

### Section I – Items for Board of Directors Action

**TO:** Chair and Members of the Executive Committee  
Friday, June 10, 2022 Meeting

**FROM:** Michael Tolensky, Chief Financial and Operating Officer

**RE:** **ACQUISITION FROM CAL- LESLIE DEVELOPMENTS INC.**  
Greenspace Acquisition Project 2021 – 2030. Flood Plain and Conservation  
Component, Rouge River Watershed (CFN 67147)

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#### KEY ISSUE

Acquisition of property located east side of Leslie Street and south of Bethesda Sideroad, municipally known as 12844 Leslie Street, in the City of Richmond Hill, Regional Municipality of York, under the “Greenlands Acquisition Project for 2021-2030,” Flood Plain and Conservation Component, Rouge River watershed.

#### RECOMMENDATION:

**THE EXECUTIVE COMMITTEE RECOMMENDS THAT 0.24 hectares (0.59 acres), more or less, of vacant land, located east side of Leslie Street and south of Bethesda Sideroad, said land being Part of Lot 4, Concession 2, designated as Block 8 on draft M-Plan by R-PE Surveying Ltd. OLS, Job No. 18-259, municipally known as 12844 Leslie Street, in the City of Richmond Hill, Regional Municipality of York, be purchased from Cal-Leslie Developments Inc.;**

**THAT the purchase price be \$2.00;**

**THAT Toronto and Region Conservation Authority (TRCA) receive conveyance of the land free from encumbrance, subject to existing service easements;**

**THAT the transaction completed at the earliest possible date and all reasonable expenses incurred incidental to the closing for land transfer tax, legal costs, and disbursements are to be paid by TRCA;**

**AND FURTHER THAT authorized TRCA officials be directed to take the necessary action to finalize the transaction, including obtaining any necessary approvals and the signing and execution of documents.**

#### BACKGROUND

Resolution #A28/20 at Board of Directors Meeting #3/20, held on April 24, 2020, approved the Greenspace Acquisition Project for 2021-2030.

Negotiations have been conducted with Mr. Frank Torchia, Partner, Miller Thomson LLP, acting as agent for the owners.

Access to the subject lands will be achieved through frontage on Pusaya Drive.

Attachment 1 is a sketch illustrating the location of the subject lands. Attachment 2 is an orthophoto illustrating the location of the subject lands.

## Item 7.4

### **RATIONALE**

The subject lands fall within TRCA's plan for acquisition as outlined in the approved Greenspace Acquisition Project for 2021-2030. Through the review of the Plan of Subdivision [19T-17006] for residential development, TRCA staff established the limits of the open space land.

### **Relationship to Building the Living City, the TRCA 2013-2022 Strategic Plan**

This report supports the following strategy set forth in the TRCA 2013-2022 Strategic Plan:  
**Strategy 4 – Create complete communities that integrate nature and the built environment**

### **TAXES AND MAINTENANCE**

The subject property estimated annual property tax is \$7,895, and the TRCA will endeavor to apply for property tax exemptions. It is expected that the subject property will not significantly impact TRCA's maintenance costs at this location.

### **FINANCIAL DETAILS**

Funds for the costs related to this purchase are available in the TRCA land acquisition capital account.

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**Date: April 18, 2022**

**Attachments: 2**

Attachment 1: Site Plan - 12844 Leslie Street, City of Richmond Hill

Attachment 2: Orthophoto - 12844 Leslie Street, City of Richmond Hill