

Section I – Items for Board of Directors Action

TO: Chair and Members of the Board of Directors
Friday, January 14, 2022 Meeting

FROM: Michael Tolensky, Chief Financial and Operating Officer

RE: **ACQUISITION FROM YOUR HOME DEVELOPMENTS (LAKE DRIVEWAY) INC.**
Greenspace Acquisition Project 2021 – 2030. Flood Plain and Conservation Component, Duffins Creek Watershed (CFN 66327)

KEY ISSUE

Acquisition of property located west of Lake Driveway W and south of Green Court, municipally known as 253-255 Lake Driveway W, in the Town of Ajax, Regional Municipality of Durham, under the “Greenspace Acquisition Project for 2016-2020,” Flood Plain and Conservation Component, Duffins Creek watershed.

RECOMMENDATION

THE EXECUTIVE COMMITTEE RECOMMENDS THAT 0.16 hectares (0.4 acres), more or less, of vacant land, located west of Lake Driveway W and south of Green Court, said land being Part of Block 1, Plan 40M1486, designated as Parts 2 and 3, Town of Ajax, Regional Municipality of Durham, Job No. 17-072, dated October 21, 2021 prepared by R-PE Surveying Ltd., municipally known as 253-255 Lake Driveway W, in the Town of Ajax, Regional Municipality of Durham, be purchased from Your Home Developments (Lake Driveway) Inc.;

THAT the purchase price be \$2;

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 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 #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 Scott Waterhouse, Planning Manager, GHD, acting as agent for the owners Your Home Developments (Lake Driveway) Inc.

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

Item 7.2

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 Site Plan Application No. SP6/21 and Zoning By-law Amendment Application No. Z4/20, TRCA staff established the limits of the lands to be conveyed into public ownership, as the dripline of contiguous vegetation plus the TRCA required 10m buffer. These lands are consistent with the Natural System located to the west of the site which is currently under TRCA ownership and management.

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, the subject property should be eligible for a tax exemption. It is expected that the subject parcel of land will not significantly impact TRCA's maintenance costs at this location.

FINANCIAL DETAILS

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

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Date: November 19, 2021

Attachments: 2

Attachment 1: Site Plan

Attachment 2: Orthophoto