SUMMARY

This report has been prepared jointly with the Toronto and Region Conservation Authority (TRCA) to provide an update on land purchased in 2009 using Toronto Water Capital funding and seek approval to revise the previously approved Property Acquisition List to add additional properties.

RECOMMENDATIONS

The General Manager, Toronto Water and Chief Administrative Officer, Toronto and Region Conservation Authority recommend that:

1. Toronto and Region Conservation Authority (TRCA) be authorized to apply to use the funds available in the approved Toronto Water 2010 Capital Budget to complete acquisitions for properties identified in the confidential list dated May 3, 2010, included as Attachment 1;
2. TRCA complete the acquisitions according to the criteria set out in the Policy and Finance Committee Report 7, Clause 37, as adopted by City Council on July 19, 20, 21 and 26, 2005 in a form and manner acceptable to City officials;

3. City Council authorize the public release of the confidential information contained in Attachment 1 after the acquisition of the properties by the Toronto and Region Conservation Authority has been completed; and

4. The appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

Financial Impact

Funding is available to support the acquisition of properties in accordance with the City’s Land Acquisition Criteria for Source Water Protection in the approved Toronto Water 2010 Capital Budget under WBS Element CWW473-01 Land Acquisition for Source Water Protection.

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

DECISION HISTORY


**ISSUE BACKGROUND**

The protection of Lake Ontario as the source of potable water for the City of Toronto is a high priority of the City. It is recognized that protecting and improving the water quality of the various river systems and watersheds that flow into Lake Ontario through the City of Toronto is an important objective in source water protection. Currently, Toronto Water is implementing the Council approved Wet Weather Flow Master Plan (WWFMP) to help meet this objective.

Another important tool to help meet this objective is the protection of the river systems and watersheds through acquisition of key parcels of land, as they become available. Council has approved a list of properties that are eligible for funding from the Land Acquisition for Source Water Protection Reserve.

Toronto and Region Conservation Authority has been working with Toronto Water to acquire properties from the approved list since 2005 and this report serves to provide an annual update of activity undertaken in 2009.

**COMMENTS**

The following properties were secured in 2009:

<table>
<thead>
<tr>
<th>Property</th>
<th>Acreage</th>
<th>Total Costs</th>
<th>Toronto Water Funding</th>
</tr>
</thead>
<tbody>
<tr>
<td>Muise Property AR - Peel Region</td>
<td>4.13</td>
<td>$320,050</td>
<td>$87,525</td>
</tr>
<tr>
<td>Klees Property AD - York Region</td>
<td>39.33</td>
<td>$1,410,000</td>
<td>$470,000</td>
</tr>
<tr>
<td>Runnymede Property Q - Toronto</td>
<td>67.65</td>
<td>$3,151,000</td>
<td>$3,151,000</td>
</tr>
<tr>
<td>Happy Valley Property O - York</td>
<td>54.30</td>
<td>$822,227</td>
<td>$274,076</td>
</tr>
<tr>
<td>Love Property AM - Toronto</td>
<td>0.34</td>
<td>$425,000</td>
<td>$425,000</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>165.75</td>
<td><strong>$6,128,277</strong></td>
<td><strong>$4,407,601</strong></td>
</tr>
</tbody>
</table>

Negotiations are at various stages for several other properties on the list and Council will be advised on an annual basis as these discussions are finalized.
TRCA staff have prepared an updated list of properties which have been reviewed by Toronto Water staff and are considered eligible for funding from the Land Acquisition for Source Water Protection Capital Account. Further, the listed properties are within the TRCA master plan for acquisition and meet TRCA criteria to be considered for acquisition.

The details of the new properties are included in Attachment #1, along with an updating of the list to identify properties purchased. By approving the amended list of properties, Council will enable TRCA, working with city officials, to secure purchase and sale agreements in a timely and accountable manner.

For all land acquisitions, TRCA will secure independent appraisals to ensure fair market value. Officials in the Facilities and Real Estate Division and in the office at the Deputy City Manager and Chief Financial Officer will have the opportunity to review all purchase and sale agreements and supporting documentation prior to agreements being finalized.

In accordance with approved policies, funding for acquisitions outside city boundaries will be no more than 33% of the total cost. Matching funds from other participating municipalities, the Province of Ontario or other sources to at least 67% must be secured. Within the City of Toronto, because matching funding is difficult to secure, up to 100% City funds may be used.

**CONTACT**

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**SIGNATURE**

Lou Di Gironimo  
General Manager  
Toronto Water

Brian Denney  
Chief Administrative Officer  
Toronto Region Conservation Authority

**ATTACHMENTS**

Attachment 1: (Confidential) Toronto Water Land Acquisition Source Water Protection – 2010 Status Report and Updated Property Acquisition List