

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 173-2025**

**A By-law to to approve the expropriation of all right, title and interest (fee simple), temporary limited interests (temporary construction easements), and easement interests in lands in the City of Vaughan, in the Regional Municipality of York, as more particularly described in Schedule “A” to this By-law.**

**WHEREAS** the Council of City of Vaughan enacted By-law number 213-2024 on November 19<sup>th</sup>, 2024 authorizing commencement of the expropriation of the lands for the purposes set out therein;

**AND WHEREAS**, no hearing of necessity has been requested with respect to the proposed expropriations, or such request(s) have been withdrawn, and The Corporation of the City of Vaughan now seeks approval for the proposed expropriations;

**AND WHEREAS**, the Council of City of Vaughan has, by resolution passed on June 24, 2025 authorized the approval of the expropriation of the lands described in Schedule “A” hereto;

**NOW THEREFORE** the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. That the expropriation of All Right, Title and Interest (Fee Simple), Temporary Limited Interests (Temporary Construction Easements), and easement interests in the lands described in **Schedule “A”** to this By-law, is hereby approved;
2. That the Clerk is hereby authorized and directed to execute, on behalf of the Council of the City of Vaughan, the Certificate of Approval attached hereto as **Schedule “B”** as may be amended prior to registration to remove property requirements, and to execute all other certificates, notices, plans and documents which are necessary to carry out the provisions of this By-law;
3. That the said executed Certificate of Approval be registered in the proper land registry office;
4. That a plan (or plans) of expropriation be prepared and registered in the proper land registry office;

5. That a Notice of Expropriation be served upon the registered owners, together with a Notice of Election form as to the date of assessment of compensation and a Notice of Possession as to the date the expropriating authority requires possession of the expropriated lands which shall be at least three months after the date of service, all in accordance with the *Expropriations Act*;
6. That an appraisal report(s) be obtained in respect of the market value of the expropriated lands and, if applicable, damages for injurious affection and other compensation;
7. That an offer of full compensation and an offer for immediate payment of 100 per cent of the market value of the expropriated lands as estimated by the expropriating authority be served, together with a copy of the appraisal report, all in accordance with section 25 of the *Expropriations Act*;
8. That compensation be paid to the owners following the acceptance of the offer made pursuant to section 25 of the *Expropriations Act*;
9. That all necessary steps be taken to obtain possession of the lands;
10. That City Staff are hereby otherwise authorized and directed to do all things required arising from the authorizations provided by this By-law; and
11. That this By-law comes into force on the day it is passed.

Voted in favour by City of Vaughan Council this 24<sup>th</sup> day of June, 2025.

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Steven Del Duca, Mayor

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Todd Coles, City Clerk

Authorized by Item No. 4 of Report No. 40 of the Committee of the Whole (Closed Session).  
Report adopted by Vaughan City Council on November 19, 2024.  
City Council voted in favour of this by-law on June 24, 2025.  
Approved by Mayoral Decision MDC 010-2025 dated June 24, 2025.  
**Effective Date of By-Law: June 24, 2025**

**Schedule “A”**

<b>No.</b>	<b>Owner</b>	<b>Municipal Address</b>	<b>Legal Description</b>	<b>Interest Required</b>
1.	I & M Pandolfo Holdings Inc.	7601 Jane Street, Vaughan	Part 2 on Reference Plan 65R-41114	Fee Simple (2626.5 sq. m.)
2.	2431247 Ontario Limited	7725 Jane Street, Vaughan	Parts 1, 2, 3 and 4 on Draft Reference Plan 24055R2A	Temporary Easement for a period of 48 months (4 years) (464.1 sq. m.)
3.	I & M Pandolfo Holdings Inc.	7601 Jane Street, Vaughan	Part 1 on Reference Plan 65R-41114	Temporary Easement for a period of 42 months (3.5 years) (1781.2 sq. m.)
		7601 Jane Street, Vaughan	Part 3 on Reference Plan 65R-41114	Temporary Easement for a period of 42 months (3.5 years) (287.6 sq. m.)
4.	York Region Condominium Corporation No. 730	7581 Jane Street, Vaughan	Part 1 on Reference Plan 65R-41116	Temporary Easement for a period of 42 months (3.5 years) (892.6 sq. m.)
5.	2431247 Ontario Limited	7683 to 7695 Jane Street, Vaughan	Part 1 on Plan 66R-10343	Easement Rights in favour of 7725 Jane Street, Vaughan (PIN 03229-0004)

