

Section I – Items for Board of Directors Action

TO: Chair and Members of the Executive Committee
Friday, September 8, 2023 Meeting

FROM: Michael Tolensky, Chief Financial and Operating Officer

RE: **ACQUISITION FROM CLAREMONT DEVELOPMENT INC.**
Greenspace Acquisition Project 2021 – 2030. Flood Plain and
Conservation Component, Duffins Creek Watershed
Claremont Development Inc. (CFN 69352)

KEY ISSUE

Acquisition of property located west of Brock Road and north of Central Street, municipally known as 5113 Brock Road, in the City of Pickering, Regional Municipality of Durham, under the “Greenspace Acquisition Project for 2021-2030,” Flood Plain and Conservation Component, Duffins Creek watershed (CFN 69352).

RECOMMENDATION:

THE EXECUTIVE COMMITTEE RECOMMENDS THAT 4.313 hectares (10.66 acres), more or less, of vacant land, located west of Brock Road and north of Central Street, said land being Part of Lot 17, Concession 9, designated as Part 1 on Registered Plan 40R-32208, municipally known as 5113 Brock Road, in the City of Pickering, Regional Municipality of Durham, be purchased from Claremont Development Inc.;

THAT the purchase price be \$2.00;

THAT Toronto and Region Conservation Authority (TRCA) receive conveyance of the land free from encumbrances, 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 Alan Palaganas, Senior Project Manager, acting as agent for the owners, Claremont Development Inc.

Access to the subject lands will be achieved through its frontage off Brock Road.

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 8.1

RATIONALE

The subject lands fall within TRCA's plan for acquisition for the Duffins Creek Watershed as outlined in the approved Greenspace Acquisition Project for 2021-2030. Draft Plan of Subdivision Application 18T-90016(R) was approved through the Ontario Land Tribunal in May 2022 and as a condition of draft plan approval, the lands identified as being within the natural system plus the applicable TRCA buffer are to be gratuitously conveyed to the TRCA for long-term preservation and maintenance.

Relationship to TRCA's 2023-2034 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 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: July 17, 2023

Attachments: 2

Attachment 1: Site Plan – 5113 Brock Road, Town of Ajax

Attachment 2: Orthophoto – 5113 Brock Road, Town of Ajax