

Section I – Items for Board of Directors Action

TO: Chair and Members of the Executive Committee
Meeting #9/19, Friday, November 01, 2019

FROM: Michael Tolensky, Chief Financial and Operating Officer

RE: **GREENLANDS ACQUISITION PROJECT FOR 2016-2020**
Flood Plain and Conservation Component, Humber River Watershed
Acquisition from Alpheios Corporation (CFN 60396)

KEY ISSUE

Acquisition of a partial taking from a property located west of Peel Regional Road 50 and north of Old Church Road, municipally known as 8686 Old Church Road, in the Town of Caledon, Regional Municipality of Peel, under the “Greenlands Acquisition Project for 2016-2020,” Flood Plain and Conservation Component, Humber River watershed.

RECOMMENDATION

THE EXECUTIVE COMMITTEE RECOMMENDS THAT 41.68 hectares (103 acres), more or less, of vacant land, located west of Peel Regional Road 50 and north of Old Church Road, said land being Part of Lot 21, Concession 6, designated as Part 1 on Draft Reference Plan, prepared by J.D. Barnes, September 27, 2019 under reference number 19-30-432-00-A, municipally known as 8686 Old Church Road, in the Town of Caledon, Regional Municipality of Peel, be purchased from Alpheios Corporation;

THAT the purchase price be \$400,000;

THAT the purchase of the property be subject to funding being available from the Region of Peel’s Greenlands Securement Fund.

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. 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.

Resolution #A39/16 as amended by resolution #A40/16 approved at Authority Meeting #3/16 held on Friday, April 22, 2016 stated in part;

...THAT staff report back on an expansion plan for the Albion Hills Conservation Area, a land

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acquisition strategy, and future relationships between Albion Hills and nearby TRCA lands and projects; ...

Attempting to gauge the feasibility of expanding Albion Hills Conservation Area (AHCA) and based on the above resolution TRCA staff engaged Region of Peel staff and their consultants in a landowner outreach for the properties immediately adjacent to AHCA. In 2017 contact was made with 17 landowners that abut AHCA. While there was some interest shown in conveying land to TRCA, the two landowners that responded had unrealistic views of the properties value.

Ongoing negotiations over the past two years, have led to this opportunity. An appraisal was commissioned by TRCA in order to establish a fair market value for the rear portion of the property. TRCA staff concluded the negotiations and entering into an Agreement of Purchase and Sale, subject to Board of Directors approval.

The rear portion of the property (approx. 41 ha) is proposed to be purchased from the landowner leaving a legally conforming lot (approx. 6 ha) containing all improvements (residences, barns, outbuildings, etc.)

Negotiations have been conducted with Ursula Jochimsen-Vogdt, Officer, acting as agent for Alpheios Corporation.

Access to the subject lands will be achieved through its frontage on Old Church Road and through TRCA's existing lands within AHCA.

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 Humber River watershed as outlined in the approved Greenlands Acquisition Project for 2016-2020.

The property abuts AHCA to the north and west and is an ecologically high priority as it contains Core Areas of the Region of Peel Greenlands System including Core Woodland and Core Valley Land. The property is also located on the Oak Ridges Moraine and is designated as Oak Ridges Moraine Countryside Area, Natural Core Area, and Natural Linkage Area. The property is partially located within the flood plain of the Humber River. The wetlands in the west corner are part of the Innis-Gibson Lakes Kettles ANSI, which is a candidate Provincially Significant Life Science ANSI.

The property will help to conserve biological diversity and ecological integrity for future generations by adding forest, meadow, and successional habitats to AHCA. It will also increase the amount of wetlands, including swamp, marsh and open water habitats in public ownership. This increase in the terrestrial natural heritage system in public ownership will help to support viable wildlife populations in the long term by enhancing landscape scale natural processes and species mobility and dispersal.

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

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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 appears that a portion of the subject property should be eligible for a tax exemption. It is estimated that the taxable portion of the subject parcel of land will be \$700-\$800 per year. While it is anticipated that the addition of this property 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

The total costs including purchase price, survey, legal, appraisal, environmental site assessment, Land Transfer Tax and HST for this acquisition have been estimated at \$482,000. TRCA has applied to access funding through Peel Greenland Securement Fund for seventy percent (70%) of the costs. Region of Peel Council is expected to consider TRCA's request on December 12, 2019. The remainder of the costs related to this purchase are available in TRCA's ecosystem compensation account.

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Date: October 7, 2019

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Attachment 1: Site Plan

Attachment 2: Orthophoto