

### Section I – Items for Board of Directors Action

**TO:** Chair and Members of the Executive Committee  
Friday, January 15, 2021 Meeting

**FROM:** Michael Tolensky, Chief Financial and Operating Officer

**RE:** **GREENSPACE ACQUISITION PROJECT 2021-2030**  
Flood Plain and Conservation Component, Humber River Watershed  
Acquisition from Bluecrown Holding Limited (CFN 64362)

---

#### KEY ISSUE

Update to Toronto and Region Conservation Authority's (TRCA) acquisition of a partial taking from a property located east of Peel Regional Road 50 and south of Gibson Lake Road, in the Town of Caledon, Regional Municipality of Peel, under the "Greenspace Acquisition Project for 2021-2030," Flood Plain and Conservation Component, Humber River watershed.

#### RECOMMENDATION

**THE EXECUTIVE COMMITTEE RECOMMENDS THAT WHEREAS** at Toronto and Region Conservation Authority's (TRCA) Board of Directors meeting held on November 29, 2019, it was resolved to enter into an agreement whereby TRCA is to convey 1.13 hectares (2.78 acres) of the former Tompion Limited lands to Remington (Parkview) Lands Inc. and acquire 20.92 hectares (51.7 acres) of lands owned by Bluecrown Holdings Limited in close proximity to Albion Hills Conservation Area (AHCA), with Remington to pay TRCA the difference in market value, consideration of \$4,282,000 which would be invested in TRCA projects in Regional Municipality of York within the Rouge River watershed as well as all legal, survey and other costs (Res.#A219/19);

**AND WHEREAS** the transfer of the majority of the 16.5 hectares of former Tompion Limited lands including the main Rouge River Valley and lands west to Ninth Line to Parks Canada for the Rouge National Urban Park and Regional Municipality of York for road widenings is completed;

**AND WHEREAS** the Ministry of Natural Resources and Forestry, the Regional Municipality of York and the City of Markham were requested to concur with the exchange of lands and allow TRCA to retain the net proceeds from the land exchange in accordance with an agreement dated December 12, 2002;

**AND WHEREAS** developments in the waiving of repayment process have led to changes in the negotiation that are not represented by RES #A219/19;

**AND WHEREAS** TRCA staff recommend that acquisition of ecologically sensitive Bluecrown Holdings Inc. land would be in the best interest of TRCA in furthering its objectives as set out in Section 20 of the *Conservation Authorities Act*;

**THEREFORE LET IT BE RESOLVED THAT** 20.92 hectares (51.7 acres), more or less, of vacant land, located east of Peel Regional Road 50 and south of Gibson Lake Road, said land being Part of Lot 23 & 24, Concession 6 & 7, designated as Part 2 on Plan 43R-39437, in the Town of Caledon, Regional Municipality of Peel, be purchased from Bluecrown Holdings Limited;

## Item 7.8

**THAT the purchase price be \$700,000;**

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

**THAT the firm Gardiner Roberts LLP, be instructed to complete the transaction at the earliest possible date. All reasonable expenses incurred incidental to the closing for land transfer tax, legal costs, and disbursements are to be paid by Bluecrown Holdings Limited;**

**AND FURTHER THAT once Ministerial approval of the Greenspace Acquisition Project 2021-2030 is received, 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 request was brought to the attention of the Board of Directors at its meeting #10/19, held on November 29, 2019, where Resolution #A219/19 was adopted in part as follows:

*WHEREAS at Authority Meeting #7/18 held on September 28, 2018, Resolution #A159/18, Toronto and Region Conservation Authority (TRCA) staff was requested to report back on lands north of Steeles Avenue E. west of Ninth Line and the main Rouge River;*

*...THEREFORE, LET IT BE RESOLVED THAT TRCA enter into an exchange of land with Remington (Parkview) Lands Inc. and Bluecrown Holdings Limited, on the following basis...*

*...THAT TRCA receive consideration of \$4,282,000.00 as well as all legal, survey and other costs to be paid by Remington (Parkview) Lands Inc. which would be invested in TRCA projects in York Region within the Rouge River watershed;*

