

## Item 8.4.

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

**TO:** Chair and Members of the Executive Committee  
Meeting #7/19, Friday, September 06, 2019

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

**RE:** **GREENLANDS ACQUISITION PROJECT FOR 2016-2020**  
Flood Plain and Conservation Component, Duffins Creek Watershed  
711371 Ontario Corp. (CFN 61809)

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#### KEY ISSUE

Acquisition of property located north of Webb Road and west of Brock Road, municipally known as 2549 Concession Road 4, in the Township of Uxbridge, Regional Municipality of Durham, under the “Greenlands Acquisition Project for 2016-2020,” Flood Plain and Conservation Component, Duffins Creek watershed.

#### RECOMMENDATION

**THE EXECUTIVE COMMITTEE RECOMMENDS THAT 3.13 hectares (7.735 acres), more or less, of vacant land, located north of Webb Road and west of Brock Road, said land being Part of Lot 8, Concession 4, designated as Block 8 on preliminary M-Plan prepared by Lloyd & Purcell, Job No: 16-648, municipally known as 2549 Concession Road 4, in the Township of Uxbridge, Regional Municipality of Durham, be purchased from 711371 Ontario Corp.;**

**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 Gardiner Roberts LLP, 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.

Negotiations have been conducted with the owner’s external legal counsel, HHL Law Firm, LLP.

Access to the subject lands will be achieved through its frontage off Newtown Reed Crescent and adjoining TRCA owned parcels.

Attached is a sketch illustrating the location of the subject lands.

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### **RATIONALE**

At Authority Meeting #7/16, held on September 23, 2016 Resolution #A152/16 was approved, authorising the acquisition of approximately 11.162 hectares (27.851 acres) of land, being Phase 1 of the development of the site. The subject lands comprise the second phase of the redevelopment of the property and are adjacent to, and connect, the acquired lands under Phase 1.

The subject lands fall within TRCA's approved master plan for acquisition for the Duffins Creek watershed as outlined in the approved Greenlands Acquisition Project for 2016-2020. Ontario Municipal Board proceedings, File Number PL956309, issued on March 26, 2013 for a Draft Plan of Subdivision 18T-97020 for residential development, established the limits of the open space land.

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

This report supports the following strategy set forth in the TRCA 2013-2022 Strategic Plan:  
**Strategy 3 – Rethink greenspace to maximize its value**

### **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.

**Report prepared by: Mike Fenning, extension 5223**

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**Date: July 30, 2019**

**Attachments: 2**

Attachment 1: Site plan

Attachment 2: Orthophoto