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EXPROPRIATION OF LAND
TORONTO YORK SPADINA SUBWAY EXTENSION
VIVA PROJECT 99764

The Rapid Transit Public/Private Partnership Steering Committee recommends the adoption of the recommendations contained in the following report dated May 26, 2009, from the Commissioner of Corporate Services, subject to amending recommendation 1 by deleting the following two properties:

Steeles Avenue West	Part of PIN 03230-0219(LT), Part 1, Concession 4 designated as Parts 3, 4 and 5, Plan 65R13691 save and except Parts 7, 11 to 22 inclusive, Plan 65R24430, City of Vaughan	Fee Simple	Part 1 No. A0328-G0304.1
Steeles Avenue West	Easement Interest in Part of PIN 03230-0218(LT), Part of Lot 1, Concession 4 designated as Parts 7, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 and 22, Plan 65R24430, City of Vaughan	Fee Simple	Part 2 No. A0328-G0304.1

1. RECOMMENDATIONS

It is recommended that:

1. Authority be granted to apply for approval to expropriate the following lands for the Toronto York Spadina Subway Extension (TYSSE) within the City of Vaughan, in The Regional Municipality of York:

Address	Legal Description	Interest Required	Part and Drawing Number
2900 Steeles Avenue West	Part of PIN 03230-0247(LT), Part Lot 1, Concession 4, Vaughan designated as Part 1, Plan 65R5422 except Parts 1, 5, 6, 7 and 8, Plan 65R10003 and except Parts 1 and 2, Plan 65R30087, City of Vaughan	Fee Simple	Parts 1 and 2 No. A0328-G0304
2900 Steeles Avenue West	Part of PIN 03230-0247(LT), Part Lot 1, Concession 4, Vaughan designated as Part 1, Plan 65R5422 except Parts 1, 5, 6, 7 and 8, Plan 65R10003 and	Permanent Sub Strata Easement	Part 3 No. A0328-G0304

Address	Legal Description	Interest Required	Part and Drawing Number
	except Parts 1 and 2, Plan 65R30087, City of Vaughan		
2900 Steeles Avenue West	Part of PIN 03230-0247(LT), Part Lot 1, Concession 4, Vaughan designated as Part 1, Plan 65R5422 except Parts 1, 5, 6, 7 and 8, Plan 65R10003 and except Parts 1 and 2, Plan 65R30087, City of Vaughan	Temporary Easement	Parts 4, 5 and 6 No. A0328-G0304
Steeles Avenue West	Part of PIN 03230-0219(LT), Part 1, Concession 4 designated as Parts 3, 4 and 5, Plan 65R13691 save and except Parts 7, 11 to 22 inclusive, Plan 65R24430, City of Vaughan	Fee Simple	Part 1 No. A0328-G0304.1
Steeles Avenue West	Easement Interest in Part of PIN 03230-0218(LT), Part of Lot 1, Concession 4 designated as Parts 7, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 and 22, Plan 65R24430, City of Vaughan	Fee Simple	Part 2 No. A0328-G0304.1
3131 Highway 7	Part of PIN 03228-0138(LT), Part of Lot 5, Concession 5 designated as Parts 1, 4, 5, 6 and 9, Plan 65R15752 except Part 1, Plan 65R20535, City of Vaughan	Fee Simple	Part 1 No. A0328-G0305
3131 Highway 7	Part of PIN 03228-0138(LT), Part of Lot 5, Concession 5 designated as Parts 1, 4, 5, 6 and 9, Plan 65R15752 except Part 1, Plan 65R20535, City of Vaughan	Permanent Sub Strata Easement	Part 2 No. A0328-G0305
3131 Highway 7	Part of PIN 03228-0138(LT), Part of Lot 5, Concession 5 designated as Parts 1, 4, 5, 6 and 9, Plan 65R15752 except Part 1, Plan 65R20535, City of Vaughan	Temporary Easement	Parts 3 and 4 No. A0328-G0305
Millway Avenue East	Part of PIN 03277-0109(LT), Part of Lot 6 and 7, Concession 5 designated as Parts 1, 2, 3, 11 and 13, Plan 65R19190 save and except Part 13, Plan 65R19490, City of Vaughan	Fee Simple	Part 1 No. A0328-G0306
Millway Avenue East	Part of PIN 03277-0109(LT), Part of Lot 6 and 7, Concession 5 designated as Parts 1, 2, 3, 11 and 13, Plan	Temporary Easement	Parts 6 and 7 No. A0328-G0306

