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Report of the Commissioner of Corporate Services

**Expropriation of Land and Compensation for Expropriation, Highway 50 from Rutherford Road to Albion-Vaughan Road, City of Vaughan**

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**1. Recommendations**

1. Council approve an application for approval to expropriate interests in land set out in Attachment 1, for road widening and improvements of Highway 50 from Rutherford Road to Albion-Vaughan Road in the City of Vaughan.
2. Commissioner of Corporate Services be authorized to execute the Application for Approval to Expropriate Land and Notice of Application for Approval to Expropriate Land (the “Notice”) and to serve and publish the Notice, 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 received and to represent the Region at an inquiry (Hearing of Necessity) held under the Act.
4. Council, as approving authority, approve the expropriation of the interests in land provided there is no Hearing of Necessity requested and not withdrawn in accordance with the Act.
5. Where approval to expropriate the land is given, the Commissioner of Corporate Services be authorized to register expropriation plans and execute and serve any notices required under the Act.
6. Where approval to expropriate the land is given, Council authorize the introduction of the necessary bylaw to give effect to these recommendations.
7. Council authorize the Commissioner of Corporate Services to make offers of compensation to owners of interests in lands in the City of Vaughan, as set out in Attachment 1, as acquired in accordance with the Act.

8. Where any owner is agreeable to the conveyance of the interests in land identified in Attachment 1 prior to expropriation, the Commissioner of Corporate Services be authorized to execute all necessary agreements to implement the amicable transactions negotiated with the respective owners, including agreements pursuant to Sections 24 and 30 of the Act, provided that the compensation payable under any such agreement, whether as full and final compensation or as an advance of compensation under Sections 24 or 30 of the Act, does not exceed the amount specified for the applicable property in Private Attachment 1 to this report.
9. Staff report back to Council on all offers of compensation made.

## 2. Purpose

This report seeks Council approval to expropriate land for road widening and improvement work on Highway 50 from Rutherford Road to Albion-Vaughan Road, in the City of Vaughan. The corridor 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 land by the Region.

### Key Points:

- Highway 50 is a boundary road between York Region and Peel Region
- Highway 50 is to be widened and urbanized between Rutherford Road and Albion-Vaughan Road
- Peel Region is the project lead and each Region will expropriate in their respective jurisdictions
- This report seeks authority to proceed with the expropriation of fee simple, temporary and permanent easement interests
- Expropriation of the lands is recommended to ensure timely possession to allow utility relocations and commencement of construction in 2027
- Owners will be served offers of compensation pursuant to Section 25 of the Act prior to the Region taking possession of expropriated lands based on appraisal reports
- Due to a strict construction timeline, this report combines all three steps in the expropriation process that require Council approval: request to authorize an application for approval to expropriate lands, expropriation itself, and offers of compensation made to owners of the lands

### **3. Background**

#### **Highway 50 is a boundary road between York Region and Peel Region**

York Region and Peel Region entered into a Boundary Road Agreement in 2015, which was extended in 2019 and amended in 2023 (collectively, the “Agreement”). The Agreement transferred jurisdiction of Highway 50 to Peel Region. Peel Region is leading the design and has identified the property necessary to widen Highway 50.

#### **Peel Region is planning to widen and urbanize Highway 50 from Rutherford Road to Albion-Vaughan Road**

An Environmental Assessment (EA) was completed by Peel Region. The EA identified widening Highway 50 would accommodate growth in York Region and unlock development lands in Vaughan’s Block 66 West Employment Area. Highway 50 plays a significant role in the movement of goods and vehicles. With the extension of Highway 427 to Major Mackenzie Drive, widening Highway 50 is important to ensure service levels are maintained. Detailed design is being finalized and the project is proceeding to construction in 2027.

### **4. Analysis**

#### **Initiating expropriation will allow timely access to land**

If negotiated transactions cannot be completed to meet the project schedule, expropriation is deemed a necessary approach to ensure timely possession of property requirements.

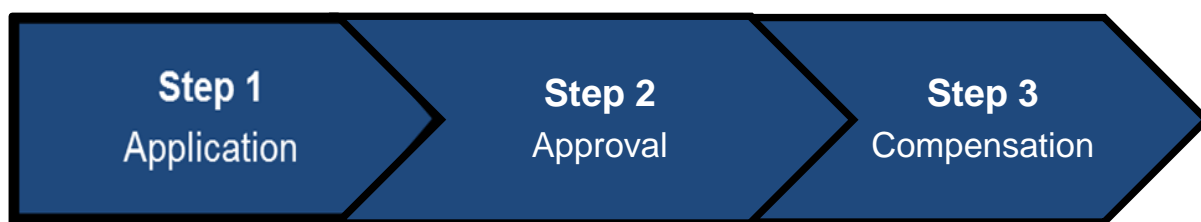
Possession is needed to commence utility relocations in spring 2027.

#### **Council approval is required at three stages of the expropriation process**

The three stages of expropriation requiring Council approval include the request to authorize an application for approval to expropriate land, expropriation itself, and offers of compensation made to the former owners of the land (Figure 1).

To ensure possession meets the construction schedule, the three steps in the Council approval process have been combined for this report. Possession of lands cannot be obtained until offers of compensation are served upon the owners.

**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**

The first step in expropriation is to serve registered owners with a notice of intention to expropriate, following Council approval. Upon receipt of the Notice of Application for Approval to Expropriate, owners have the right within 30 days of receipt to request an inquiry (Hearing of Necessity) to determine whether the taking of land is fair, sound, and reasonably necessary.

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

**Registration of expropriation plans will secure title to interest in the land**

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

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

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

**Independent appraisal reports will establish values to form the basis of offers of compensation**

Independent appraisal reports will be commissioned to provide estimates of value to support the offers of compensation, the third step summarized in Figure 1.

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 market value of the land expropriated

and does not include an offer to pay any other damages such as loss of improvements or injurious affection.

If the owner accepts the first compensation offer, 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.

### **Possession of expropriated land will be obtained after serving offers of compensation**

The Region will acquire title to the lands when the expropriation plans are registered at the Land Registry Office and Notices of Expropriation have been sent to the owners. In accordance with the Act, the Region cannot obtain possession until a minimum of three months after notifying owners expropriation plans have been registered. It is necessary to make offers of compensation to the owners to obtain possession of expropriated lands. Offers will be delivered in anticipation of possession of lands.

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

Environmental due diligence is underway for the properties. 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.

## **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 the acquisitions has been included in the 2026 Public Works Capital Budget – Transportation Services.

## **6. Local Impact**

Widening and reconstructing Highway 50 will improve traffic operations for the travelling public and support accommodation of forecasted growth in the Region's Official Plan.

## **7. Conclusion**

This report seeks Council approval to authorize expropriation of lands for improving Highway 50 in the City of Vaughan. To facilitate the project schedule, it is necessary to initiate the expropriation process. Expropriation proceedings will be discontinued if negotiations are successful.

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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

April 21, 2026

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Appendix A – Location Map

Attachment 1 – Property Schedule (17210048)

Private Attachment 1 – Proposed Compensation (17058559)

LOCATION MAP

