

Section I – Items for Board of Directors Action

TO: Chair and Members of the Executive Committee
Meeting #1/20, Friday, March 13, 2020

FROM: Michael Tolensky, Chief Financial and Operating Officer

RE: **GREENLANDS ACQUISITION PROJECT FOR 2016-2020**
Flood Plain and Conservation Component, Duffins Creek Watershed
(CFN 61019)

KEY ISSUE

Acquisition of property located north of Kingston Road and west of Church Street, municipally known as 10 Elizabeth Street, in the Town of Ajax, 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 903 square metres (.22 acres), more or less, of vacant land, located north of Kingston Road and west of Church Street, said land being Part of Lot 16, Concession 2 designated as Part 3 on draft Registered Plan by IBW Surveyors dated August 20, 2018, municipally known as 10 Elizabeth Street, in the Town of Ajax, Regional Municipality of Durham, be purchased from the landowner;

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 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 Michael Wooderson, Lawyer, Thomas, Efraim LLP, acting as agent for the owners.

Access to the subject lands will be achieved through existing abutting TRCA owned lands to the west.

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

Item 8.4

RATIONALE

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. Through the review of the Land Division Application, TRCA staff established the limits of the open space land to be conveyed to TRCA as a condition of development approval.

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 2 – Manage our regional water resources for current and future generations

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, it would appear that 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

The lands are being conveyed for nominal value as a condition of development approval. Funds for the acquisition and transaction costs related to this purchase are available in the TRCA land acquisition capital account.

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Date: February 5, 2020

Attachments: 2

Attachment 1: Site Plan

Attachment 2: Orthophoto