

Section I – Items for Board of Directors Action

TO: Chair and Members of the Board of Directors
Friday, May 24, 2024 Meeting

FROM: Alexander Schuler, Associate Director, Property and Asset Management

RE: **ACQUISITION FROM 850 RIVERSIDE INC.**
GREENSPACE ACQUISITION PROJECT FOR 2021-2030
Flood Plain and Conservation Component, Duffins Creek Watershed
850 Riverside Inc. (CFN 70534)

KEY ISSUE

Acquisition of property located west of Riverside Drive and south of Rossland Road West, municipally known as 850 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 70534).

RECOMMENDATION:

IT IS RECOMMENDED THAT 1.17 hectares (0.420 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 Part 7 on draft plan prepared by Z. Zeng at Mandarin Surveyors Limited under job number 2022-270, municipally known as 850 Riverside Drive, in the Town of Ajax, Regional Municipality of Durham, be purchased from 850 Riverside 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 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.

The acquisition comes to TRCA through a rezoning application to facilitate the development of 5 single detached dwellings. The proposed Zoning By-law amendment is located on the west side of Riverside Drive, south of Rossland Road West and is currently municipally known as 850 Riverside Drive (PIN: 26439-0390). Negotiations have been conducted with Muhammad W. Khan, Director acting as agent for the

Item 8.2

owners 850 Riverside Drive. Access to the subject lands will be achieved through existing TRCA landholdings adjacent to Rossland Road 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 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. Z1/24, which was approved in March 2024, the lands have been identified as the meander belt plus 30 meters up to the northern property boundary, as required by the Town of Ajax Official Plan.

The acquired lands will be fully restored by TRCA's Restoration and Infrastructure team, and through the Town of Ajax development agreement both the required restoration funds and the land conveyance has been secured among other TRCA related interests related to fencing, access, etc. The restoration is scheduled to commence in Fall 2024, followed by the land conveyance that will be required prior to the occupancy of the first dwelling unit.

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

The subject property should be eligible for a tax exemption 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. 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.

Item 8.2

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Date: March 20, 2024

Attachments: 2

Attachment 1: Site Plan – 850 Riverside Drive, Town of Ajax

Attachment 2: Orthophoto – 850 Riverside Drive, Town of Ajax