

## **Sale of Former Brock North and South Landfill Sites**

<b>Date:</b>	June 3, 2010
<b>To:</b>	Government Management Committee
<b>From:</b>	Chief Corporate Officer
<b>Wards:</b>	N/A
<b>Reference Number:</b>	P:\2010\Internal Services\RE\Gm10049re (AFS #12295)

### **SUMMARY**

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The purpose of this report is to obtain Council approval for the sale of the former Brock North and Brock South Landfill sites to the Toronto Region Conservation Authority (TRCA) for nominal consideration.

The terms of completing this transaction are attached as Appendix A.

### **RECOMMENDATIONS**

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#### **The Chief Corporate Officer recommends that:**

1. The City accept an Offer to Purchase from the TRCA to purchase the City-owned parcel of land, known as the former Brock North and Brock South Landfill Sites and shown on Appendix B, (the "Properties"), for two dollars (\$2.00) substantially on the terms and conditions outlined in Appendix "A" to this report.
2. City Council authorize each of the Chief Corporate Officer and the Director of Real Estate Services severally to accept the Offer to Purchase on behalf of the City.
3. City Council authorize the City Solicitor to complete the transaction on behalf of the City, including paying any necessary expenses, amending the closing, due diligence and other dates, and amending and waiving terms and conditions, on such terms as she considers reasonable.

## **Financial Impact**

Although the Properties will be conveyed for nominal consideration to the TRCA, the transfer agreement will provide that any monies that are generated by any future sale or long term management agreement for use of the Properties, or any portion or portions of the Properties, will be remitted by the TRCA to the City of Toronto or paid directly to the City of Toronto.

Portions of the Properties are tenanted under five (5) separate leases, which yield a total rental revenue of approximately \$4,800.00 per month. Four of the leases are residential properties and one is a commercial lease for vacant land. The Properties will be conveyed subject to those leases. This income is currently collected by Real Estate Services and once the Properties are conveyed, TRCA will be responsible for the maintenance of the residential properties and will receive the rental income.

Appropriate adjustments will be submitted as part of the 2011 Operating Budget submission in order to reflect any revenue changes.

The Deputy City Manager and Chief Financial Officer has reviewed this report and agrees with the financial impact information.

## **DECISION HISTORY**

In accordance with the City's Real Estate Disposal By-law, No. 814-2007, the Properties were declared surplus on March 23, 2010 (DAF No. 2010-025), with the intended manner of disposal to be by sale to the TRCA.

## **ISSUE BACKGROUND**

The Properties were acquired in 1969 for use as a landfill site. At that time, in order to purchase land for use as a landfill in another jurisdiction, the Municipality of Metropolitan Toronto ("Metro") was required to enter into an agreement with the local municipality, which at the time was the Township of Pickering. The required agreement, among other matters, provided that "on completion of the refuse disposal sites, the land would be turned over to the Metropolitan Toronto and Region Conservation Authority, (now the TRCA), for recreation purposes." The Properties are part of the Duffins Creek watershed, within the TRCA regulation limit.

## **COMMENTS**

In the late 1970's a small portion of the Brock North was temporarily used as a landfill site. However, in 1997, the waste was excavated from Brock North and deposited in Brock West, another City-owned property, west of Brock Road, north of 3<sup>rd</sup> Concession in the City of Pickering. Brock West landfill was closed in the 1990's.

In order to fulfill the requirements of the agreement between the Township of Pickering and Metro, the Properties will be transferred at nominal cost to the TRCA. The City of

Pickering (“Pickering”) has contacted the City and TRCA regarding the possibility of purchasing a portion of the Brock North site for use as an active recreational park and an extension to the Pickering Museum. The transfer agreement with TRCA will allow TRCA to enter into a long-term Management Agreement with Pickering for the area required at market value, with all proceeds coming to the City of Toronto.

The Brock North site, which is located on the south side of Highway No.7, east of Sideline 16 and north of Concession 5 in the City of Pickering, is approximately 732.4 acres (296.4 hectares). Brock South is located south of Concession 5, east of Sideline 16 and west of Church Street North, in the Town of Ajax, and is approximately 237 Acres (95.5 hectares) in area.

The Properties are designated as Major Open Space Area in the Regional Municipality of Durham’s Official Plan. Brock North is designated as Open Space System – Natural Areas in the City of Pickering’s Official Plan and is zoned Rural Agricultural Zone A. Brock South is designated as Rural Areas in the Town of Ajax Official Plan and is zoned Permanent Country. They are designated as Protected Countryside – natural heritage system.

## **CONTACT**

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## **SIGNATURE**

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Bruce Bowes, P. Eng,  
Chief Corporate Officer

## **ATTACHMENTS**

Appendix “A” – Terms and Conditions  
Appendix “B” – Site Map