



**Report**  
**Staff Report**  
 The Corporation of the City of Brampton  
 1/15/2025

**Date:** 2025-01-08

**Subject:** **Surplus Declaration and Disposal of a portion of City-Owned Lands at 0 and 40 Aurora Place – Ward 2**

**Secondary Title:** **PIN 14243-0650 (LT) and PIN 14243-1042 (LT)**

**Contact:** Demarr Royal, Real Estate Coordinator, Strategic Services & Initiatives

**Report number:** CAO's Office-2025-052

**RECOMMENDATIONS:**

1. That the report from Demarr Royal, Real Estate Coordinator, Strategic Services & Initiatives to the Committee of Council Meeting of January 15, 2025, re: **Surplus Declaration and Disposal of a portion of City-Owned Lands at 0 and 40 Aurora Place – Ward 2**, be received;
2. That a by-law be enacted to declare surplus to the City's requirements and approve the disposal of a portion of the City's properties identified as 40 Aurora Place, PIN 14243-0650 (LT), approximately 0.149 acres together with a small adjacent triangular parcel at 0 Aurora Place, PIN 14243-1042 (LT), approximately 0.0022 acres, in accordance with previous Council direction, subject to the reservation or transfer of any required interests for utilities, services, setbacks, reserves, sidewalks or widenings as may be determined by the City of Brampton;
3. That staff negotiate the terms of the Agreement of Purchase and Sale for the disposal of a portion of 40 Aurora Place, PIN 14243-0650 (LT) and 0 Aurora Place, PIN 14243-1042 (LT), at fair market value to the adjacent property owner of 10545 Hurontario St, Brampton, on an as-is-where-is basis; and
4. That staff report back for Council approval to ratify the Agreement of Purchase and Sale for portions of both properties.

**OVERVIEW:**

- **The City owns and maintains the lands at 40 Aurora Place (PIN 14243-0650 (LT)), and a small triangular parcel adjacent to the property identified as 0 Aurora Place (PIN 14243-1042 (LT)).**
- **Council previously provided direction to staff on this matter.**

- **As per the City’s Real Estate policy, Staff is seeking authorization for the surplus declaration of property to negotiate a Fair Market Value Agreement of Purchase and Sale (based on an independent property appraisal) for a fee simple transfer to the adjacent property owner of 10545 Hurontario Street on an as-is-where-is basis.**
  
- **Public notice of the City’s intention to declare the parcels surplus has been made in accordance with the City’s Procedure By-Law 160-2004 and priority notifications have been given, no concerns were received.**
  
- **Any future development on the parcels will comply with City’s policies, plans, By-laws, and approval process.**
  
- **There is no financial impact resulting from the adoption of the recommendations in this report. Any future revenues collected arising from the potential sale agreement(s) will be deposited to offset any costs incurred by the City, with any remaining balance to be returned to an appropriate reserve as determined by the Treasurer.**

**BACKGROUND:**

Naseer Ahmad Tariq, Assistant Secretary of Ahmadiyya Muslim Jama’at Brampton, delegated to the Committee of Council on May 8, 2024, expressing the need to increase its on-site parking capacity due to growth in the community and the number of events held at the Mubarak Mosque at 10545 Hurontario Street. The delegate proposed acquiring the adjacent lands owned by the City, in particular 40 Aurora Place and a portion of Aurora Place cul-de-sac. This was referred to staff for consideration, including other applicable properties identified along the trail and identified by the delegate.

**Current Situation:**

Staff is seeking authorization for the surplus declaration of a portion of 40 Aurora Place (approximately 0.149 acres, part of PIN 14243-0650 (LT)) and 0 Aurora Place (approximately 0.0022 acres, PIN 14243-1042 (LT)) subject to the reservation or transfer of any required interests for utilities, services, setbacks, reserves, sidewalks or widenings as may be determined by the City. Please see Attachment 1 for a map of the properties. The properties are currently zoned OS – Recreation Open Space.

Circulation was made to the City’s Real Estate Coordinating Team (RECT) 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; notable comments are summarized below:

- Peel District School Board and Dufferin-Peel Catholic District School Board have noted that they have no interest in the properties.

- Alectra Utilities has noted that they have registered easement (LT441257) within the surplus lands and are requesting protection of the existing infrastructure within the 40 Aurora Place property (PIN 14243-0650 (LT)) shown as Part 3 in 43R-10676.
- Bell Canada has noted that they are requesting easement protection for their existing infrastructure on properties.
- Region of Peel (ROP) has noted the following:
  - requirement for easement protection and protection from any burden from any future construction for their existing infrastructure on the properties.

It has been confirmed through a title search that the properties were not acquired via expropriation.

Following the surplus declaration and disposal process, staff will negotiate the terms of the Agreement of Purchase and Sale for the disposal of the properties at fair market value to the adjacent property owner of 10545 Hurontario Street on an as-is-where-is basis, and report back for the ratification of the Agreement of Purchase and Sale at a future meeting.

A site survey, reference plan and an independent property appraisal to determine the fair market value, boundaries and part(s) of the properties to be transferred shall be completed in due course.

The City's Planning, Building and Growth Management department, Community Services department, and Public Works department support the recommendations made in this report.

## **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 the potential sale agreement(s) will be deposited to offset any costs incurred by the City, with any remaining balance to be returned to an appropriate reserve as determined by the Treasurer.

### **Other Implications:**

**Legal Implications** – Legal Services will approve as to form the surplus declaration by-law.

**Communications Implications** – Public notice of intent to declare surplus 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 is seeking Council approval of this report and that a by-law be enacted to declare a portion of 40 Aurora Place and 0 Aurora Place surplus to the City’s requirements and proceed with the disposition of the properties at fair market value.

Authored by:

Reviewed by:

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**Attachments:**

- Attachment 1 – Map of Lands to Declare Surplus at 40 and 0 Aurora Place