



Report of the Commissioner of Corporate Services

Compensation for Expropriation 16th Avenue from Woodbine Avenue to Warden Avenue, City of Markham

1. Recommendation

Council authorize the Commissioner of Corporate Services to make offers of compensation to owners of lands in the City of Markham, as set out in Appendix A, which were acquired in accordance with the *Expropriations Act, 1990* (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 16th Avenue widening project from Woodbine Avenue to Warden Avenue, in the City of Markham. The portion of the 16th Avenue corridor impacted by the property requirements is 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:

- [June 2024](#), Council approved commencement of the expropriation process for lands required for widening of 16th Avenue from Woodbine Avenue to Warden Avenue, in the City of Markham
- Expropriation plans were registered on February 24 and 25, 2026, transferring ownership of expropriated lands to the Region
- Utility relocations have commenced on Region-owned lands and road widening construction is set to commence in summer 2026

- 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

16th Avenue is a key corridor in the Region’s Road, Transit and Active Transportation network

The Region is improving the 16th Avenue corridor with additional lanes for transit, high occupancy vehicles and active transportation facilities. A Municipal Class Environmental Assessment for 16th Avenue was completed in August 2020 and the project is in line with York Region Transportation Master Plan.

Council authorized initiation of expropriation process for 16th Avenue widening

In [June 2024](#), Council authorized initiation of expropriation. Following Council approval, a Notice of Application for Approval to Expropriate was served on property owners. There were no requests for a Hearing of Necessity from property owners.

4. Analysis

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

An independent appraiser was 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. The second offer is to pay 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 an owner accepts the first offer of compensation, 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.

This report represents third and final Council approval step in the expropriation process

Upon approval of this third and final step by Council, the Region will serve offers of compensation to the owners. Figure 1 summarizes the three steps in the process for obtaining approval by Council for expropriation. Council 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 February 24 and 25, 2026. Notices of Expropriation were sent to owners March 18, 2026. 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 expropriated lands.

Environmental due diligence has been completed

Environmental due diligence was completed using an information review 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 2026 Capital Budget for Public Works – Transportation Services.

6. Local Impact

Widening and reconstructing 16th Avenue will improve traffic operations for the travelling public and support the 2014 Markham Official Plan, which calls for the Region to support the City of Markham in its goal to manage forecasted growth. In addition, the widening and reconstruction of 16th Avenue aligns with Public Works 2026 budget, specifically pillar three – Keeping People, Goods and Information Moving.

7. Conclusion

On February 24 and 25, 2026, expropriation plans were registered for lands required for 16th Avenue widening project in the City of Markham. 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 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. 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 21, 2026

16909453

Appendix A – Property Schedule and Location Map
Private Attachment 1 – Proposed Compensation (16813828)

Property Schedule
Compensation for Expropriation
16th Avenue from Woodbine Avenue to Warden Avenue
City of Markham

No.	Owner	Municipal Address	Legal Description	Interest Required
1.	Chunfeng Ma Pengfei Ma	34 Briarwood Road	Part 1 Plan YR3899585	Temporary Easement (36 sq. m.)
2.	Shimin Qin	36 Briarwood Road	Part 1 Plan YR3899591	Temporary Easement (36 sq. m.)
3.	Yu Liu Xin Wang	38 Briarwood Road	Part 1 Plan YR3899598	Temporary Easement (36 sq. m.)
4.	Xinhong Wang Hongdao Ding	40 Briarwood Road	Part 1 Plan YR3899604	Temporary Easement (36 sq. m.)
5.	Koji Kari Elaine Kozue Kari	42 Briarwood Road	Part 1 Plan YR3899610	Temporary Easement (32 sq. m.)
6.	Gloria Dawne Mann Roy Arthur Mann	44 Briarwood Road	Part 1 Plan YR3899762	Temporary Easement (32 sq. m.)
7.	Chrys Soula Aramakis	46 Briarwood Road	Part 1 Plan YR3899624	Temporary Easement (30 sq. m.)
8.	Anton Tsang Yan Mei Liu	2 Camborne Court	Part 1 Plan YR3899671	Temporary Easement (46 sq. m.)
9.	James Lee Delaney	4 Camborne Court	Part 1 Plan YR3899769	Temporary Easement (30 sq. m.)
10.	Kevin Chi Yuen Wong Maidi Xu	6 Camborne Court	Part 1 Plan YR3899778	Temporary Easement (30 sq. m.)
11.	Benny Pan Yu Lau Betty Chiu Man Kok	8 Camborne Court	Part 1 Plan YR3899783	Temporary Easement (30 sq. m.)
12.	Mimi Yee Ming Lam Thomas Sing Che Lam	10 Camborne Court	Part 1 Plan YR3899801	Temporary Easement (30 sq. m.)

