

Section I – Items for Board of Directors Action

TO: Chair and Members of the Executive Committee
Friday, June 10, 2022 Meeting

FROM: Michael Tolensky, Chief Financial and Operating Officer

RE: **ACQUISITION FROM ICON HOMES (Icon Forest North Limited)**
Greenspace Acquisition Project 2021 – 2030. Flood Plain and Conservation
Component, Petticoat Creek Watershed, Icon Homes (CFN 66519)

KEY ISSUE

Acquisition of property located north of Finch Avenue and west of Altona Road, municipally known as 2026 Altona Road, in the City of Pickering, Regional Municipality of Durham, under the “Greenlands Acquisition Project for 2021-2030,” Flood Plain and Conservation Component, Petticoat Creek Watershed, Icon Homes (CFN 66519)

RECOMMENDATION:

THE EXECUTIVE COMMITTEE RECOMMENDS THAT 2.19 hectares (5.43 acres), more or less, of vacant land, located north of Finch Avenue and west of Altona Road, municipally known as 2026 Altona Road, said land being Part of Lot 33, designated as Parts 1,2,11,12, and 13 on Registered Plan 40R-29767, in the City of Pickering, Regional Municipality of Durham, be purchased from Icon Forest North Limited;

THAT the purchase price be \$2.00;

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 legal costs and disbursements are to be paid by Icon Forest North Limited;

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.

This acquisition comes to TRCA through a proposal to develop 760 and 770 Kingston Road (CFN: 65953 - Application #: 1430/21/PICK). The development proposal involves removal of 0.22 ha of Fresh-Moist Willow Lowland Deciduous Forest, and enclosure of 120 m of the Amberlea Creek watercourse in the Frenchman’s Bay Watershed with a 143 m long x 3.66 m x 1.82 m concrete box culvert, to facilitate the development of 88 stacked townhomes over underground parking at 760 and 770 Kingston Road in the City of Pickering. The existing twin culverts crossing Amberlea creek on site will be removed and the existing creek within the site will be filled in. The new/proposed box culvert is designed to allow for conveyance of flood flows along the northwest and northeast boundaries of the site.

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To adequately compensate for the loss of these features and the land base of the natural heritage system, the landowner will fund the restoration of these or similar features off site and convey lands for restoration works to occur. As such, it is staff opinion that the test of "conservation of land" can be met in this unique circumstance.

The ecosystem compensation plan includes cash-in-lieu payment to TRCA to implement ecosystem restoration on lands owned by a subsidiary of the landowner located north-east of Finch Avenue West and Altona Road in the City of Pickering. These lands totaling 2.36 ha will be conveyed at no cost to TRCA and include a valley corridor, watercourse, vegetated valley slopes and 0.43 ha of un-vegetated tableland that can be restored to a natural state.

Offsite ecosystem compensation is provided which will result in approximately 0.43 ha of new native planting within the City of Pickering.

Negotiations have been conducted with Steve Brown, Director, acting as agent for the owners Icon Homes (Icon Forest North Limited).

Access to the subject lands will be achieved through its frontage on Altona Road.

Attachment 1 is a sketch illustrating the location of the subject lands.

Attachment 2 is an orthophoto illustrating the location of the subject lands.

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 Zoning By-law Amendment Application and Site Plan Application for residential development consistent with the City of Pickering Official Plan at 770 Kingston Road, TRCA and municipal staff established the principal of development with ecosystem compensation.

Relationship to Building the Living City, the TRCA 2013-2022 Strategic Plan

This report supports the following strategies set forth in the TRCA 2013-2022 Strategic Plan:

Strategy 3 – Rethink greenspace to maximize its value

Strategy 4 – Create complete communities that integrate nature and the built environment

TAXES AND MAINTENANCE

Based on 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. The estimated taxes on this parcel would be \$10,450 per annum until such exemption is achieved. While it is expected that the subject parcel of land will not significantly impact TRCA's maintenance costs at this location, an assessment of the aggregate acquisitions in the area will be undertaken and the results will be integrated into TRCA's land management program and associated budgets.

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FINANCIAL DETAILS

This is a nominal acquisition and all expenses, save the Phase 1 Environmental Site Assessment related to this purchase will be paid by Icon Forest North Limited.

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Date: April 29, 2022

Attachments: 2

Attachment 1: Site Plan – 2026 Altona Road, City of Pickering

Attachment 2: Orthophoto – 2026 Altona Road, City of Pickering