

Section I – Items for Board of Directors Action

TO: Chair and Members of the Executive Committee
Meeting #10/19, Friday, November 29, 2019

FROM: Michael Tolensky, Chief Financial and Operating Officer

RE: **GREENLANDS ACQUISITION PROJECT FOR 2016-2020**
Flood Plain and Conservation Component, Humber River Watershed
Kleinburg Village Development (CFN 62448)

KEY ISSUE

Acquisition of property located east of Islington Avenue and north of Major Mackenzie Drive, municipally known as 357 Stegman's Mill Road, in the City of Vaughan, Regional Municipality of York, under the "Greenlands Acquisition Project for 2016-2020," Flood Plain and Conservation Component, Humber River watershed.

RECOMMENDATION

THAT 0.37 hectares (0.9 acres), more or less, of vacant land, located east of Islington Avenue and north of Major Mackenzie Drive, said land being Part of Lots 22 and 24 on Registered Plan 11 and Part of Lot 24, Concession 8, designated as Parts 2 and 3 on Registered Plan 65R-38642, municipally known as 357 Stegman's Mill Road, in the City of Vaughan, Regional Municipality of York, be purchased from Kleinburg Village Development;

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, and subject to a permanent easement in favour of the City of Vaughan for the construction and maintenance of a trail on Part 2 on Registered Plan 65R-38642;

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.

Negotiations have been conducted with Mr. Grant Uyeyama, Principal Planner, KLM Planning Partners Inc. acting as agent for the owner.

Access to the subject lands will be achieved through its frontage on Stegman's Mill Road.

Item 7.3

Attachment 1 is a sketch illustrating the location of the subject lands. Attachment 2 is a sketch illustrating the location on an orthophoto.

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. Through the review of the Official Plan Amendment Application OP.15.006, Zoning By-law Amendment Application Z.15.02, and Site Plan Application DA.16.071 for residential development, TRCA staff 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 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

The City of Vaughan intends to construct and maintain a trail on Part 2 on Registered Plan 65R-38642. The permanent easement will provide for appropriate indemnification for TRCA.

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 a part of 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.

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Date: November 18, 2019

Attachments: 2

Attachment 1: Site Plan

Attachment 2: Orthophoto