No.	Owner	Municipal Address	Legal Description	Interest Required
13.	Llewellyn Spencer Hazial Spencer	12 Camborne Court	Part 1 Plan YR3899546	Temporary Easement (30 sq. m.)
14.	Archana Grover Paritosh Bahl	14 Camborne Court	Part 1 Plan YR3899554	Temporary Easement (30 sq. m.)
15.	Marta Baraz Khalid Baraz	2 Cavalry Trail	Part 1 Plan YR3899568	Temporary Easement (16 sq. m.)
16.	Rosenda James Audley James	4 Cavalry Trail	Part 1 Plan YR3899578	Temporary Easement (30 sq. m.)
17.	Sarah To Mitch To	6 Cavalry Trail	Part 1 Plan YR3899582	Temporary Easement (30 sq. m.)
18.	Syeda Asjad Hasany Syed Muslim Hasany	8 Cavalry Trail	Part 1 Plan YR3899499	Temporary Easement (30 sq. m.)
19.	Michael Kwok Fan Shiu Mei Wah Judy Cheng	10 Cavalry Trail	Part 1 Plan YR3899508	Temporary Easement (30 sq. m.)
20.	Efy Coutsougeras Bill Coutsougeras	12 Cavalry Trail	Part 1 Plan YR3899514	Temporary Easement (30 sq. m.)
21.	Yunwen Wang	14 Cavalry Trail	Part 1 Plan YR3899525	Temporary Easement (30 sq. m.)
22.	Han Hui Chen Qiuyi Zhao	16 Cavalry Trail	Part 1 Plan YR3899539	Temporary Easement (30 sq. m.)
23.	Minerva Youannas Youannas Nawal Youannas	18 Cavalry Trail	Part 1 Plan YR3899491	Temporary Easement (30 sq. m.)
24.	Harpal Kaur Sidhu Rajinder Singh Sidhu	20 Cavalry Trail	Part 1 Plan YR3899511	Temporary Easement (30 sq. m.)
25.	Gulnar Samji	22 Cavalry Trail	Part 1 Plan YR3899518	Temporary Easement (30 sq. m.)
26.	Yi Xia Yaopeng Fang	24 Cavalry Trail	Part 1 Plan YR3899531	Temporary Easement (30 sq. m.)
27.	Jieting Liang Xizhao Michael Yang	26 Cavalry Trail	Part 1 Plan YR3899532	Temporary Easement (30 sq. m.)
28.	Vivian Guek Lin Lau Tony Kim Yip Lau	28 Cavalry Trail	Part 1 Plan YR3899675	Temporary Easement (30 sq. m.)

