

Section I – Items for Board of Directors Action

TO: Chair and Members of the Executive Committee
Friday, January 14, 2022 Meeting

FROM: Michael Tolensky, Chief Financial and Operating Officer

RE: SANOFI PASTEUR LIMITED
Request for Permanent Easements Required for Existing Sanitary and Stormwater Infrastructure, City of Toronto, Don River Watershed (CFN 42851)

KEY ISSUE

Receipt of a request from Sanofi Pasteur Limited for two permanent easements required for existing sanitary and stormwater infrastructure, located south of Steeles Avenue West and east of Dufferin Street, in the City of Toronto, Don River watershed.

RECOMMENDATION

THE EXECUTIVE COMMITTEE RECOMMENDS THAT WHEREAS Toronto and Region Conservation Authority (TRCA) is in receipt of a request from Sanofi Pasteur Limited for two permanent easements required for existing sanitary and stormwater infrastructure, located south of Steeles Avenue West and east of Dufferin Street, in the City of Toronto, Don River watershed;

AND WHEREAS it is in the best interest of TRCA in furthering its objectives as set out in Section 20 of the *Conservation Authorities Act* to cooperate with Sanofi Pasteur Limited in this instance;

THEREFORE LET IT BE RESOLVED THAT a permanent easement containing 0.13 hectares (0.32 acres), more or less, of vacant land, required for existing stormwater infrastructure, Part of Lot 24 Concession 2, W.Y.S. designated as Part 1 on Registered Plan 66R-24924, in the City of Toronto, be conveyed to Sanofi Pasteur Limited, and that a permanent easement containing 0.25 hectares (0.62 acres), more or less, of vacant land, required for existing sanitary infrastructure, Part of Lot 24 Concession 2, W.Y.S. designated as Parts 1, 2 and 3 on Draft Plan of survey by Speight, van Nostrand & Gibson Limited, Job No. 201-0140, in the City of Toronto, be conveyed to Sanofi Pasteur Limited;

THAT consideration be \$525,855; all legal, appraisal, survey, planning approval, and other costs to be paid by Sanofi Pasteur Limited;

THAT Sanofi Pasteur Limited is to fully indemnify TRCA from any and all claims from injuries, damages or costs of any nature resulting in any way, either directly or indirectly, from this conveyance;

THAT an archaeological investigation be completed, with any mitigation measures being carried out to the satisfaction of TRCA staff, at the expense of Sanofi Pasteur Limited;

THAT a permit pursuant to Ontario Regulation 166/06, as amended, be obtained by Sanofi Pasteur Limited prior to the commencement of construction;

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THAT all TRCA lands disturbed by the proposed works be revegetated/stabilized following construction and where deemed appropriate by TRCA staff, a landscape plan be prepared for TRCA staff review and approval in accordance with existing TRCA landscaping guidelines, at the expense of Sanofi Pasteur Limited;

THAT said conveyance be subject to the approval of the Minister of the Environment, Conservation and Parks in accordance with Section 21(2) of the *Conservation Authorities Act*, R.S.O. 1990, Chapter C.27, as amended, if required;

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

Sanofi Pasteur Limited has sanitary infrastructure on TRCA property that existed when TRCA acquired the property from the University of Toronto. Sanofi and has requested a permanent easement across TRCA-owned lands located south of Steeles Avenue West and east of Dufferin Street, in the City of Toronto, Don River watershed to formally recognize the sanitary infrastructure and undertake upgrades to the sanitary system.

Sanofi Pasteur Limited also has stormwater infrastructure on TRCA property and has requested a permanent easement to formally recognize the stormwater infrastructure.

The subject TRCA-owned lands were acquired from The Governing Council of the University of Toronto on September 28, 1972 under the Finch Dam and Reservoir Project (F.7.A.).

Attachment 1 is a sketch illustrating the location of the permanent easements. **Attachment 2** is an orthophoto illustrating the location of the permanent easements.

RATIONALE

In 1972 TRCA acquired the subject valley lands from the University of Toronto for the Finch Dam and Reservoir Projects. At the time of acquisition, the property contained sanitary infrastructure that serviced the University's property. A formal easement for the infrastructure was not registered at the time of acquisition. There is also stormwater infrastructure that services the former University of Toronto property, now owned by Sanofi Pasteur Limited.

Sanofi Pasteur Limited has requested permanent easements to formally recognize the sanitary and stormwater infrastructure on TRCA's property and to undertake upgrades to the sanitary system.

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

Sanofi Pasteur Limited has agreed to assume all legal, survey, planning approval and other costs involved in completing this transaction. The revenue from the easement will be deposited into the Provincial Land Sale Reserve.

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Date: November 18, 2021

Attachments: 2

Attachment 1: Site Plan

Attachment 2: Orthophoto