
Report of the Commissioner of Corporate Services

**Expropriation of Land King-Vaughan Road and Dufferin Street Roundabout
City of Vaughan**

1. Recommendations

1. Council approve an application for approval to expropriate interest in lands at the intersection of Dufferin Street and King-Vaughan Road, in the City of Vaughan, as set out in Appendix A, for intersection improvements.
2. Commissioner of Corporate Services be authorized to execute Applications for Approval to Expropriate Land and Notices of Application for Approval to Expropriate Land (the “Notice”) and to serve and publish the Notices, as required under the *Expropriations Act* (the “Act”).
3. Commissioner of Corporate Services be authorized to forward to the Chief Inquiry Officer any requests for an inquiry that are received and to represent the Region, as necessary, at an inquiry (Hearing of Necessity) held under the Act.
4. Council, as approving authority, approve expropriation of the lands provided there is no Hearing of Necessity requested and not withdrawn in accordance with the Act.
5. Where approval to expropriate land is given, the Commissioner of Corporate Services be authorized to register a plan of expropriation and execute and serve any Notices required under the Act.
6. Where approval to expropriate land is given, Council authorize the introduction of the necessary bylaw to give effect to these recommendations.

2. Purpose

This report seeks Council approval for the expropriation of lands for roundabout construction at the intersection of King-Vaughan Road and Dufferin Street, in the City of Vaughan. The property locations are shown on the map in Appendix A.

Key Points:

- Intersection at King-Vaughan Road and Dufferin Street is to be reconstructed to a two-lane roundabout
- Both King-Vaughan Road and Dufferin Street are currently two-lane Regional roads
- In addition to the roundabout, lands are required to facilitate grading requirements, active transportation facilities and utility relocations
- Expropriation is recommended to ensure possession by the Region of the land requirements in early 2027 to facilitate utility relocations in advance of construction, which is anticipated to commence in 2029

3. Background

The Region is planning to construct a roundabout at the King-Vaughan Road and Dufferin Street intersection in the City of Vaughan

The Region's 2025 10-Year Road and Transit Growth Capital Construction Program identified this intersection for improvements to facilitate future traffic demands in the area.

The design of the King-Vaughan Road and Dufferin Street roundabout was optimized to minimize property impacts, where possible. The existing right-of-way is inadequate to accommodate the roundabout, active transportation facilities and grading modifications. Accordingly, the acquisition of additional property interests in land is required to facilitate the contemplated works and intersection improvements.

4. Analysis

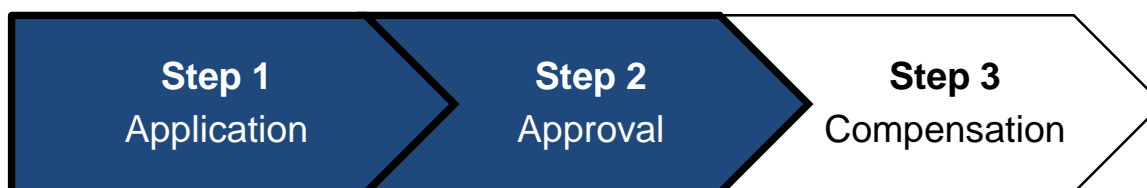
The Region's land requirements are proposed to be obtained via expropriation

It is necessary to expropriate fee simple and temporary easement interests to ensure the Region has possession of the land within the timelines required for the start of construction. Staff continue to negotiate acquisition of the required property needs and land interests. Expropriation proceedings will be discontinued if negotiations are successful.

Three stages of expropriation that require Council approval include the request to Council to authorize an application for approval to expropriate the land, expropriation itself, and offer of compensation made to the former owner of the land.

To ensure possession meets the construction schedule, the first and second steps in the Council approval process have been combined for this report, as indicated in Figure 1. The third step will be subject of a future report to Council, in the event the expropriation proceeds. Possession of land cannot be obtained until this third step has been completed and the owner is served an offer of compensation.

Figure 1
Council Approval Steps



Owners have the right to request a Hearing of Necessity upon receipt of a Notice of Application for Approval to Expropriate

Following Council approval, the registered owner is served with a notice of intention to expropriate. Upon receipt of the Notice of Application for Approval to Expropriate, the owner has the right within 30 days of receipt to request an inquiry (Hearing of Necessity) to determine whether the taking of land by the Region is fair, sound and reasonably necessary.

If an owner requests a Hearing of Necessity, after the Hearing, an Inquiry Officer will provide a report providing an opinion as to whether the taking is fair, sound and reasonably necessary.

Registration of an expropriation plan will secure title to the interest(s) in the land

If no Hearing of Necessity is requested, an expropriation plan will be registered at the Land Registry Office within three months of Council granting approval of a bylaw to proceed with the expropriation. This is the second step in the expropriation process, with registration of the plans anticipated in 2026.

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

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

Environmental due diligence is underway

Environmental due diligence is 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. A future report will be presented to Council to request approval to serve offers of compensation in accordance with the Act. Funds to support compensation amounts have been included in the approved 2026 Capital Budget, Public Works – Transportation Services.

6. Local Impact

The intersection improvements will improve service to the travelling public by increasing capacity, improving traffic operations and incorporating active transportation facilities.

7. Conclusion

This report seeks Council approval to authorize expropriation of fee simple and temporary easement interests in land to support the King-Vaughan Road and Dufferin Street intersection improvements, in the City of Vaughan. To facilitate the project's schedule, it is necessary to initiate the expropriation process. Staff continue to negotiate acquisition of the required property needs and expropriation proceedings will be discontinued if negotiations are successful.

