

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 (7476 KIPLING AVENUE)**
Flood Plain and Conservation Component, Humber River Watershed
Portside Developments (Kipling) Inc. (CFN 61641)

KEY ISSUE

Acquisition of property and conservation easement located at 7476 Kipling Avenue, 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 0.99 hectares (2.47 acres), more or less, of vacant land, located at 7476 Kipling Avenue, said land being Part of Lot 4, Concession 8 designated as Parts 4 and 5 on draft Plan of Survey prepared by Salna Surveying OLS, Job No:17010,CAD File: 7476-Kipling-RP6.DWG in the City of Vaughan, Regional Municipality of York, be purchased from Portside Developments (Kipling) Inc.;

THAT a conservation easement for the protection of the environmental features and functions containing 0.16 hectares (0.40 acres), more or less, said land being Part of Lot 4, Concession 8, designated as Parts 2 and 3 on draft Plan of Survey prepared by Salna Surveying OLS, Job NO:17010, CAD File: 7476-Kipling-RP6.DWG in the City of Vaughan, Regional Municipality of York, be purchased from Portside Developments (Kipling) Inc.;
THAT a permanent easement of 0.06 hectares (0.15 acres), more or less, said land being Part of Lot 4, Concession 8, designated as Part 5 on draft Plan of Survey prepared by Salna Surveying OLS, Job NO: 17010, CAD File: 7476-Kipling-RP6.DWG be granted to Portside Developments (Kipling) 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.

Item 7.1

Negotiations have been conducted with Marcus Martins, Humphries Planning Group Inc. acting as agent for the owners.

Access to the subject lands will be achieved through access easement through the residential development.

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 Official Plan Amendment Application (OP.13.003), Zoning By-law Amendment Application (Z.13.005), and OMB's Minutes of Settlement (PL130802 and PL130994) for residential development, TRCA staff established the limits of the open space land and conservation easement.

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

Based on preliminary property tax estimates, the property tax for subject parcel of land will be approximately \$1,500 annually. 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.

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Date: October 5, 2020

Attachments: 2

Attachment 1: Site Plan

Attachment 2: Orthophoto