

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

**TO:** Chair and Members of the Executive Committee  
Meeting #9/18, Friday, November 09, 2018

**FROM:** Michael Tolensky, Chief Financial and Operating Officer

**RE:** **GREENLANDS ACQUISITION PROJECT FOR 2016-2020**  
Flood Plain and Conservation Component, Rouge River Watershed  
Sedgewick Property Inc. (CFN 60323)

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#### KEY ISSUE

Acquisition of property located west of Leslie Street and south of Bethesda Sideroad, in the Town of Richmond Hill, Regional Municipality of York, under the “Greenlands Acquisition Project for 2016-2020,” Flood Plain and Conservation Component, Rouge River watershed.

#### RECOMMENDATION

**THE EXECUTIVE COMMITTEE RECOMMENDS THAT 2.12 hectares (5.25 acres), more or less, of vacant land, located west of Leslie Street and south of Bethesda Sideroad, said land being Part of Lot 3, Concession 2 designated as Block 417 and Block 418 on draft Municipal Plan created April 19, 2018 by Holding Jones Vanderveen Inc. under job 01-1307 – MPLAN2, in the Town of Richmond Hill, Regional Municipality of York, be purchased from Sedgewick Property 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 firm Gowling WLG, be instructed to complete the transaction at the earliest possible date. 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 #A161/15 at Authority Meeting #8/15, held on September 25, 2015, approved the Greenlands Acquisition Project for 2016-2020. Negotiations have been conducted with Rowena Chen, Law Clerk, acting as agent for the owners - Sedgewick Property Inc. Access to the subject lands will be achieved through abutting TRCA-owned lands that contain frontage on Stouffville Road. Attachment 1 is a sketch illustrating the location of the subject lands.

## Item 8.2

### **RATIONALE**

The subject lands fall within TRCA's approved master plan for acquisition for the Rouge River watershed as outlined in the approved Greenlands Acquisition Project for 2016-2020. Through the review of the Zoning By-law Amendment ZB 54-15, and Subdivision Application #D03-03019; 19T(R)-03019 for residential development, TRCA staff established the limits of the open space land.

### **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 will not be eligible for a tax exemption in its current state. Taxes have been estimated at \$1,200/year. 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 is undertaken yearly and the results will be integrated into TRCA's conservation land care 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: October 3, 2018**

**Attachments: 1**