**Temporary Easement for a period of 48 months (4 years):** Temporary easement or rights in the nature of a temporary easement described as a temporary limited interest (Temporary Easement for a period of 48 months) commencing with no less than three (3) months’ written notice to the registered owner. The temporary easement is for 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 City’s permanent takings, (3) staging and storage of materials and equipment, (4) geotechnical investigations, borehole drilling, installation of temporary monitoring wells, and other investigative works, (5) removal, relocation, and/or installation of signage, (6) hard and soft landscaping, tree planting, paving, retaining structures, 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-striping of aisles, lanes, and parking stalls, (iii) shoring and formwork, (iv) drainage and erosion/sediment control measures, (v) traffic signals, (vi) fencing, (vii) handrails, and (viii) sidewalks, and (8) works ancillary to any of the foregoing and necessary works to be performed in association with the purpose of facilitating infrastructure improvements along Jane Street in the City of Vaughan to reduce flooding and flood damage, improve water quality and limit stream bank erosion of Black Creek. (“**Temporary Easement for a period of 48 months (4 years)**”).

**Temporary Easement for a period of 42 months (3.5 years):** Temporary easement or rights in the nature of a temporary easement described as a temporary limited interest (Temporary Easement for a period of 42 months) commencing with no less than three (3) months’ written notice to the registered owner. The temporary easement is for 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 City’s permanent takings, (3) staging and storage of materials and equipment, (4) geotechnical investigations, borehole drilling, installation of temporary monitoring wells, and other investigative works, (5) removal, relocation, and/or installation of signage, (6) hard and soft landscaping, tree planting, paving, retaining structures, 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-striping of aisles, lanes, and parking stalls, (iii) shoring and formwork, (iv) drainage and erosion/sediment control measures, (v) traffic signals, (vi) fencing, (vii) handrails, and (viii) sidewalks, and (8) works ancillary to any of the foregoing and necessary works to be performed in association with the purpose of facilitating

infrastructure improvements along Jane Street in the City of Vaughan to reduce flooding and flood damage, improve water quality and limit stream bank erosion of Black Creek. (**“Temporary Easement for a period of 42 months (3.5 years)”**).

**Easement Rights:** Permanent easement or rights in the nature of a permanent easement described as a right-of-way for the purposes of ingress and egress over that part of Lot 5, Concession 4, designated as Part 1 on Reference Plan 66R-10343, registered as LA753757 in favour of lands described as part of Lot 5, Concession 4, designated as Part 1 on Reference Plan 66R-10227, save and except Parts 1 and 2 on Reference Plan 66R-10808. (**“Easement Rights”**).

**Schedule “B”**

**CERTIFICATE OF APPROVAL**

Form 5

*Expropriations Act, R.R.O. 1990, Reg. 363*

**IN THE MATTER OF** an application by The Corporation of the City of Vaughan for approval to expropriate land described in Appendix “A” attached hereto, for the purpose of facilitating infrastructure improvements along Jane Street in the City of Vaughan to reduce flooding and flood damage, improve water quality and limit stream bank erosion of Black Creek, together with works ancillary thereto.

The Council of the City of Vaughan hereby certifies that approval was given to The Corporation of the City of Vaughan on the 24<sup>th</sup> day of June, 2025, pursuant to By-law No. 173-2025 passed on the 24<sup>th</sup> day of June, 2025, to expropriate the lands described in Appendix “A” attached hereto, being the lands described in the application.

Dated at Vaughan, this 24<sup>th</sup> day of June, 2025.

**The Council of the City of Vaughan**

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Todd Coles, City Clerk

*I have authority to bind the Corporation.*