

**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: DISPOSTION OF PERMANENT EASEMENT TO THE CORPORATION OF THE CITY OF VAUGHAN**  
Request from the Corporation of the City of Vaughan for a Permanent Easement of Toronto and Region Conservation Authority-owned Lands Required for rehabilitation of stormwater outfall and protection of an active erosion site, City of Vaughan, Humber River Watershed (CFN 71364)

---

**KEY ISSUE**

Receipt of a request from the Corporation of the City of Vaughan, for a permanent easement on Toronto and Region Conservation Authority (TRCA) owned lands located east of Islington Avenue and north of Willis Road, City of Vaughan, required for rehabilitation of stormwater outfall and protection of an active erosion site, Humber River Watershed.

**RECOMMENDATION:**

**IT IS RECOMMENDED THAT WHEREAS TRCA is in receipt of a request from the Corporation of the City of Vaughan (City of Vaughan) for the conveyance of a permanent easement on TRCA-owned lands located east of Islington Avenue and north of Willis Road, City of Vaughan, required for rehabilitation of stormwater outfall and protection of an active erosion site, Humber River watershed;**

**AND WHEREAS it is in the best interest of TRCA in furthering its objectives as set out in Section 20 of the Conservation Authorities Act to cooperate with City of Vaughan in this instance;**

**THEREFORE LET IT BE RESOLVED THAT a permanent easement on a parcel of TRCA-owned land containing 0.05 hectares (0.13 acres), more or less, required for rehabilitation of stormwater outfall and protection of an active erosion site, designated as Part 1 on a draft Plan prepared by J.D. Barnes Limited as reference number 24-12-400-**

**00, on November 18, 2024, City of Vaughan, be conveyed to City of Vaughan;**

**THAT consideration be the nominal sum of \$2.00 and all legal, survey and other costs to be paid by City of Vaughan;**

**THAT City of Vaughan is to fully indemnify TRCA from any and all claims from injuries, damages or costs of any nature resulting in any way, either directly or indirectly, from this conveyance or the carrying out of construction;**

**THAT an archaeological investigation be completed, with any mitigation measures being carried out to the satisfaction of TRCA staff, at the expense of City of Vaughan;**

**THAT a landscape plan be prepared for TRCA staff review and approval, in accordance with existing TRCA landscaping guidelines at the expense of City of Vaughan;**

**THAT a permit pursuant to the Conservation Authorities Act and Ontario Regulation 41/24 be obtained prior to the commencement of construction;**

**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**

City of Vaughan has requested the conveyance of a permanent easement on TRCA-owned lands, located east of Islington Avenue and north of Willis Road, in City of Vaughan, required for rehabilitation of stormwater outfall and protection of an active erosion site, Humber River Watershed.

The proposed works includes installation of vegetated buttress for bank protection, concrete headwall, and angular stone lined scour pad. The proposal also includes construction of a temporary access route and temporary watertight coffer dam to facilitate in-water works. City of Vaughan also proposes removal of the existing 700 mm concrete headwall and corroded outfall grate.

TRCA Planning and Technical staff have reviewed the project to ensure the detailed design and construction are in accordance with TRCA regulatory permitting responsibilities of the Conservation Authorities Act and Ontario

Regulation 41/24 and have no concerns. Additionally, a permission to enter will be issued to the City of Vaughan for the temporary works (e.g. access route and coffer dam).

For soil stabilization, all disturbed areas will be restored with topsoil, TRCA native non invasive seed mix. Further, a landscaping plan approved by TRCA staff will be implemented away from the stormwater infrastructure.

The subject TRCA-owned lands were acquired from City of Vaughan on April 5, 1956 for nominal consideration under the project Flood Homes Assistance.

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**

City of Vaughan has conveyed lands to TRCA over the years for nominal consideration of \$2.00 and has requested that TRCA lands required for City of Vaughan be for nominal consideration.

## **Relationship to TRCA's 2023-2034 Strategic Plan**

This report supports the following Pillar and Outcome 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

## **FINANCIAL DETAILS**

City of Vaughan has agreed to assume all legal, survey and other costs involved in completing this transaction.

**Report prepared by: Lendita Konjuvca, Property Agent**

**Email: [Lendita.Konjuvca@trca.ca](mailto:Lendita.Konjuvca@trca.ca)**

**For Information contact: Lendita Konjuvca, (437) 880-1963; Alexander Schuler, (437) 880-1950**

**Emails: [Lendita.Konjuvca@trca.ca](mailto:Lendita.Konjuvca@trca.ca); [Alexander.Schuler@trca.ca](mailto:Alexander.Schuler@trca.ca)**

**Date: January 27, 2025**

**Attachments: 2**

Attachment 1: Site Plan – Permanent Easement, City of Vaughan  
Attachment 2: Orthophoto – Permanent Easement, City of Vaughan