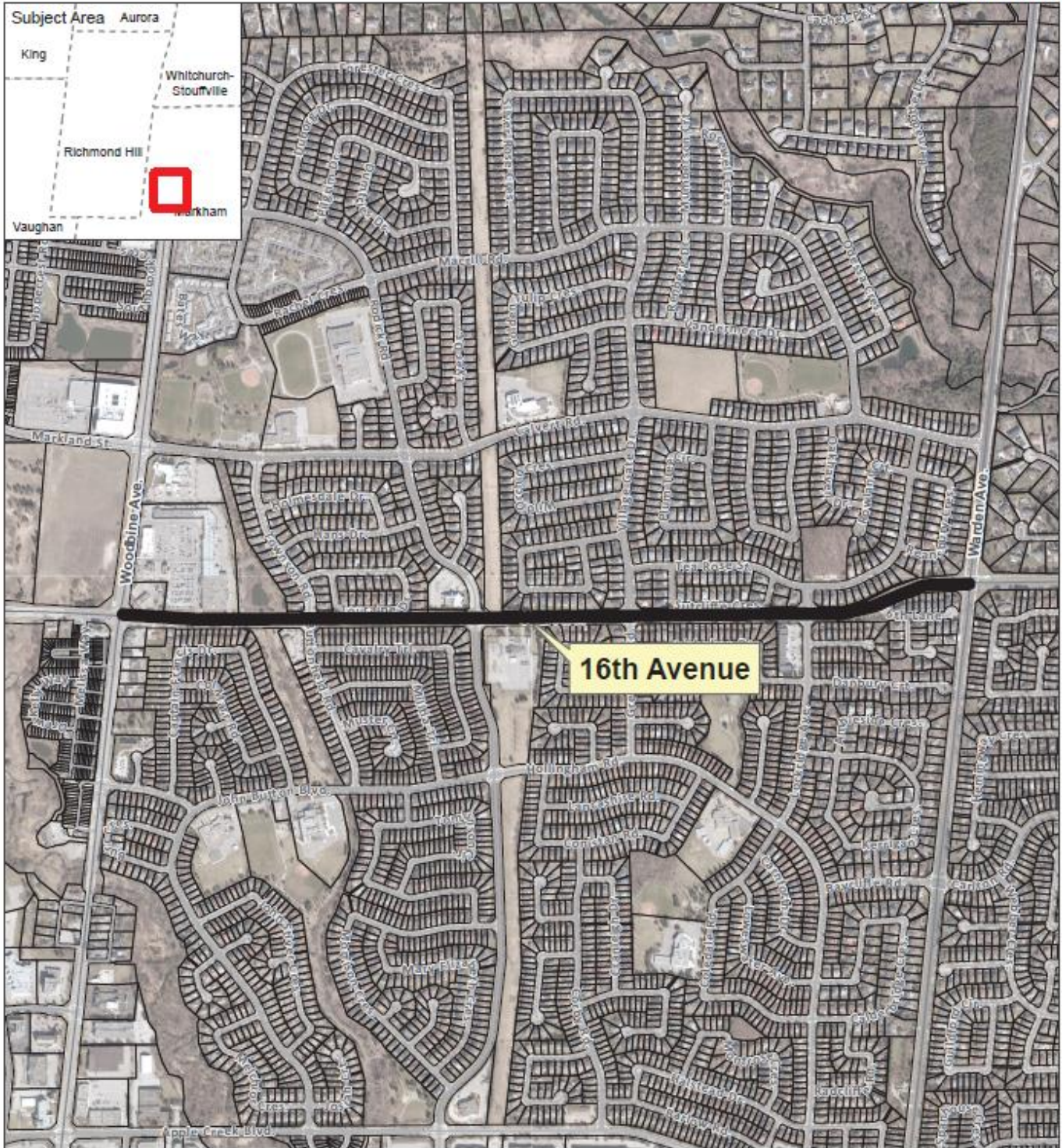
No.	Owner	Municipal Address	Legal Description	Interest Required
29.	Zhi Chen	30 Cavalry Trail	Part 1 Plan YR3899683	Temporary Easement (30 sq. m.)
30.	Harold Charles Thiessen Mary-Jo Thiessen	32 Cavalry Trail	Part 1 Plan YR3899681	Temporary Easement (30 sq. m.)
31.	Ada Yuet Ying Yeung Tim Fu Yeung	34 Cavalry Trail	Part 1 Plan YR3899685	Temporary Easement (30 sq. m.)
32.	Guang Yan Wang Li Liu	36 Cavalry Trail	Part 1 Plan YR3899694	Temporary Easement (30 sq. m.)
33.	Man Wah Chan Man Bun Woo	38 Cavalry Trail	Part 1 Plan YR3899690	Temporary Easement (30 sq. m.)
34.	Janet Koidis Dimitrios Koidis	40 Cavalry Trail	Part 1 Plan YR3899713	Temporary Easement (40 sq. m.)
35.	Komel Muezzin Muezzin Maajid Qureshi	42 Cavalry Trail	Part 1 Plan YR3899686	Temporary Easement (56 sq. m.)
36.	Michelle Suzanne Pardatscher Bryan Pardatscher	44 Cavalry Trail	Part 1 Plan YR3899688	Temporary Easement (47 sq. m.)
37.	Odette Alecia Hew Patrick Owen Hew	2 Fairholme Drive	Part 1 Plan YR3899718	Temporary Easement (46 sq. m.)
38.	Fan Jiang Zichong Huang	4 Fairholme Drive	Part 1 Plan YR3899722	Temporary Easement (30 sq. m.)
39.	Yun Jung Chae Simon Chun-fung Lee	10 Fairholme Drive	Part 1 Plan YR3899628	Temporary Easement (30 sq. m.)
40.	Xiao Jun Wang- Knutson Michael Bradley Knutson	12 Fairholme Drive	Part 1 Plan YR3899630	Temporary Easement (30 sq. m.)
41.	Gloria Yuen Skek Sang Allen Yuen	14 Fairholme Drive	Part 1 Plan YR3899635	Temporary Easement (30 sq. m.)
42.	Siddarth Patel	36 Greystone Road	Part 1 Plan YR3899641	Temporary Easement (98 sq. m.)
43.	Samuele Manicone Teresa Gioia	44 Holbrook Court	Part 1 Plan YR3899730	Temporary Easement (42 sq. m.)
44.	Daniel Cheung- Man Ma Toi Heung Ma	46 Holbrook Court	Part 1 Plan YR3899737	Temporary Easement (30 sq. m.)



