

**Section I – Items for Board of Directors Action**

**TO:** Chair and Members of the Executive Committee  
Friday, September 13, 2024 Meeting

**FROM:** Kathryn Lockyer, Director, Legislative and Property Services

**RE:** **ACQUISITION FROM STERLING GROUP (CORONATION DRIVE) LIMITED PARTNERSHIP**  
GREENSPACE ACQUISITION PROJECT FOR 2021-2030  
Flood Plain and Conservation Component, Highland Creek Watershed (CFN 71314)

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**KEY ISSUE**

Acquisition of property located south of Lawrence Avenue East and east of Morningside Avenue, municipally known as 610 Coronation Drive, in the City of Toronto, under the “Greenlands Acquisition Project for 2021-2030,” Flood Plain and Conservation Component, Highland Creek watershed (CFN 71314).

**RECOMMENDATION:**

**IT IS RECOMMENDED THAT 0.85 hectares (2.08 acres), more or less, of vacant land, located south of Lawrence Avenue East and east of Morningside Avenue, said land being Part of Lot 6, Concession D, designated as Part 1 on Plan 66R-34077, municipally known as 610 Coronation Drive, in the City of Toronto, be purchased from Sterling Group (Coronation Drive) Limited Partnership;**

**THAT the purchase price be \$2.00;**

**THAT Toronto and Region Conservation Authority (TRCA) receive conveyance of the land free from encumbrances, except subject to existing service easements;**

**THAT the transaction 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 staff 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 subject lands were identified during the review of the site plan for a one storey industrial building at 610 Coronation. A landscape plan approved by City of Toronto and TRCA will also be implemented on the subject site. The owner has provided a letter of undertaking for the completion of the landscaping works and land transfer.

Negotiations have been conducted with Mr. Oz Kemal, Partner of MHBC, acting as agent for the owner.

Access to the subject lands will be achieved through City of Toronto's closed road allowance and Bennett Road. Additionally, the subject lands will be turned over to the City of Toronto for management under the existing management agreement and will be an addition to their holdings directly North of the property.

Attachment 1 is a plan showing 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.

The subject property is partially regulated and is located within the valley of a Highland Creek tributary. In addition, the subject property is located within the City of Toronto Natural Heritage System.

#### **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 land will be turned over to the City of Toronto for management

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under the existing management agreement. The property also has natural heritage features that may qualify for a 100% property tax exemption under the Conservation Land Tax Incentive Program.

### **FINANCIAL DETAILS**

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

**Report prepared by: Edlyn Wong, Senior Property Agent**

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**Date: July 22, 2024**

**Attachments: 2**

Attachment 1: Site Plan – 610 Coronation Drive, City of Toronto

Attachment 2: Orthophoto – 610 Coronation Drive, City of Toronto