

**Date:** 2020-11-03

**Subject: Surplus Declaration for Lease of a Portion of 917 and 927 Bovaird Drive West, Brampton, Ward 5**

**Contact:** Donn Bennett, Acting Senior Manager, Realty Services; Rajat Gulati, Senior Real Estate Coordinator

**Report Number:** Community Services-2021-034

**Recommendations:**

1. That the report titled: "Surplus Declaration for Lease of a Portion of 917 and 927 Bovaird Drive West, Brampton, Ontario, Ward 5," to the Council Meeting of January 20, 2021 be received;
2. That a by-law be passed to declare surplus to the City's requirements a portion of the City's lands, comprising of an area of approximately 266 m<sup>2</sup>, municipally known as 917 and 927 Bovaird Drive West, identified as part of PINs 14095-0005 and 14095-0006

**Overview:**

- At the July 05, 2017 Council meeting, Council endorsed a City-wide Real Estate Acquisition Strategy, in concert with the City's renewed focus on being "future ready," more business-like, and supportive of Council's priorities. The approved strategy directly relates to properties identified as being required for municipal purposes.
- Following the Council-approved new Real Estate Acquisition Strategy, staff completed the acquisition of 917 and 927 Bovaird Drive West (the "City Lands") as the location for Fire Station 214, and are seeking approval to declare surplus a portion of the property for lease to Region of Peel for the development of a satellite paramedic station.
- Public notice of the City's intention to declare the parcel surplus has been made in accordance with the City's Procedure By-Law 160-2004.

**Background:**

Further to the Mandate to Modernize Real Estate Acquisition Strategy By-Law 147-2017 being passed, the Office of the Chief Administrative Officer, via a cross-departmental team, engaged Realty Services to initiate potential acquisitions of land and/or facilities in connection with identified Council priorities.

**Current Situation:**

Staff negotiated an Agreement of Purchase and Sale (the “Offer”) for the acquisition of 917 and 927 Bovaird Drive West, and the City of Brampton has since acquired said property for the location of Fire Station 214. The property is zoned for Agricultural use.

The design of the Fire Station 214 is underway. Land was procured in 2019 after the budget for the design and construction for the station was approved by Council. Originally, the station was proposed to be completed in 2019; however, the new in-service date will be 2022 as a result of delays in finding available land for sale that was optimally located to the service area.

The Region of Peel has expressed an interest in leasing a portion of the property comprising of an area of approximately 266 m<sup>2</sup> for 40 years to be used as a satellite paramedic station. Pursuant to a Memorandum of Understanding between the City and the Region of Peel dated April 4, 2019 (the “MOU”), the Region of Peel is contributing to a portion of the costs for the design of a dual-purpose fire station and paramedic station building to be located on the City Lands (the “Co-locate Facility”). Further, the MOU sets out the lease terms regarding the paramedic station being co-located with the fire station on the City Lands. A lease agreement with the Region of Peel is subject to Council declaring a portion of the City Lands surplus to the City’s requirements and authorizing the execution of the Lease.

***Immediate uses and short-term benefits:***

To commence construction of the Co-locate Facility and proceed to have a lease agreement with the Region of Peel.

***Long-term uses and benefits:***

The integrated use of the Fire Station and Peel Regional Paramedics is geographically located to improve community services, leverage innovation, infrastructure and increased interactivity, improving communications.

## **Corporate Implications:**

### Financial Implications:

Lease revenues collected will be deposited into the Rentals-Lease GL Account in the Realty Services Division.

### Other Implications:

**Fire Services** is in agreement with the contents of this report.

## **Legislative Services – Legal Services**

Legal Services will assist with drafting and approve as to form the lease agreement to lease the surplus property.

## **Strategic Plan:**

The recommendations of this report support the Corporate Strategic Plan priority of Smart Growth to achieve societal and economic success, and Strong Communities to create distinct, lively spaces and activities to unite people and business to install civic pride.

## **Term of Council Priorities:**

### Living the Mosaic – 2040 Vision

This report directly aligns with the vision that Brampton will be a mosaic of complete neighbourhoods.

## **Conclusion:**

Staff is of the opinion that a portion of this property be declared surplus for lease only as this will assist the City in meeting its growth objectives. As such, this report recommends that City Council authorize the surplus declaration only of a portion of the Property for lease to Region of Peel for the development of a satellite paramedic station.