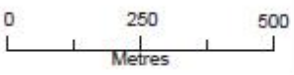
No.	Owner	Municipal Address	Legal Description	Interest Required
45.	Xu Dong Xu Xun Yao	48 Holbrook Court	Parts 1, 2 Plan YR3899551	Temporary Easement (30 sq. m.)
46.	Ting Zhu Junjia Liang	50 Holbrook Court	Parts 1, 2 Plan YR3899559	Temporary Easement (30 sq. m.)
47.	Hui Luo Qiong Li	52 Holbrook Court	Part 1 Plan YR3899741	Temporary Easement (59 sq. m.)
48.	Maria Silva Bonny Silva	54 Holbrook Court	Part 1 Plan YR3899570	Temporary Easement (27 sq. m.)
49.	Yuet To Zong Yuan Wu	123 Tea Rose Street	Part 1 Plan YR3899577	Fee Simple (14 sq. m.)

The fee simple interests are being expropriated for the purpose of widening a highway pursuant to section 31(6) of the *Municipal Act, 2001*, S.O. 2001, c.25, and upon vesting in the Region these fee simple lands shall form part of the highway.

The temporary easements required are described as a temporary limited interest commencing on registration of the plan of expropriation and expiring on December 31, 2029 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 permanent takings, (3) staging and storage of materials and equipment, (4) geotech testing, borehole testing, and other investigative works, (5) removal, relocation and/or installation of signage, (6) hard and soft landscaping, paving, grading and reshaping the lands to the limit of the 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-stripping of aisles, lanes, and parking stalls, (iii) shoring and formwork, (iv) drainage and erosion/sediment control measures (v) traffic signals, (vi) fencing, and (vii) handrails, and (8) works ancillary to any of the foregoing and necessary to the works to be performed in association with the purpose of implementing road and intersection improvements along 16th Avenue including associated local roads, and to provide designated lanes for the road widening and works ancillary thereto.

LOCATION MAP



 <p>Produced by: The Regional Municipality of York Corporate Services, Property Services February 2024</p> <p>Data: Queen's Printer for Ontario 2003-2024</p> <p>Imagery: (c) First Data Solutions Inc. 2019</p>	<p>Location Plan</p> <p>Compensation for Expropriation 16th Avenue from Woodbine Avenue to Warden Avenue City of Markham May 7, 2026</p> <div style="text-align: right;">  </div> <div style="text-align: center;">  </div>	<ul style="list-style-type: none"> Subject Corridor Parcel Road
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