



August 6, 2004

Ms. Liana Haughton
Manager of Real Estate
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON
L6A 1T1

Dear Ms. Haughton:

**Re: Fee Simple Conveyance of TRCA Property for
Vaughan West Fire and EMS Station
S/E Corner of Canada Company Avenue and Islington Avenue Intersection
Part of Lot 18, Concession 7
City of Vaughan, Regional Municipality of York
CFN 35080**

Please be advised that the Toronto and Region Conservation Authority (TRCA) at its Meeting #7/04 held on July 23rd, 2004, approved your request for the conveyance of TRCA lands required for a proposed, joint Vaughan Fire Rescue / York Region EMS Paramedic Station. The following resolution was adopted:

RES.#A212/04

WHEREAS a fragment of Toronto and Region Conservation Authority (TRCA) land consisting of 0.75 hectares (1.84 acres), more or less, being Part of Lot 18, Concession 7, located on the southeast corner of the Canada Company Avenue and Islington Avenue intersection, in the City of Vaughan, Regional Municipality of York, Humber River watershed be declared surplus to the requirements of the TRCA;

WHEREAS the TRCA is in receipt of an offer from officials at the City of Vaughan and The Regional Municipality of York to purchase the surplus land in this instance;

WHEREAS it is in the opinion of the TRCA that it is in the best interests of the TRCA in furthering its objectives, as set out in Section 20 of the Conservation Authorities Act to cooperate and complete a sale to the City of Vaughan and/or The Regional Municipality of York in this instance;

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**York Region
Emergency Medical Services**



THEREFORE LET IT BE RESOLVED THAT a parcel of TRCA-owned tableland containing 0.75 hectares (1.84 acres), more or less, be sold to the City of Vaughan and/or The Regional Municipality of York for the construction of a Fire / EMS station, located on the southeast corner of the Canada Company Avenue and Islington Avenue intersection, said land being Part of Lot 18, Concession 7, City of Vaughan, Regional Municipality of York as illustrated on the attached sketch;

THAT the TRCA request approval of the Minister of Natural Resources to complete the sale of the subject land on the following terms and conditions:

(a) the sale price is to be the sum of \$372,470 per acre based on the acreage of the property as certified by an Ontario Land Surveyor, i.e. 1.84 acres x \$372,470 = \$685,345;

(b) the subject land is to be used solely for a Fire/EMS Station;

(c) the Fire / EMS Station and landscaped area must take advantage of "green" technologies and native vegetation wherever possible;

(d) completion of this sale will be subject to any Planning Act approvals that may be required;

(e) the transaction is to be completed at the earliest possible date with payment in full to the TRCA in cash on closing;

(f) all legal, survey, and other costs are to be paid by the City of Vaughan and the Regional Municipality of York;

(g) any additional conditions as deemed appropriate by the TRCA solicitor;

THAT an archaeological investigation is to be conducted by TRCA Cultural Heritage staff before any site disturbance with any mitigative measures to be carried out all at the expense of the City of Vaughan and The Regional Municipality of York;

THAT the City of Vaughan and The Regional Municipality of York are to fully indemnify the TRCA from any and all claims for injuries, damages, or loss of any nature resulting in any way, either directly or indirectly, from this sale or the carrying out of construction;

THAT the sale be subject to the approval of the Minister of Natural Resources in accordance with Section 21(2) of the Conservation Authorities Act, R.S.O. 1990, Chapter C.27 as amended;

AND FURTHER THAT the appropriate TRCA officials be authorized and directed to take whatever action may be required to give effect hereto, including the obtaining of necessary approvals and the execution of any documents.

CARRIED

In accordance with the above resolution, our Cultural Heritage staff must perform an archaeological review for this site. Bob Burgar, the TRCA's Coordinator of Heritage Projects, will be conducting this review; if you have any questions in this regard, please contact Mr. Burgar at 416-661-6600, extension 5270. In addition, we require a landscape plan for vegetation replacement on the TRCA lands that will be impacted by this project. Once the landscape plan has been prepared, please forward three (3) copies to this office for review by our staff.

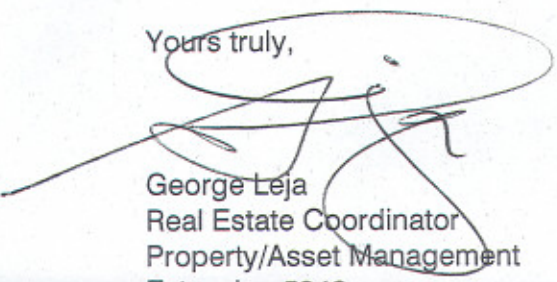
Could you please provide six (6) copies of a deposited Reference Plan, including a mylar copy, in order for us to prepare our package for Minister's Approval (MA) for the disposal of the subject TRCA lands. **We note that no decision has been made as to who will be the purchaser of this property, the City of Vaughan or the Region of York; we advise that the TRCA is unable to apply for the MA until a purchaser has been confirmed in this regard.**

Once all of the outstanding requirements have been addressed to our satisfaction, we will direct our solicitor, Mr. Robert Rossow of Gardiner Roberts LLP, to finalize the conveyance and complete the transfer in the usual manner. If requested, we will proceed to issue a Permission to Enter (PE) the subject TRCA lands, prior to receiving Minister's Approval and finalizing the conveyance.

Please note that no entry, construction, or disturbance of any kind can occur on TRCA property until a PE has been issued by this office and we have received written proof showing the TRCA as an additional insured.

Please do not hesitate to contact the undersigned if you have any further questions.

Yours truly,



George Leja
Real Estate Coordinator
Property/Asset Management
Extension 5342

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Enclosure

cc: Barry Crowe, Property Services Branch - Region of York
John B. Sutton, Fire Chief - City of Vaughan
Tony Fernandes, Emergency Medical Services - Region of York
Bob Burgar - Coordinator of Heritage Projects, TRCA (Encl.)
Robert Rossow, Gardiner Roberts LLP, Barristers and Solicitors (Encl.)