

Section I – Items for Board of Directors Action

TO: Chair and Members of the Board of Directors
Friday, March 21, 2025 Meeting

FROM: Kathryn Lockyer, Director, Legislative and Property Services

RE: **ACQUISITION FROM NEW DUFFIN’S VILLAGE INC.**
GREENSPACE ACQUISITION PROJECT FOR 2021-2030
Flood Plan and Conservation Component, Duffins Creek
Watershed New Duffin’s Village Inc. (CFN 71358)

KEY ISSUE

Acquisition of property located north of Rossland Road W and west of Church Street N, municipally known as 1192 Church Street N, 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 71358).

RECOMMENDATION:

IT IS RECOMMENDED THAT 0.295 hectares (0.7289 acres), more or less, of vacant land/improvements, located north of Rossland Road W and west of Church Street N, said land being Part of Lot 15, Concession 3, designated as Block 26 on draft plan prepared by G. C. Laframboise at J. D. Barnes Limited under reference no. 19-25-666-07, municipally known as 1192 Church Street N, in the Town of Ajax, Regional Municipality of Durham, be purchased from New Duffin’s Village 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 TRCA's Greenspace Acquisition Project for 2021-2030.

The acquisition comes to TRCA through a rezoning to facilitate development of 79 residential units. The proposed Zoning By-Law amendment is located north of Rossland Road W and west of Church Street N, municipally known as 1192 Church Street N, in the Town of Ajax, Regional Municipality of Durham (PIN: 26408-2264). Access to the subject lands will be achieved through existing TRCA landholdings south (adjacent to lands already in the ownership of TRCA) of the open space being transferred to TRCA.

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. The subject land is located at 1192 Church Street North in the Town of Ajax and was previously subject to the following approved Municipal Planning Act applications: Draft Plan of Subdivision (S-A-2020-01), Official Plan Amendment (OPA20-A1), and Zoning By-law Amendment Application No. Z1/20. The site is regulated with respect to the Duffins Creek tributary and its associated regulatory storm floodplain which runs through the center of the site. As part of the applications that were reviewed, TRCA staff were able to request that the natural features and hazard limits be contained within Block 26 of the draft plan of subdivision and be conveyed into public ownership for long-term preservation and maintenance. As part of the conveyance, staff have also requested that there be municipal access easements placed over the headwalls that drain into Block 26 for maintenance, as well as restrictive covenants placed over the adjacent rear yards to limit access. Block 26 will also be re-naturalized, and several wetland pockets will be constructed as per the landscape drawing package. Securities for these plantings are being held by the Town of Ajax and will be released back to the applicant once it has been determined that the plantings have been achieved to TRCA's and Ajax's satisfaction and the required monitoring period has ended.

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: January 7, 2025

Attachments: 2

Attachment 1: Site Plan – 1192 Church Street N, Town of Ajax

Attachment 2: Orthophoto – 1192 Church Street N, Town of Ajax