Authored by:

Reviewed by:

---

Rajat Gulati  
Senior Real Estate Coordinator

---

Donn Bennett  
Acting Senior Manager, Realty Services

Approved by:

Submitted by:

---

Derek Boyce  
Acting Commissioner, Community  
Services

---

David Barrick  
Chief Administrative Officer

Appendices:

Appendix "A" – Location Map – 917 and 927 Bovaird Drive West

Appendix "B" Preliminary Conceptual Site Plan – 917 and 927 Bovaird Drive West

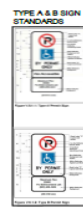
**Appendix "A" – Location Map – 917 and 927 Bovaird Drive West**



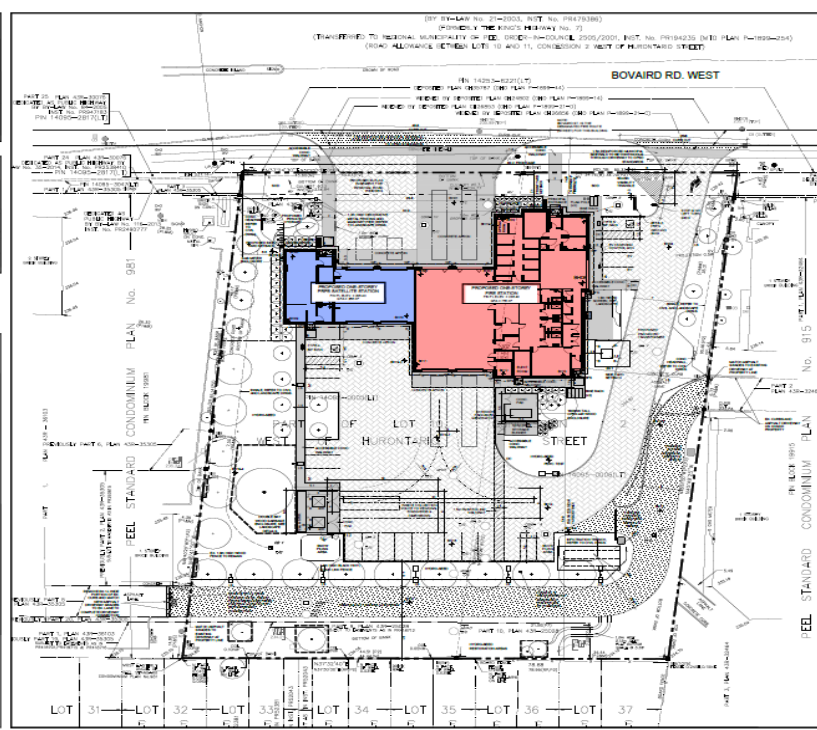
**Appendix “B” Preliminary Conceptual Site Plan – 917 and 927 Bovaird Drive West**

**SITE PLAN AND BUILDING STATISTICS**

| GENERAL INFORMATION |   |
|---------------------|---|
| Project Name:       | PEEL STANDARD CONDOMINIUM PLAN No. 981              |
| Owner:              | HOSSACK & ASSOCIATES ARCHITECTS                     |
| Address:            | LOT 31-37, BOVAIRD RD. WEST, BRAMPTON, ONT. L6Y 4K4 |
| City:               | BRAMPTON  |
| County:             | PEEL  |
| Province:           | ONTARIO   |
| Country:            | CANADA  |
| Project No.:        | 19128   |
| Scale:              | 1" = 100'-0"  |
| Date:               | 19128   |
| Drawn By:           | SP1   |
| Checked By:         |   |
| Approved By:        |   |



- GENERAL NOTES**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PEEL STANDARD CONDOMINIUM ACT, 1990 (R.S.O. 1990, CHAPTER 243).
  2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE PEEL REGIONAL MUNICIPALITY.
  3. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF ALL UTILITIES AND INFRASTRUCTURE.
  4. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF ALL PAVING AND CURBS.
  5. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF ALL LANDSCAPING AND PLANTING.
  6. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF ALL FENCING AND SECURITY.
  7. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF ALL LIGHTING.
  8. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF ALL PARKING AND TRAVELWAYS.
  9. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF ALL BUILDINGS AND STRUCTURES.
  10. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF ALL UTILITIES AND INFRASTRUCTURE.



**SURVEY REFERENCE**

PEEL STANDARD CONDOMINIUM PLAN No. 981

**LEGEND**

- EXISTING UTILITIES
- PROPOSED UTILITIES
- EXISTING PAVING
- PROPOSED PAVING
- EXISTING CURBS
- PROPOSED CURBS
- EXISTING FENCING
- PROPOSED FENCING
- EXISTING LIGHTING
- PROPOSED LIGHTING
- EXISTING PARKING
- PROPOSED PARKING
- EXISTING TRAVELWAYS
- PROPOSED TRAVELWAYS
- EXISTING BUILDINGS
- PROPOSED BUILDINGS
- EXISTING STRUCTURES
- PROPOSED STRUCTURES

**PROPOSED SITE PLAN**

**HOSSACK & ASSOCIATES ARCHITECTS**

19128

**SP1**