

## Item 7.2

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

**TO:** Chair and Members of the Executive Committee  
Meeting #4/20, Friday, June 12, 2020

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

**RE: GREENLANDS ACQUISITION PROJECT FOR 2016-2020 (6351 STEELES AVENUE EAST)**  
Flood Plain and Conservation Component, Rouge River Watershed  
The Manufacturer's Life Insurance Company (CFN 62393 and CFN 62396)

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#### **KEY ISSUE**

Acquisition of property located south of Steeles Avenue East and east of Tapscott Road, municipally known as 6351 Steeles Avenue East, in the City of Toronto, under the "Greenlands Acquisition Project for 2016-2020," Flood Plain and Conservation Component, Rouge River Watershed.

#### **RECOMMENDATION**

**THE EXECUTIVE COMMITTEE RECOMMENDS THAT 6.468 hectares (15.983 acres), more or less, of vacant land, located south of Steeles Avenue East and east of Tapscott Road, said land being Part of Lots 14 and 15, Concession 5, formerly City of Scarborough, designated as Blocks 2, 3 and 4 on the Draft Plan of Proposed Subdivision, and 8.387 hectares (20.725 acres), more or less, of vacant land, also located south of Steeles Avenue East and east of Tapscott Road, said land being all of PIN 06053-0003, municipally known as 6351 Steeles Avenue East, in the City of Toronto, be purchased from The Manufacturer's Life Insurance Company;**

**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. 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 Andrew Sgro, Broccolini, acting as agent for the owners.

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Access to the northern portion of the subject lands will be achieved through its frontage on Steeles Avenue East and access to the southern portion of the subject lands will be achieved through Passmore Avenue.

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 are represented by two areas, together totalling 14.855 hectares (36.708 acres), both located within TRCA's approved master plan for acquisition for the Rouge River watershed as outlined in the approved Greenlands Acquisition Project for 2016-2020.

The first acquisition area is 6.468 hectares (15.983 acres) and represents the limits of the open space land as established by TRCA staff through the review of the Draft Plan of Subdivision and Site Plan Application.

The second acquisition area is 8.387 hectares (20.725 acres) and is a triangular parcel located in the valley and stream corridor of Morningside Creek southeast of the first acquisition area. Although the second acquisition area is located outside of the Draft Plan of Subdivision and Site Plan Application area, through discussions with TRCA staff as part of the development process, The Manufacturer's Life Insurance Company has agreed to convey this valley and stream corridor parcel to TRCA.

Environmental Site Assessment(s) will be conducted prior to acceptance of the transfer of lands.

### **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**

### **FINANCIAL DETAILS**

This parcel of land managed by the City of Toronto under the terms of the existing management agreement.

Funds for the costs related to this purchase are available in the TRCA land acquisition capital account.

### **DETAILS OF WORK TO BE DONE**

Staff will undertake all necessary actions to finalize the transaction and receive conveyance of the land.

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**Date: May 12, 2020**

**Attachments: 2**

Attachment 1: Site Plan

Attachment 2: Orthophoto