

### 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:** **DECLARATION OF SURPLUS LANDS AND PROPOSED APPROACH TO ADD VALUE PRIOR TO DISPOSITION IN SUPPORT OF WATERFRONT TRAIL AND SHORELINE RESTORATION OBJECTIVES**  
Toronto and Region Conservation Authority (TRCA) owned lands on St. Martins Drive, City of Pickering, Regional Municipality of Durham, Frenchman's Bay Watershed (CFN 64096)

---

#### KEY ISSUE

Declaration of surplus lands, municipally known as 805 & 809 St. Martins Drive, City of Pickering, Regional municipality of Durham, Frenchman's Bay Watershed and proposed approach to work with the City of Pickering to add value to the property prior to disposition in support of joint City and TRCA Lake Ontario Waterfront Trail and shoreline restoration objectives.

#### RECOMMENDATION

**THE EXECUTIVE COMMITTEE RECOMMENDS THAT WHEREAS** Toronto and Region Conservation Authority (TRCA) staff have identified two parcels of land, municipally known as 805 & 809 St. Martins Drive in the City of Pickering, to be surplus;

**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 declare surplus lands that are not required for conservation and flood protection purposes;

**AND WHEREAS** staff have identified an opportunity to potentially add value to the surplus lands prior to disposition through soft cost servicing and planning approvals;

**THEREFORE, LET IT BE RESOLVED THAT** TRCA deem the two parcels of land containing 0.21 hectares (0.52 acres), more or less of vacant lands, located east of St. Martins Drive, said lands being Lots 2, 3, & Part of Lot 1, Registered Plan 239; Pickering Being Part 8, on Plan 40R-11026 City of Pickering, Regional Municipality of Durham (805 St. Martins Drive) and Lot 5 & Part of Lot 6, Registered Plan 239; City of Pickering, Regional Municipality of Durham (809 St. Martins Drive) as surplus;

**AND FURTHER LET IT BE RESOLVED THAT** staff proceed to investigate the highest value for disposition, required measures to achieve this enhanced value, and potential projects for furtherance of trail development within the Frenchman's Bay watershed and report back to the Executive Committee with a proposed approach and draft MOU with the City of Pickering once this is determined.

#### BACKGROUND

805 & 809 St. Martins Drive were acquired from Sandbury Building Corporation and 448404 Ontario Limited, on November 30, 1992 under the acquisition of the Sandbury Building Corporation Property/Frenchman's Bay Area Project. The Properties contain no ecologically significant features and were originally acquired for use as parkland. While nearby lands to the

## Item 7.9

west have been used for parkland, these lands have not been, nor are there any plans to utilize the lands as parkland.

Funds for Sandbury Building Corporation Property/Frenchman's Bay Area Project were provided by the Province of Ontario \$451,295.27 (47.4%) and the City of Pickering \$500,000 (52.6%).

**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**

Declaring the subject lands surplus is in alignment with TRCA's Strategic Plan, specifically the goal of rethink greenspace to maximize its value, as well as build partnerships with member municipalities. The Properties are currently vacant lots of record, without servicing, located in an area where more intensive forms of house are being pursued by private sector interests.

The surplus declaration and value enhancement work for these surplus lands will allow TRCA to further its mandate within the Frenchman's Bay watershed and will be beneficial to TRCA, City of Pickering, Region of Durham, the Province and the public at large.

Prior to disposition, staff will confirm our preliminary findings of the value enhancement opportunity through a detailed business case/pro forma on how a soft cost redevelopment (e.g., obtain certain approvals without capital works) would increase the relative land value prior to disposition. Any costs associated to the redevelopment would be recuperated through the sale of the lands at a higher value.

Staff will also be working with the City of Pickering to determine how any proceeds from the sale would be invested in priority projects via a MOU agreement that would be brought forward to TRCA Board of Directors in a future report.

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

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

Once the lands are declared surplus, the following work is required to be conducted to support disposal and value enhancement of the lands:

1. Coordinate a detailed technical review by TRCA's staff. Appropriate terms and conditions are to be prepared by the TRCA/City staff, including potential impact or mitigation requirements relating to the lands;
2. Circulate information on the potential disposal to the local and regional municipalities;
3. Research and determine highest and best use for the lands based on market trends and land use compatibility considerations;
4. On consent of the CFOO, potentially develop the lands to maximize value based on pro forma findings (this will likely require retaining a development consultant, applying for Planning Act approvals, and obtaining required studies in support of applications;
5. Duly publicize disposal, including adequate newspaper publication in at least one local and one major Toronto region newspaper;
6. Taking into account COVID-19 requirements, conduct public open house information session that will be held in the vicinity of St. Martins Drive, Pickering, which could be

## Item 7.9

coordinated with Planning Act requirements;

7. Report back to the Executive Committee with specific information relating to the transaction once staff have been able to determine a final recommendation with respect to the disposals and once the draft MOU with City of Pickering has been finalized.

**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

Attachment 2: Orthophoto