

Section I – Items for Board of Directors Action

TO: Chair and Members of the Executive Committee
Meeting #7/20, Friday, November 06, 2020

FROM: Michael Tolensky, Chief Financial and Operating Officer

RE: **GREENLANDS ACQUISITION PROJECT FOR 2016-2020 (10390 PINE VALLEY DRIVE)**
Flood Plain and Conservation Component, Humber River Watershed
Country Wide Homes (Pine Valley Estates) Inc. (CFN 63436)

KEY ISSUE

Acquisition of property located west of Pine Valley Drive and south of Teston Road, municipally known as 10390 Pine Valley Drive, 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

THE EXECUTIVE COMMITTEE RECOMMENDS THAT 10.8 hectares (26.7 acres), more or less, of vacant land, located west of Pine Valley Drive and south of Teston Road, said land being Part of Lots 23 and 24 Concession 7, being Blocks 167 and 169 on draft Subdivision Plan, prepared by Schaeffer Dzaldov Bennett Ltd., municipally known as 10390 Pine Valley Drive, in the City of Vaughan, Regional Municipality of York, be purchased from Country Wide Homes (Pine Valley Estates) 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 TRCA staff 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 Sam Morra, Senior Vice President, Planning and Development, Condor Properties Ltd., and Solicitors acting as agent for the owners.

Access to the subject lands will be achieved through an appropriate 5-metre wide access, by way of a temporary easement, to be placed on the parcel of lands abutting to the north. The final location of which will be determined satisfactory to TRCA staff.

Item 7.2

Attachment 1 is a sketch illustrating the location of the subject lands and **Attachment 2** is an Orthophoto of 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 draft Plan of Subdivision, 19T-06V12, 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 set forth in the TRCA 2013-2022 Strategic Plan:

Strategy 4 – Create complete communities that integrate nature and the built environment

Strategy 3 – Rethink greenspace to maximize its value

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 appears 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

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

Report prepared by: Cheryl Waters, extension 5859

Emails: cheryl.waters@trca.ca

For Information contact: Cheryl Waters, extension 5859 or Daniel Byskal, extension 6452

Emails: cheryl.waters@trca.ca or daniel.byskal@trca.ca

Date: September 28, 2020

Attachments: 2

Attachment 1: Site Plan

Attachment 2: Orthophoto