

### 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 COUGHLAN DEVELOPMENTS LTD.**  
Greenspace Acquisition Project 2021 – 2030. Flood Plain and  
Conservation Component, Duffins Creek Watershed  
Coughlan Developments Ltd. (CFN 69351)

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#### **KEY ISSUE**

Acquisition of property located west of Riverside Drive and south of Rossland Road West, municipally known as 836 Riverside Drive, in the Town of Ajax, Regional Municipality of Durham, under the “Greenspace Acquisition Project for 2021-2030,” Flood Plain and Conservation Component, Duffins Creek watershed (CFN 69351).

#### **RECOMMENDATION:**

**THE EXECUTIVE COMMITTEE RECOMMENDS THAT 0.099 hectares (0.245 acres), more or less, of vacant land, located west of Riverside Drive and south of Rossland Road, said land being Part of Lot 13 registered plan M-1157, designated as Parts 9 and 10 on Registered Plan 40R-32047, municipally known as 836 Riverside Drive, in the Town of Ajax, Regional Municipality of Durham, be purchased from Coughlan Developments Ltd.;**

**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 Ian McCullough, Vice President of Land Development, acting as agent for the owners Coughlan Developments Ltd.

Access to the subject lands will be achieved through existing TRCA landholdings off of Rossland Road West.

## Item 8.2

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 plan for acquisition for the Duffins Creek Watershed as outlined in the approved Greenspace Acquisition Project for 2021-2030. Through the review of the Zoning By-law Amendment Application No. Z4/22 which was approved in March 2023, the lands have been identified as the dripline plus the required 10-meter setback in the southeast corner of the site and the meander belt plus 30 meters up to the northern property boundary. These lands will be fully restored by TRCA's Restoration and Infrastructure team and the funds to complete these works have been received. The restoration is scheduled to commence in Fall 2023 followed by the land conveyance which will be required prior to the occupancy of the first dwelling unit as secured through the Town of Ajax development agreement.

### **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.

**Report prepared by: Stella Ku**

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**Date: July 13, 2023**

**Attachments: 2**

Attachment 1: Site Plan – 836 Riverside Drive, Town of Ajax

Attachment 2: Orthophoto – 836 Riverside Drive, Town of Ajax