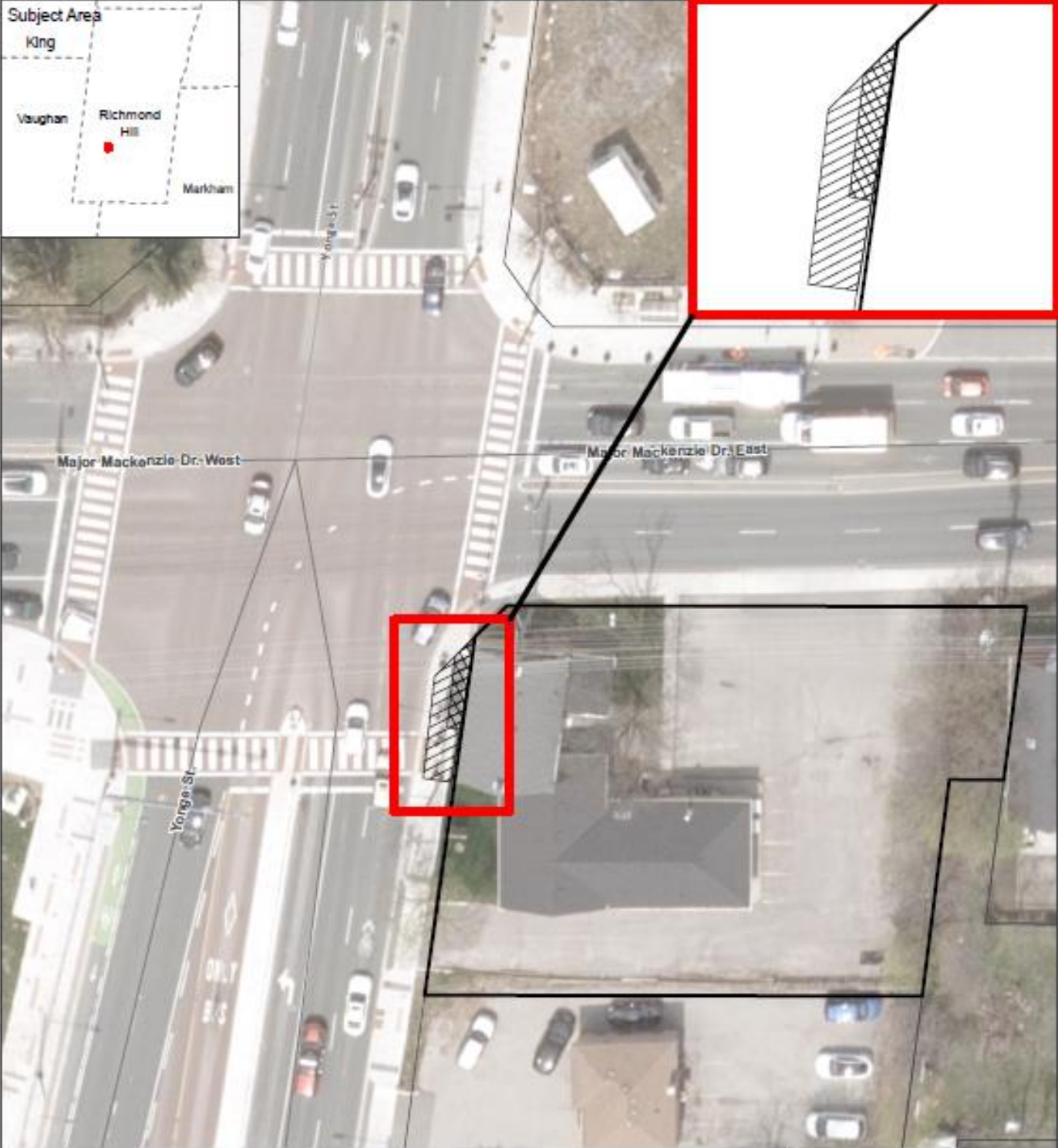
15881795

Appendix A – Property Schedule and Location Map
Private Attachment 1 – Proposed Compensation (15881797)

**Property Schedule
Abandonment of Land
9993 Yonge Street
City of Richmond Hill**

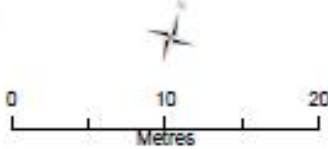
No.	Expropriated Party	Municipal Address	Legal Description	Interest Abandoned
1.	Northcore Holdings Inc.	9993 Yonge Street, Richmond Hill	Part 1 Plan 65R-40638	Fee Simple (6.90 sq. m.)

LOCATION MAP



Produced by:
The Regional Municipality of York
Property Services, Corporate Services
June 2025
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Location Plan
Abandonment of Land
9993 Yonge Street
City of Richmond Hill
May 7, 2026



- Subject Property
- Land Acquired
- Land to be Abandoned
- Parcel
- Road

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