

Section I – Items for Board of Directors Action

TO: Chair and Members of the Board of Directors
Friday, April 28, 2023 Meeting

FROM: Michael Tolensky, Chief Financial and Operating Officer

RE: **ACQUISITION FROM FOURTEEN ESTATE LIMITED**
Greenspace Acquisition Project 2021 – 2030. Flood Plain and
Conservation Component, Duffins Creek Watershed
Fourteen Estates Limited (CFN 58312)

KEY ISSUE

Acquisition of property located east of Church Street and north of Rossland Road, municipally known as 520 Rossland Road, in the Town of Ajax, Regional Municipality of Durham, under the “Greenlands Acquisition Project for 2021-2030,” Flood Plain and Conservation Component, Duffins Creek watershed (CFN 58312).

RECOMMENDATION:

IT IS RECOMMENDED THAT 0.156 hectares (0.3854 acres), more or less, of vacant land, located east of Church Street and north of Rossland Road, said land being Part of Lot 14, Concession 2, being part 2 on draft Plan by J.D. Barnes, reference no. 20-25-864-02; Restrictive Covenants for conservation purposes over parts 16 to 20; an access easement on parts 9, 10, 18 and 19; and Restrictive Covenants for erosion control purposes on parts 1 and 3 to 22 on said draft plan, municipally known as 520 Rossland Road, in the Town of Ajax, Regional Municipality of Durham, be purchased from Fourteen Estates Limited;

THAT the purchase price be \$2.00;

THAT Toronto and Region Conservation Authority (TRCA) receive conveyance of the land free from encumbrances, to the satisfaction of TRCA, 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 Mirco Piccinato, Senior Project Manager at Fourteen Estates Limited.

Item 8.7

Access to the subject lands will be achieved through its frontage off Rossland Road. An access easement will be granted in favour of TRCA to provide an additional access point between parts 9, 10, 18 and 19 as shown on the Attachments.

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

RATIONALE

The subject lands fall within TRCA's approved master plan for acquisition for the Duffins River watershed as outlined in the approved Greenspace Acquisition Project for 2021-2030. The application is an amendment to an approved Site Plan application that was updated to address new information regarding natural slope hazards. As part of this amendment, this land adjacent to existing TRCA owned property was identified as being within the natural system and suitable for acquisition.

Relationship to TRCA's 2022-2034 Strategic Plan

This report supports the following Pillars and Outcomes set forth in TRCA's 2023-2034 Strategic Plan:

Pillar 1 Environmental Protection and Hazard Management:

- 1.4 Balance development and growth to protect the natural environment ensuring safe sustainable development

Pillar 3 Community Prosperity:

- 3.1 Connect communities to nature and greenspace

TAXES AND MAINTENANCE

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, it would appear that the subject property should be eligible for a tax exemption. While it is expected that the subject parcel of land will not significantly impact TRCA's maintenance costs at this location, an assessment of the aggregate acquisitions in the area will be undertaken and the results will be integrated into TRCA's land management program and associated budgets.

FINANCIAL DETAILS

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

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Date: March 23, 2023

Attachments: 2

Item 8.7

Attachment 1: Site Plan – 520 Rossland Road, Town of Ajax

Attachment 2: Orthophoto – 520 Rossland Road, Town of Ajax