

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 SUNDANCE (RICHMOND HILL) ESTATES INC.,
CITY OF RICHMOND HILL**
Greenspace Acquisition Project 2021 – 2030. Flood Plain and
Conservation Component, Rouge River Watershed, Sundance (Richmond
Hill) Estates Inc., (CFN 69433)

KEY ISSUE

Acquisition of property located south of Bethesda Sideroad and west of Leslie Street, municipally known as 12860 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 (CFN 69433).

RECOMMENDATION:

THE EXECUTIVE COMMITTEE RECOMMENDS THAT 5.0 hectares (12.36 acres), more or less, of vacant land, located south of Bethesda Sideroad and west of Leslie Street, said land being Part of Lot 5, Concession 2, designated as Block 33 on draft Registered Plan prepared by R-PE Surveying Limited under Job 16-142, municipally known as 12860 Leslie Street, in the City of Richmond Hill, Regional Municipality of York, be purchased from Sundance (Richmond Hill) Estates 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 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 were conducted with representatives of Montanaro Estates Ltd. in 2016 to establish the development limits and limits of the lands to be conveyed, and those previously established limits were agreed to when Sundance (Richmond Hill) Estates Inc. took ownership of the lands.

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Access to the subject lands will be achieved through adjacent, TRCA owned lands to the west.

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 plan for acquisition as outlined in the approved Greenspace Acquisition Project for 2021-2030. Through the review of Draft Plan of Subdivision Application 19T-16009 for residential development, TRCA staff established the limits of the open space land to be conveyed into public ownership. The lands to be conveyed are adjacent to, and contiguous with, TRCA owned lands further west of the property south of Bethesda Sideroad, now known as the Dave Barrow Centre for Conservation featuring Swan Lake and other natural heritage features.

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:

1.2 Leadership in greenspace conservation

Pillar 1 Environmental Protection and Hazard Management:

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

Pillar 2 Knowledge Economy:

2.4 Integrate environmental considerations and science into decision making

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: July 18, 2023

Attachments: 2

Attachment 1: Site Plan – South of Bethesda Sideroad and west of Leslie Street,
Richmond Hill

Attachment 2: Orthophoto – South of Bethesda Sideroad and west of Leslie Street,
Richmond Hill