*...THAT the Ministry of Natural Resources and Forestry, the Regional Municipality of York and the City of Markham be requested to concur with the exchange of lands and allow TRCA to retain the net proceeds from the land exchange in accordance with an agreement dated December 12, 2002; ...*

At TRCA's Board of Directors meeting held on November 29, 2019, it was resolved to enter into an agreement whereby TRCA is to convey 1.13 hectares (2.78 acres) of the former Tompion Limited lands to Remington (Parkview) Lands Inc. and acquire 20.92 hectares (51.7 acres) of lands owned by Bluecrown Holdings Limited in close proximity to Albion Hills Conservation Area (AHCA), with Remington to pay TRCA the difference in market value, consideration of \$4,282,000 which would be invested in TRCA projects in Regional Municipality of York within the Rouge River watershed as well as all legal, survey and other costs (Res.#A219/19).

Further developments in the waiving of repayment process has led to changes in the negotiation that are not represented by RES #A219/19. Regional Municipality of York and City of Markham staff have indicated that they will not support a land swap as the Bluecrown Holdings Limited as

## Item 7.8

the land are outside of York Region. Based on the original appraisal, staff have negotiated the purchase of these lands, separately from the sale of the Tompion Limited lands. The acquisition of the Bluecrown Holdings Limited lands is now proposed to be a separate transaction, rather than tied to a land swap.

Negotiations have been conducted with Randy Peddigrew, Senior Vice President Land Development for Remington Group Inc. representing Bluecrown Holdings Inc.

Access to the subject lands will be achieved through adjacent TRCA property.

**Attachments 1 & 2** is a sketch and orthophoto illustrating the location of the Bluecrown Holdings Limited lands.

### **RATIONALE**

The Bluecrown Holdings Limited lands fall within TRCA's approved Greenspace Acquisition Project for 2021-2030.

This property is designated as Oak Ridges Moraine Natural Core and it contains part of the Innis-Gibson Lakes Provincially Significant Candidate Life Science ANSI. The site currently contains a number of important habitat types, including forest, meadow, successional forest and wetlands. This diversity provides important habitat for a large number of flora and fauna. The site also has a cool-water fishery, consisting of streams and ponds.

The property is bounded by Hwy 50 to the southwest, and a rail line to the east. Due to the large size and rural location, it provides exemplary habitat protection and restoration opportunities. This site is identified as Existing Natural Cover in the Target Terrestrial Natural Heritage System (TTNHS).

### **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 2 – Manage our regional water resources for current and future generations**

**Strategy 3 – Rethink greenspace to maximize its value**

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

**Strategy 7 – Build partnerships and new business models**

**Strategy 12 - Facilitate a region-wide approach to sustainability**

### **FINANCIAL DETAILS**

Funds for the acquisition of Bluecrown Holding Limited are available in the 940-74, Section 39 – Provincial Land Sale Reserve.

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 appears that a portion of the subject property should be eligible for a tax exemption.

It is estimated that the taxable portion of the subject parcel of land will be \$400-\$600 per year. It is anticipated that the addition of this property will not significantly impact TRCA's maintenance costs at this location.

## Item 7.8

### **DETAILS OF WORK TO BE DONE**

Upon approval, TRCA staff will execute an APS with Bluecrown Holdings Limited and close the transaction.

**Report prepared by:** Report prepared by: Brandon Hester, extension 5767, Daniel Byskal, extension 6452

**Emails:** [Brandon.hester@trca.ca](mailto:Brandon.hester@trca.ca), [Daniel.byskal@trca.ca](mailto:Daniel.byskal@trca.ca)

**For Information contact:** Brandon Hester, extension 5767, Daniel Byskal, extension 6452

**Emails:** [Brandon.hester@trca.ca](mailto:Brandon.hester@trca.ca), [Daniel.byskal@trca.ca](mailto:Daniel.byskal@trca.ca)

**Date:** December 1, 2020

**Attachments:** 2

Attachment 1: Site Plan - Bluecrown Holdings Limited Lands

Attachment 2: Orthophoto - Bluecrown Holdings Limited Lands