

Section I – Items for Board of Directors Action

TO: Chair and Members of the Executive Committee
Friday, February 05, 2021 Meeting

FROM: Michael Tolensky, Chief Financial and Operating Officer

RE: **GREENSPACE ACQUISITION PROJECT FOR 2021-2030**
Marshall Homes (Altona) Inc. (CFN 62848)

KEY ISSUE

Acquisition of property located west side of Altona Road and south of Finch Avenue, municipally known as 1956 Altona Road, in the City of Pickering, Regional Municipality of Durham, under the “Greenspace Acquisition Project for 2021-2030.

RECOMMENDATION

THE EXECUTIVE COMMITTEE RECOMMENDS THAT 1.74 hectares (4.30 acres), more or less, of vacant land, located west side of Altona Road and south of Finch Avenue, said land being Part of Lots 2 and 3, Registered Plan 338, designated as Parts 2 and 3 on Registered Plan 40R-30889, municipally known as 1956 Altona Road, in the City of Pickering, Regional Municipality of Durham, be purchased from Marshall Homes (Altona) Inc.;

THAT the purchase price be \$2.00;

THAT a permanent easement for a head wall, polishing swale and maintenance will be granted to Marshall Homes (Altona) Inc. on Part 3, 40R-30889;

THAT the consideration be \$10,000 for the permanent easement;

THAT Toronto and Region Conservation Authority (TRCA) receive conveyance of the land free from encumbrance, subject to existing service easements;

THAT the transaction be completed 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 Marshall Homes (Altona) Inc.;

AND FURTHER THAT once Ministerial approval of the Greenspace Acquisition Project 2021-2030 is received, 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 #A28/20 at Board of Directors Meeting #3/20, held on April 24, 2020, approved the Greenspace Acquisition Project for 2021-2030.

Negotiations have been conducted with Dugald Wells, General Manager of Marshall Homes.

Access to the subject lands will be achieved through adjacent TRCA property.

Item 7.1

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 Greenspace Acquisition Project for 2021-2030. Through the review of the Draft Plan of Condominium (CP-2020-02), TRCA staff established the limits of the open space land.

Further, a permanent easement for a head wall, polishing swale and maintenance access will be granted to Marshall Homes (Altona) Inc. on Part 3, 40R-30889.

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

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 would appear 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.

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Date: December 14, 2020

Attachments: 2

Attachment 1: Site Plan

Attachment 2: Orthophoto