

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 (50 HUMBERWOOD BOULEVARD, CITY OF TORONTO)**
Flood Plain and Conservation Component, Humber River Watershed
Humberwood Holding Corp. (CFN 63121)

KEY ISSUE

Acquisition of two property parcels, one property parcel located on the northeast corner of Humberwood Boulevard and Rexdale Boulevard municipally known as 50 Humberwood Boulevard, in the City of Toronto (“Parcel 1”), and the second property parcel located on the west side of Humberwood Boulevard south of Honeyview Place, in the City of Toronto (“Parcel 2”) under the “Greenlands Acquisition Project for 2016-2020,” Flood Plain and Conservation Component, Humber River watershed.

RECOMMENDATION

THE EXECUTIVE COMMITTEE RECOMMENDS THAT 0.473 hectares (1.17 acres), more or less, of vacant land, located on the northeast corner of Humberwood Boulevard and Rexdale Boulevard, said land being Block 247, Registered Plan 66M-2258 and designated as Block 9 on draft Plan of Subdivision prepared by J.D. Barnes Limited, Reference No. 16-15-008-00, municipally known as 50 Humberwood Boulevard, in the City of Toronto, be purchased from Humberwood Holding Corp.;

AND FURTHER THAT 0.109 hectares (.27 acres), more or less, of vacant land located on the west side of Humberwood Boulevard south of Honeyview Place, said lands being Block 118, Registered Plan 66M-2227, in the City of Toronto, be purchased from Humberwood Holding Corp.;

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.

Item 7.4

Negotiations have been conducted with Louise Foster, Vice -President, Land Development, Tribute Communities acting as agent for the owners.

Parcel 1 is acquired pursuant to a condition of subdivision with the developer. Parcel 2 is a remnant parcel from a 1980's Plan of Subdivision that ended up being constrained by the flood plain after it was created. As a result, it has no development potential and therefore we negotiated with the owner to have it conveyed as part of the 50 Humberwood Plan of Subdivision. Both subject lands are contiguous with the TRCA-owned lands.

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. Through the review of the Plan of Subdivision Application 16 133595 WET 02 SB, TRCA staff established the limits of the open space land.

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 item set forth in the TRCA 2013-2022 Strategic Plan:
Strategy 4 – Create complete communities that integrate nature and the built environment

TAXES AND MAINTENANCE

These parcels of land will be managed by the City of Toronto under the terms of the existing management agreement.

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 29, 2020

Attachments: 2

Attachment 1: Site Plan

Attachment 2: Orthophoto