Address	Legal Description	Interest Required	Part and Drawing Number
	65R19190 save and except Part 13, Plan 65R19490, City of Vaughan		
3200 Highway 7 West	Part of PIN 03277-0128(LT), Part of Lot 6, Concession 5 designated as Parts 5, 8, 9, 14 and 19, Plan 65R19190 except Parts 8 and 11, Plan 65R19490 and except Parts 1 and 2, Plan 65R27420, City of Vaughan	Fee Simple	Part 5 No. A0328-G0306
Millway Avenue West	Part of PIN 03277-0115(LT), Part of Lot 6, Concession 5 designated as Parts 5 and 6, Plan 65R14767 save and except Parts 1, 2, 3, 4, 5, 6, 7 and 8, Plan 65R19276 and Part 12, Plan 65R19490, City of Vaughan	Fee Simple	Part 2 No. A0328-G0306A
101 Edgeley Boulevard	Part of PIN 03277-0107(LT), Part of Blocks 79, 80, 81 and 82, Blocks 83 and 84, Plan 65M2545 designated Parts 9 to 18 inclusive, Plan 65R19276 and Part of Lot 6 and 7, Concession 5 designated as Parts 1, 2, 3, 4, 5, 6, 7 and 8, Plan 65R19276 except Part 7, Plan 65R19490, City of Vaughan	Fee Simple	Part 3 No. A0328-G0306A
900-944 Applewood Crescent	Part of PIN 03277-0113(LT), Blocks 79, 80, 81 and 82, Plan 65M2545 save and except Parts 9, 10, 11, 12, 13 and 14, Plan 65R19276, City of Vaughan	Fee Simple	Part 4 No. A0328-G0306A

2. The Commissioner of Corporate Services be authorized to serve and publish Notice of Application as required by the *Expropriations Act*.
3. The Commissioner of Corporate Services be authorized to forward to the Chief Inquiry Officer any requests for a Hearing of Necessity that may be received and conduct such Hearings as may proceed pursuant to the provisions of the *Expropriations Act*.
4. The Regional Council, as approving authority, approve of the expropriation of the lands described in Recommendation 1, provided there is no Hearing of Necessity and subject to confirmation of funding as set out in this report.

5. If approval to expropriate the lands is given, the Manager, Realty Services, Property Services Branch be authorized to execute and serve any notices required by the *Expropriations Act*.
6. Authority be granted for the introduction of the necessary bills in Council to give effect to the foregoing.

2. PURPOSE

The purpose of this report is to obtain Council's approval to expropriate the required land from owners along the selected route for the extension of the Spadina subway from Steeles Avenue to just north of Highway 7 in the City of Vaughan (*see Council Attachment 1*).

3. BACKGROUND

This project has received approval of the Environmental Assessment Report prepared by the TTC (the "EA") from the Ministry of Environment, dated November 26, 2006 with respect to the part of the project located within The Regional Municipality of York.

4. ANALYSIS AND OPTIONS

The bus terminal and passenger pick up and drop off have not been included in the report and will be the subject of a later report once their conceptual design and preliminary property requirements have been determined.

The property requirements on the corner of Jane Street and Interchange Way shown on Drawing A0328-G0305 have not been included in this report in order to allow the City of Vaughan to exercise its option to purchase the required property for \$2.00, pursuant to Ontario Municipal Board Minutes of Settlement dated July 10, 2000. The Region has requested that the lands be conveyed to the Region once the option is exercised by the City of Vaughan.

5. FINANCIAL IMPLICATIONS

Offers of compensation must be made under Section 25 of the *Expropriations Act* to the owners of the listed parts on the reference plans. These offers must be made within 90 days of the registration of the expropriation plans and prior to taking possession of the land. Staff will report back to Council prior to making these offers.

Funding for the TYSSE will come from the Government of Canada, Province of Ontario, City of Toronto and The Regional Municipality of York. Expenditures incurred by York Region will be remitted to the TTC for 100% reimbursement. The City of Toronto, as Banker, will then subsequently invoice York Region for its 13.35% share of total project expenditures.

The land requirements were provided by TTC, which indicates TTC's approval of the land acquisition expenditure.

6. LOCAL MUNICIPAL IMPACT

The acquisition of the identified properties are required for the implementation of the Spadina Subway extension and critical to the achievement of the City of Vaughan vision for the corridor and its Vaughan Corporate Centre.