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
17134376

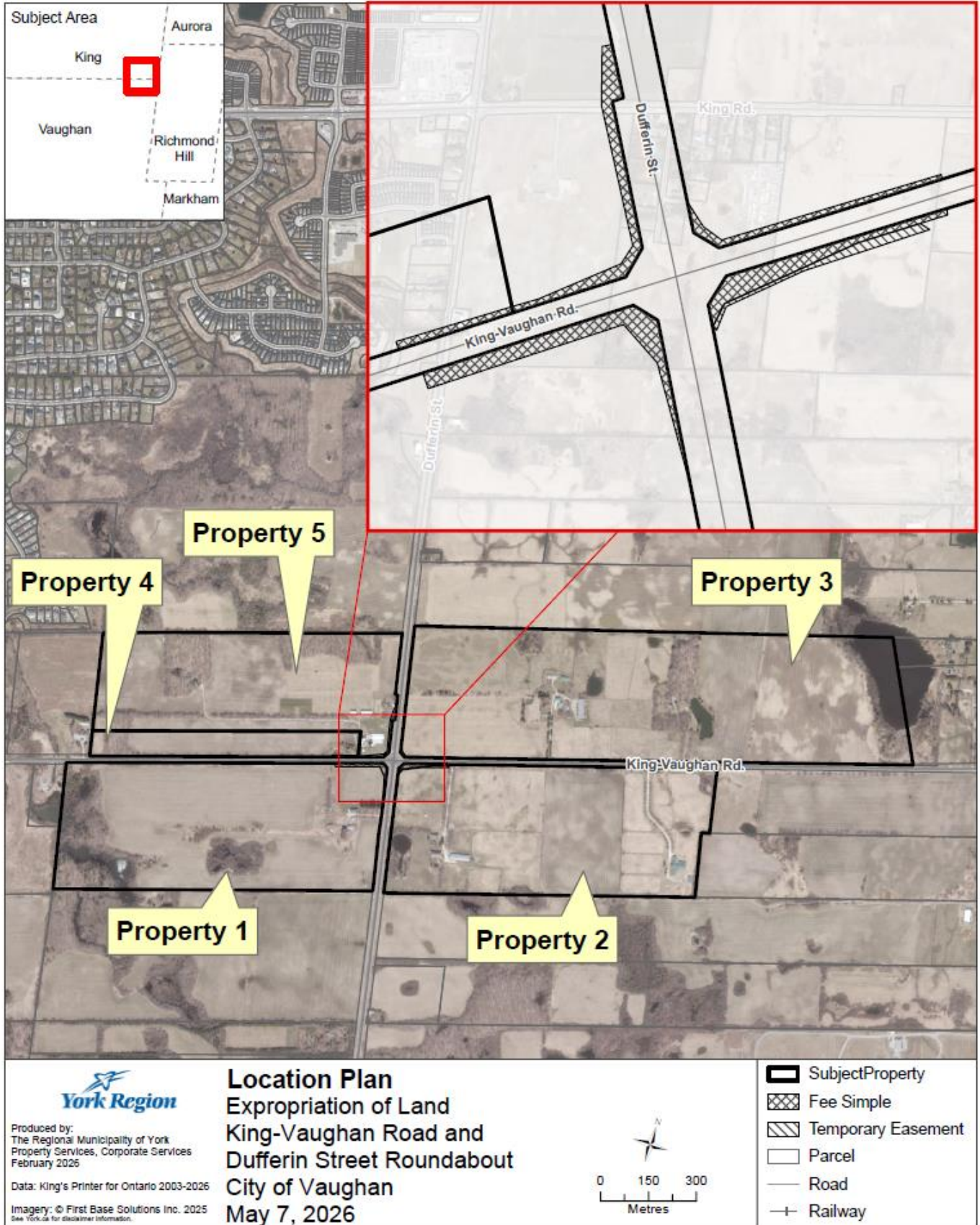
Appendix A – Property Schedule and Location Map

Property Schedule
Expropriation of Land
King-Vaughan Road and Dufferin Street Roundabout
City of Vaughan

No.	Owner	Municipal Address	Legal Description	Interest Required
1.	12194 Dufferin Street Inc. 12194 Dufferin Street Inc.	12194 Dufferin Street, Vaughan	Part 1 Plan 65R-41847	Fee Simple (2435.98 sq. m.)
2.	Day, James Richard Philip, Catherine Mary Day	1445 King-Vaughan Road, Vaughan	Part 1 Plan 65R-41845	Fee Simple (2101.3 sq. m.)
			Part 2 Plan 65R-41845	Temporary Easement (911.7 sq. m.)
3.	Burns, Herbert Michael – Estate: Wilson, George Burns, Janet Michelle Burns, Charles	1314 King-Vaughan Road, Vaughan	Part 1 Plan 65R-41842	Fee Simple (1382.1 sq. m.)
4.	Crossley, Shirley Crossley, Alan Oliver	12300 Dufferin Street, Vaughan	Parts 2 & 3 Plan 65R-41844	Fee Simple (2149.8 sq. m.)
5.	Crossley, Shirley Eileen Crossley, Michael James Crossley, Patricia	1560 King-Vaughan Road, Vaughan	Part 1 Plan 65R-41844	Fee Simple (353.8 sq. m.)
<p>The fee simple interests are being expropriated for the purpose of widening a highway pursuant to section 31(6) of the <i>Municipal Act</i>, 2001, S.O. 2001, c.25, and upon vesting in the Region these fee simple lands shall form part of the highway.</p> <p>The temporary easements required are described as a temporary limited interest commencing on registration of the plan of expropriation and expiring forty eight months later, 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</p>				

No.	Owner	Municipal Address	Legal Description	Interest Required
<p>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, 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 King-Vaughan Road and Dufferin Street and works ancillary thereto.</p>				

LOCATION MAP



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