



Report
Staff Report
 The Corporation of the City of Brampton
 7/10/2024

Date: 2024-07-02

Subject: **To Stop up and Close and Surplus Declaration of portion of Lagerfeld Drive Right of Way – Ward 6**

Contact: Keyran Santhan, Coordinator, Strategic Services & Initiatives
 Frank Mazzotta, Manager, Development Engineering

Report number: CAO's Office-2024-319

RECOMMENDATIONS:

1. That the report from Keyran Santhan, Coordinator, Strategic Services & Initiatives to the Council Meeting of July 10, 2024, re: **To Stop up and Close and Surplus Declaration of portion of Lagerfeld Drive Right of Way – Ward 6**, be received; and
2. That a by-law be enacted to:
 - i. Stop up and close, as public highway, to the requirements of the City of Brampton land described as Part 19 on Reference Plan 43R-41072 being a portion of Lagerfeld Drive, Plan 43M-1927 being part of PIN 14364-2251 (LT);
 - ii. Declare surplus to the requirements of the City of Brampton land described as Part 19 Reference on Plan 43R-41072 being a portion of Lagerfeld Drive, Plan 43M-1927 being part of PIN 14364-2251 (LT), approximately 12.6m² to be sold at fair market value on an “As Is – Where Is” basis to the adjacent landowner; and
 - iii. Declare surplus to the requirements of the City of Brampton land described as Part 11 on Reference Plan 43R-41072 being Part of reserve block 18 on Registered Plan 43M-1927 being part of PIN 14364-2238 (LT), approximately 2.3m², and Parts 12 and 32 on Reference Plan 43R-41072 being Part of reserve block 19 on Registered Plan 43M-1927 being part of PIN 14364-2239 (LT), approximately 2.4m², to be sold at fair market value on an “As Is - Where Is”, basis to the adjacent landowner.

OVERVIEW:

- **Daniels Corporation, as part of their development application, has agreed to construct Lagerfeld Road from the existing cul-de-sac to the east**

boundary limit. Staff have worked with the developer, and the ultimate alignment of Lagerfeld Drive has been established.

- **The adjacent lands are being developed, and there are several parcels within the “protected corridor” that have been identified to be stopped up and closed and/or are no longer required as Public Highway. This report intends to finalize the administration of the lands such that Lagerfeld Drive can be constructed from the existing cul-de-sac to Mississauga Road.**
- **Staff recommends stopping up and closing as a public highway and declaring surplus to the requirements of the City land described as Part 19 on Reference Plan 43R-41072 being a portion of Lagerfeld Drive, Reference Plan 43M-1927 being part of PIN 14364-2251 (LT), to be sold at fair market value on an “As Is - Where Is”, basis to the adjacent landowner.**
- **Staff recommends surplus declaration of the City owned lands described as Part 11 on Reference Plan 43R-41072 being Part of reserve block 18 on Registered Plan 43M-1927 being part of PIN 14364-2238 (LT), and Parts 12 and 32 on Reference Plan 43R-41072 being Part of reserve block 19 on Registered Plan 43M-1927 being part of PIN 14364-2239 (LT), to be sold at fair market value on an “As Is - Where Is”, basis to the adjacent landowner.**
- **The relevant circulations and notifications have been published and no concerns were received.**
- **There is no financial impact resulting from the adoption of the recommendations in this report. Any future revenues collected arising from any potential sale agreement(s) will be deposited in Reserve #12 – Land Sale Proceeds, subject to Council approval.**

BACKGROUND:

Mattamy (Credit River) Limited developed a residential plan of subdivision west of Creditview Road and south of the CN Rail line in the Mount Pleasant Secondary Plan Area, as phase 1 of 21T-10022B, 43M-1927. The plan of subdivision was registered on April 25, 2013 and as part of that development, Lagerfeld Drive was constructed from Creditview Road to the existing cul-de-sac east of Block 6 Natural Heritage System (NHS).

Several potential design alignments for Lagerfeld Drive, between Creditview Road and Mississauga Road were identified during the planning and detailed design for that

subdivision. Accordingly, a “protected corridor” was established for future public highway and future road blocks on the registered plan of subdivision.

