

Section I – Items for Board of Directors Action

TO: Chair and Members of the Executive Committee
Friday, September 9, 2022 Meeting

FROM: Michael Tolensky, Chief Financial and Operating Officer

RE: **ACQUISITION FROM 8831467 CANADA LIMITED, CITY OF PICKERING**
Greenspace Acquisition Project 2021 – 2030. Flood Plain and Conservation
Component, Petticoat Creek Watershed (CFN 67636)

KEY ISSUE

Acquisition of property located east of Altona Road and south of Sheppard Avenue, municipally known as 1421 Rougemount Drive, in the City of Pickering, Regional Municipality of Durham, under the “Greenlands Acquisition Project for 2021-2030,” Flood Plain and Conservation Component, Petticoat Creek watershed (CFN 67636).

RECOMMENDATION:

THE EXECUTIVE COMMITTEE RECOMMENDS THAT 0.14 hectares (0.35 acres), more or less, of vacant land, located east of Altona Road and south of Sheppard Avenue, said land being Part of Lot 26 PL 228, designated as Part 3 on draft reference plan prepared by Mandarin Surveyors Limited, Job No. 2021-428, dated April 22, 2022, municipally known as 1421 Rougemount Drive, in the City of Pickering, Regional Municipality of Durham, be purchased from 8831467 Canada Limited;

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 be 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 the owner of 1421 Rougemount Drive.

Access to the subject lands will be achieved through an existing access easement to the north between 1423 and 1425 Rougemount 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 7.5

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 consent application (CFN 66398.01) 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's estimated annual property tax is approximately \$3,565, and TRCA will endeavor to apply for property tax exemptions. Based on TRCA's preliminary review of the environmental criteria for lands that are eligible to receive a property tax exemption under the provincial Conservation Land Tax Incentive Program, a portion of the subject property should be eligible for a tax exemption. It is expected that the subject parcel of land 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.

Report prepared by: Dan Nguyen

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Date: July 15, 2022

Attachments: 2

Attachment 1: Site Plan - 1421 Rougemount Drive, City of Pickering

Attachment 2: Orthophoto - 1421 Rougemount Drive, City of Pickering