

Item 7.3

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 (12785 NINTH LINE, TOWN OF WHITCHURCH-STOUFFVILLE)**
Flood Plain and Conservation Component, Rouge River Watershed
Savena Cove Homes Inc. (CFN 63122)

KEY ISSUE

Acquisition of 3 property parcels located south of Bethesda Sideroad and east of Ninth Line, known as 12785 Ninth Line, in the Town of Whichurch-Stouffville, Regional Municipality of York, under the “Greenlands Acquisition Project for 2016-2020,” Flood Plain and Conservation Component, Rouge River watershed.

RECOMMENDATION

THE EXECUTIVE COMMITTEE RECOMMENDS THAT 3.58 hectares (8.84 acres), more or less, of vacant land, located south of Bethesda Sideroad and east of Ninth Line, said land being Part of Lot 4, Concession 9, designated as Parts A, B and C on Draft Plan of Subdivision, municipally known as 12785 Ninth Line, in the Town of Whichurch-Stouffville, Regional Municipality of York, be purchased from Savena Cove Homes Inc.;

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 Justin Pica, Development Manager, acting as agent for the owner.

Access to the subject lands will be achieved through municipal streets to be named within the subdivision.

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

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RATIONALE

The subject lands fall within TRCA's approved master plan for acquisition for the Rouge River watershed as outlined in the approved Greenlands Acquisition Project for 2016-2020. Through the review of the Draft Plan of Subdivision 19T(W)-17.002, TRCA staff established the limits of the open space land being conveyed to TRCA.

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 subject lands will be managed, insurance and taxes included, by the Town of Whitchurch-Stouffville under terms of the 2015 management agreement with The Corporation of the Town of Whitchurch-Stouffville.

FINANCIAL DETAILS

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

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Date: May 12, 2020

Attachments: 2

Attachment 1: Site Plan

Attachment 2: Orthophoto