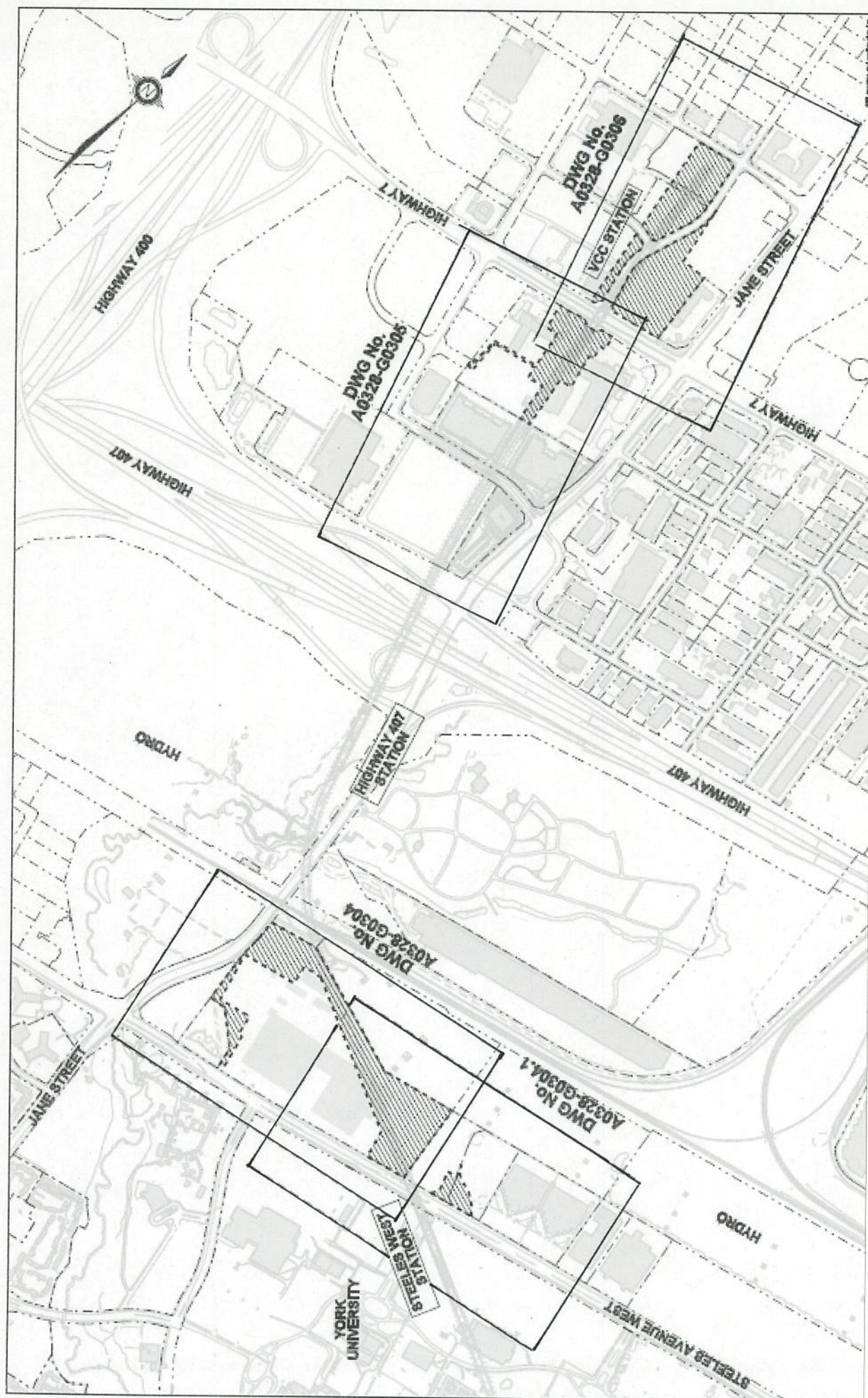
7. CONCLUSION

Sketches showing the Region's requirements will be available at Committee for your review.

For more information on this report, please contact Paul J. Roberts, Manager, Realty Services, Property Services Branch at Ext. 1424.

The Senior Management Group has reviewed this report.

(The attachment referred to in this clause was included in the agenda for the June 18, 2009 Committee meeting.)



LOCATION PLAN

Expropriation of Land

Toronto-York Spadina Subway Extension (TYSSE)

City of Vaughan