

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: **DISPOSITION TO NORTH PICKERING COMMUNITY MANAGEMENT INC. AND THE REGIONAL MUNICIPALITY OF DURHAM**
Request from North Pickering Community Management Inc. and the Regional Municipality of Durham for a Conveyance and Permanent Easement of Toronto and Region Conservation Authority-owned Lands Required for the reconstruction and extension of Peter Matthews Drive, City of Pickering, Regional Municipality of Durham, Duffins Creek Watershed (CFN 67148)

KEY ISSUE

Receipt of a request from North Pickering Community Management Inc. and the Regional Municipality of Durham, for a Conveyance and Permanent Easement of Toronto and Region Conservation Authority-owned (TRCA) lands located on the south side of Peter Matthews Drive (formerly Concession Road 3) and west of Valley Farm Road, in the City of Pickering, Regional Municipality of Durham, required for the reconstruction and extension of Peter Matthews Drive, Duffins Creek Watershed.

RECOMMENDATION:

THE EXECUTIVE COMMITTEE RECOMMENDS THAT WHEREAS TRCA is in receipt of a request from North Pickering Community Management Inc., acting as agent for the Regional Municipality of Durham, for the conveyance and a permanent easement of TRCA-owned lands located on the south side of Peter Matthews Drive (formerly Concession Road 3) and west of Valley Farm Road, in the City of Pickering, Regional Municipality of Durham, required for reconstruction and extension of Peter Matthews Drive, Duffins Creek 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 the Regional Municipality of Durham in this instance;

THEREFORE LET IT BE RESOLVED THAT a parcel of TRCA-owned land containing 0.27 hectares (0.67 acres), more or less, of vacant land, required for reconstruction of Peter Matthews Drive, said land being Part of Lot 22, Concession 2 designated as Part 1 on draft Registered Plan by J.D. Barnes Limited, reference no: 12-23-144-28 Plan 2, dated: 02/06/22 in the City of Pickering, Regional Municipality of Durham, be conveyed to the Regional Municipality of Durham;

THAT an easement over approximately 0.02 hectares (0.05 acres) of vacant TRCA-owned land, required for reconstruction of Peter Matthews Drive, said land being Part of Lot 22, Concession 2 designated as Part 2 on draft Registered Plan by J.D. Barnes Limited, reference no: 12-23-144-28 Plan 2, dated: 02/06/22, be conveyed to the Regional Municipality of Durham;

THAT consideration be the sum of \$709,625;

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THAT all appraisal, legal, survey and other costs be paid by North Pickering Community Management Inc.;

THAT the Regional Municipality of Durham 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 the conveyance of the easement;

THAT the Minister of the Environment, Conservation and Parks be notified of the disposition in accordance with Section 21(2) of the *Conservation Authorities Act*;

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

The Regional Municipality of Durham has requested the conveyance and a permanent easement of TRCA-owned lands, located on south side of Peter Matthews Drive (formerly Concession Road 3) and west of Valley Farm Road, in the City of Pickering, Regional Municipality of Durham, required for reconstruction and extension of Peter Matthews Drive, Duffins Creek Watershed.

The reconstruction and extension of Peter Matthews Drive (formerly Concession Road 3) covers work from approximately Brock Road to west of the CPR trails and will include a widening of the existing road from a 2-lane rural road to a 4-lane urban road, including construction of a multi-use path on the south side of the road and extension of the road west of the Brock West Landfill.

These works are part of the servicing for the new Seaton community in the City of Pickering and were previously reviewed through the Central Pickering Development Plan Class Environmental Assessment (EA) for Regional Services (June 2014). North Pickering Community Management Inc. is acting as agent for the Regional Municipality of Durham.

An archaeological investigation has been completed, with any mitigation measures being carried out to the satisfaction of TRCA staff, at the expense of North Pickering Community Management Inc.

A permit pursuant to Ontario Regulation 166/06, as amended, has been obtained by North Pickering Community Management Inc. for these works. As part of the permit, a landscape plan was prepared and approved.

The subject TRCA-owned lands were acquired from Clarendon Woods Limited on March 13, 1962, under the Duffin's Creek Flood Plain Lands Project.

Attachment 1 is a sketch illustrating the location of the subject lands. **Attachment 2** is an orthophoto illustrating the location of the subject lands.

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**

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FINANCIAL DETAILS

The consideration is based on a market value appraisal by D. Bottero & Associates Limited.
The funds from this disposition will be allocated to the appropriate internal TRCA accounts.

Report prepared by: Edlyn Wong, extension 5711, Brandon Hester, extension 5767

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Date: April 24, 2022

Attachments: 2

Attachment 1: Site Plan - South Side of Peter Matthews Drive and West of Valley Farm Road,
City of Pickering

Attachment 2: Orthophoto - South Side of Peter Matthews Drive and West of Valley Farm Road,
City of Pickering