

Item 8.4.

Section I – Items for Board of Directors Action

TO: Chair and Members of the Executive Committee
Meeting #5/19, Friday, June 07, 2019

FROM: Michael Tolensky, Chief Financial and Operating Officer

RE: **GREENLANDS ACQUISITION PROJECT FOR 2016-2020**
Flood Plain and Conservation Component, Rouge River Watershed
Bruno and Michael Spinoso (CFN 61544)

KEY ISSUE

Acquisition of a portion of property located at the rear of 506 Rougemount Drive, in the City of Pickering, Regional Municipality of Durham, under the “Greenlands Acquisition Project for 2016-2020,” Flood Plain and Conservation Component, Rouge River watershed.

RECOMMENDATION

THE EXECUTIVE COMMITTEE RECOMMENDS THAT 0.12 hectares (0.29 acres), more or less, of vacant land, located at the rear of 506 Rougemount Drive, said lands being Part of Lots 101, 102, and 103 on Registered Plan 283 and designated as Part 3, Plan 40R-30323, in the City of Pickering, Regional Municipality of Durham, be purchased from Bruno and Michael Spinoso;

THAT the purchase price be \$2.00;

THAT the subject lands be transferred to Parks Canada for inclusion in the Rouge National Urban Park subject to Parks Canada agreeing to accept title;

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 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 #A161/15 at Authority Meeting #8/15, held on September 25, 2015, approved the Greenlands Acquisition Project for 2016-2020.

The subject property is adjacent to TRCA lands that are scheduled to be conveyed to Parks Canada by the end of May 2019 for inclusion in the Rouge National Urban Park (RNUP). TRCA staff has initiated discussions with Parks Canada staff about a process to deal with future acquisitions of land through the development process in or adjacent to the RNUP. Since there is a current opportunity to acquire the subject property, staff recommend proceeding with the acquisition prior to finalizing discussions with Parks Canada.

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Negotiations have been conducted with Mr. Michael Spinosa, owner.

Since the adjacent TRCA lands are scheduled to be transferred to Parks Canada, staff will secure appropriate access to the site prior to completing the transaction.

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 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 Severance Application, LD 123/2018, TRCA staff established the limits of the open space land. Further, the subject lands are adjacent to TRCA lands to the south.

Relationship to Building the Living City, the TRCA 2013-2022 Strategic Plan

This report supports the following strategies set forth in the TRCA 2013-2022 Strategic Plan:

Strategy 3 – Rethink greenspace to maximize its value

Strategy 4 – Create complete communities that integrate nature and the built environment

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 will not be eligible for a tax exemption in 2019 and the taxes will be approximately \$500 annually. 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 being 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.

Report prepared by: Edlyn Wong, extension 5711

Emails: ewong@trca.on.ca

For Information contact: Edlyn Wong, extension 5711, Mike Fenning, extension 5223

Emails: ewong@trca.on.ca, mfenning@trca.on.ca

Date: May 10, 2019

Attachments: 2

Attachment 1: Site plan

Attachment 2: Orthophoto