

## Section I – Items for Board of Directors Action

**TO:** Chair and Members of the Executive Committee  
Friday, April 09, 2021 Meeting

**FROM:** Michael Tolensky, Chief Financial and Operating Officer

**RE: GREENSPACE ACQUISITION PROJECT FOR 2021-2030 (COUGS (DUFFINS VILLAGE) LTD.)**  
Flood Plain and Conservation Component, Duffins Creek Watershed  
Cougs (Duffins Village) Ltd. (CFN 64683)

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### KEY ISSUE

Acquisition of property located east of Church Street and north of Rossland Road, in the Town of Ajax, Regional Municipality of Durham, under the “Greenspace Acquisition Project for 2021-2030,” Flood Plain and Conservation Component, Duffins Creek watershed.

### RECOMMENDATION

**THE EXECUTIVE COMMITTEE RECOMMENDS THAT 5.05 hectares (12.47 acres), more or less, of vacant land, located east of Church Street and north of Rossland Road, said land being all of PIN 26408-1528 (LT), legally described as Part Lot 14, Concession 3 Pickering, Parts 1 and 2, Plan 40R-4663, Save and Except Parts 1 and 2, Plan 40R-29414, Town of Ajax; Part of PIN 26408-2037 (LT), legally described as Part Lot 14, Concession 3 Pickering, being Part 2, Plan 40R-29414, Except Plan 40-M2691, Town of Ajax; PIN 26408-02035 (LT) legally described as Part Lot 13, Concession 3 Pickering, Part 1, Plan 40R-25752, Save and Except Plan 40M-2436 and Except Plan 40M-2691, Town of Ajax, and; PIN 26408-2041 (LT) Block 2, on plan 40M-2041; and an access easement through Block 1 on Plan 40M-2691; all in Town Ajax, Regional Municipality of Durham, be purchased from Cougs (Duffins Village) Ltd.;**

**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 transaction 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 TRCA;**

**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 Ian McCullough, Vice President of Land Development, Coughlan Homes.

## Item 7.3

Access to the subject lands will be achieved through an access easement through the townhouse complex.

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 plan for acquisition as outlined in the approved Greenspace Acquisition Project for 2021-2030. Through the review of the Plan of Subdivision Application S-A-2016-02 and Plan of Condominium Application C-A-2016-02, 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 strategy set forth in the TRCA 2013-2022 Strategic Plan: **Strategy 4 – Create complete communities that integrate nature and the built environment**

### **FINANCIAL DETAILS**

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

The annual costs regarding the subject lands are projected to be:

- 1) The subject property is eligible for a property tax exemption under the provincial Conservation Land Tax Incentive Program; and
- 2) The management cost associated with these subject lands is estimated to be \$2,348 annually (aggregate value based on low service lands consisting of biennial property line inspections and anticipated hazard tree removal).

The management costs will be added to future annual budgetary requests to the Regional Municipality of Durham.

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**Date: March 6, 2021**

**Attachments: 2**

**Attachment 1: Site Plan**

**Attachment 2: Orthophoto**