On April 17, 2014 the City of Brampton commenced an Environmental Assessment (EA) for the extension of Lagerfeld Drive within the study area between Bovaird Drive and Mississauga Road. The Environmental Assessment study was completed on May 4, 2021 and the design alignment of Lagerfeld Drive was finalized as a result.

In 2020, Daniels Corporation acquired part of the lands within 43M-1927, 21T-10022B. This included the parcel described by Draft Plan 21T-19017B, part of which was later registered as 43M-2152. As part of that development application, Daniels Corporation agreed to construct Lagerfeld Road from the existing cul-de-sac to the east boundary limit of Block 6 NHS (see Attachment 1).

CURRENT SITUATION:

Part of the subject land is currently a cul-de-sac. Lagerfeld Drive will be dedicated as a public right of way to the north end of Street A (see Attachment 2). In addition, there is surplus land between the ultimate Lagerfeld Drive alignment and adjacent owner’s lands (Daniels MPV 2 Corporation).

Circulation was made to the City’s Real Estate Coordinating Team and priority notification was given to Infrastructure Ontario, The Peel District School Board, Dufferin Peel Catholic District School Board, The Library Board, The Regional Municipality of Peel and the Utility Companies. The following was received:

- The Region of Peel, Peel District School Board and Dufferin-Peel Catholic District School Board have no interest in the property.
- Alectra Utilities and Rogers Communications do not have any existing infrastructure on the property, and no easement protection is required.

As the final alignment of Lagerfeld Drive has been established and the adjacent lands are being developed, there are several parcels within the “protected corridor” that are recommended to be stopped up and closed and/or are no longer required as Public Highway. Further, the recommendation of this report intends to finalize the administration of the lands such that Lagerfeld Drive can be constructed from the existing cul-de-sac to Mississauga Road.

The recommendations of this report request Council’s authorization to dispose of surplus parcels of the “protected corridor” that are outside the ultimate alignment of the Lagerfeld right of way and to stop up and close a portion of the existing cul-de-sac that is no longer required.

Staff recommends that Council approve this report and that a by-law be enacted to stop up and close as a public highway and declare surplus land described as Part 19 on Plan

43R-41072, and enact a by-law declaring surplus portions of Reserve Blocks 18 and 19 on Plan 43M-1927 identified Parts 11, 12 & 32 on Plan 43R-41072 as surplus to the City's requirements.

CORPORATE IMPLICATIONS:

Financial Implications:

There is no financial impact resulting from the adoption of the recommendations in this report. Any future revenues collected arising from any potential sale agreement(s) will be deposited in Reserve #12 – Land Sale Proceeds, subject to Council approval.

Other Implications:

Legal Implications – Legal Services will approve as to form the Stop up and Close and surplus declaration by-laws as well as any other agreements or documents for which Council delegate authority in accordance with this report's recommendations.

Communications Implications – Public notice of intent to declare surplus and close a public road has been made in accordance with the City's Procedure By-law 160-2004.

STRATEGIC FOCUS AREA:

The recommendations of this report support the Government & Leadership initiative by practicing proactive, effective, and responsible management of municipal assets and services.

CONCLUSION:

Staff are requesting that Council approve this report and that a by-law be enacted to stop up and close as a public highway and declare surplus land described as Part 19, PLAN 43R-41072 and declare surplus portions of reserve blocks described as Parts 11, 12, 32, PLAN 43R-41072 to the City's requirements.

The recommendations of this report request Council's authorization to dispose of surplus parcels of the "protected corridor" that are outside the ultimate alignment of the Lagerfeld right of way and to stop up and close a portion of the existing cul-de-sac that is no longer required, declare it surplus and dispose it along with other surplus parcels.

Authored by:

Reviewed by:

Keyran Santhan
Coordinator, Realty Services
Strategic Services & Initiatives

Rajat Gulati,
Senior Manager, Realty Services
Strategic Services & Initiatives

Approved by:

Approved by:

Steve Ganesh
Commissioner
Planning, Building and Growth
Management

Marlon Kallideen
Chief Administrative Officer
Office of the CAO

Attachments:

- Attachment 1 – Location map of the property
- Attachment 2 – Reference Plan 43R-41072