

Section I – Items for Board of Directors Action

TO: Chair and Members of the Board of Directors
Friday, June 21, 2024 Meeting

FROM: Kathryn Lockyer, Director, Legislative and Property Services

**RE: ACQUISITION FROM METROPIA (NOTION ROAD) DEVELOPMENT INC.
GREENSPACE ACQUISITION PROJECT FOR 2021-2030
Flood Plain and Conservation Component, Duffins Creek Watershed - Metropia (Notion Road) Development Inc.
(CFN 63584)**

KEY ISSUE

Acquisition of property located west of Notion Road and south of Pickering Parkway, municipally known as 1856 Pickering Parkway, in the City of Pickering, Regional Municipality of Durham, under the “Greenspace Acquisition Project for 2021-2030,” Flood Plain and Conservation Component, Duffins Creek watershed (CFN 63584).

RECOMMENDATION:

IT IS RECOMMENDED THAT 0.53 hectares (1.34 acres), more or less, of vacant land, located west of Notion Road and south of Pickering Parkway, said land being Part of Lot 17, Concession 1, designated as Part 2 on Registered Plan 40R-31637 be acquired. A permanent easement will be granted in favour of Toronto and Region Conservation Authority (TRCA) on Part of Lot 17, Concession 1, designated as Part 1 on Registered Plan 40R-32541, municipality known as 1856 Pickering Parkway, in the City of Pickering, Regional Municipality of Durham, and purchased from Metropia (Notion Road) Development Inc.;

THAT the purchase price be \$2:00;

THAT TRCA receive conveyance of the land free from encumbrance, subject to existing service easements;

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THAT the transaction be completed at the earliest possible date with all reasonable expenses incurred incidental to the closing for land transfer tax, legal costs, and disbursements to be paid by Metropia (Notion Road) Development Inc.;

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 TRCA's Greenspace Acquisition Project for 2021-2030.

The Acquisition comes to TRCA through Official Plan Amendment and Zoning By-Law amendment to facilitate a development of 130 townhouses and a flood storage block on the property at 1856 Pickering Parkway, in the City of Pickering. The development requires removal or alteration of certain natural features within the lands. To adequately compensate for the loss of a natural feature, the landowner has agreed to conveyance of 0.53 hectares (1.34 acres) to TRCA and cash payment in the sum \$93,039.40 for the purposes of off-site compensation to replace a natural feature structure. The landowner also agreed to install a fence securing the open space and prior to the transfer to pay TRCA \$211,875.00 for future management and maintenance. Negotiations have been conducted with Jonathan Karavos, Director of Development acting as agent for the owners Metropia (Notion Road) Development Inc.

Access to the subject lands will be achieved through its frontage off Pickering Parkway. A permanent easement will be granted in favour of TRCA on Part of Lot 17, Concession designated as Part 1 on Registered Plan 40R-32541 to provide access to open space flood storage block.

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 the TRCA's plan for acquisition for the Duffins Creek Watershed as outlined in the approved Greenspace Acquisition Project for 2021-2030. Through the review of the Official Plan Amendment

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and Zoning By-law Amendment, TRCA staff established the limits of the open space land.

The open space land includes a flood storage block and areas for planting. The open space land was initially deemed appropriate for ecosystem compensation related to the removal of wetlands on-site to accommodate the development. After further review, the flood storage block and associated wetland restoration area were deemed to not be appropriate for wetland compensation due to reductions in area and the need to accommodate on-site infrastructure. It was agreed that the block would be transferred to the TRCA along with a permanent easement through the site to provide access to the open space flood block for maintenance. It was also agreed that the block would be planted by Metropia (Notion Road) Development Inc. TRCA restoration staff provided Metropia (Notion Road) Development Inc. with a planting plan to help transition the lands to natural habitat with native plantings. Planting was completed in the spring of 2023.

In 2021 TRCA executed an ecosystem compensation agreement with Metropia (Notion Road) Development Inc. to create 0.37ha (0.914 acre) of wetland habitat offsite on publicly owned lands in the City of Pickering. In 2022 funds were received and were allocated to a wetland project to be constructed in the fall of 2024.

Restoration includes the following phases:

- Wetland plan and design, including reviews and approvals.
- Wetland construction and habitat structure installation.
- Invasive species management.
- Terrestrial tree and shrub planting.
- Baseline and post construction (year 10) terrestrial monitoring.
- Rapid Restoration Assessment (RRA) at years 1, 3, and 5 post construction to inform maintenance needs; and
- Adaptive management and maintenance, as required.

Relationship to TRCA's 2023-2034 Strategic Plan

This report supports the following Pillars and Outcomes set forth in TRCA's 2023-2034 Strategic Plan:

Pillar 1 Environmental Protection and Hazard Management:

1.2 Leadership in greenspace conservation

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Pillar 1 Environmental Protection and Hazard Management:

1.4 Balance development and growth to protect the natural environment ensuring safe sustainable development

Pillar 2 Knowledge Economy:

2.2 Collaboration to advance a green transition

Pillar 3 Community Prosperity:

3.1 Connect communities to nature and greenspace

TAXES AND MAINTENANCE

Based on TRCA's 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, it would appear that the subject property should be eligible for a tax exemption. 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.

FINANCIAL DETAILS

Funds for the costs related to this purchase are available in the TRCA land acquisition capital account and funds have been secured to offset expected costs of maintenance at this location.

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Date: May 1, 2024

Attachments: 2

Attachment 1: Site Plan – 1856 Pickering Parkway, City of Pickering

Attachment 2: Orthophoto – 1856 Pickering Parkway, City of Pickering