

**Date:** 2021-01-04

**Subject:** **Surplus Declaration for a Long-Term Ground Lease for a Portion of the Lands Located at 8870 McLaughlin Road West, Brampton (Flower City Community Campus), Ward 4.**

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**Report Number:** Community Services-2021-104

**Recommendations:**

1. THAT the report titled “**Surplus Declaration for a Long-Term Ground Lease for a Portion of the Lands Located at 8870 McLaughlin Road West, Brampton (Flower City Community Campus), Ward 4,**” to the Committee of Council Meeting of January 20, 2021 be received; and
2. THAT a by-law be passed to declare surplus to the City’s requirements the City’s lands, a portion comprising of an area of approximately five (5) acres, municipally known as part of 8870 McLaughlin Road West, Brampton, for a long-term ground lease(s), identified as Part of PIN 14071-2654.

**Overview:**

- The City of Brampton owns property located at 8870 McLaughlin Road West, Brampton (Flower City Community Campus). The property has frontage on McLaughlin Road West and Queen Street West. The land area is approximately 80 acres including a 15 acre protected woodlot and has no encroachments.
- As per the Special Council Meeting held on December 23, 2020 the following motion was considered and voted in the public session;
  - *That it is the intent of Brampton City Council to declare surplus to its municipal requirements a portion of the lands located at the Flower City Community (FCC) Campus, totaling approximately five*

***(5) acres, for the purpose of any expressions of interest received from third parties including the possible lease to Golden Age Village for The Elderly (GAVE) for the purpose of developing and operating a modern campus of care consisting of a Long Term Care Home (160 beds), Seniors Affordable Housing (140 units) and a Cultural Centre. That City staff be requested to proceed with the surplus declaration process, including public notice and appropriate notice to Priority Notification Recipients for potential expressions of interest, including, if necessary, a Special Meeting of City Council prior to its next scheduled meeting of January 27, 2021 to consider the surplus declaration of the subject lands.***

- **Priority Notification Recipients were contacted and a 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.**
- **The Region of Peel has informed that their Human Services - Housing department has an interest in a land lease on the site for a potential youth shelter or family shelter and would like to start discussions with the City of Brampton.**
- **Alectra utilities has noted that they have an easement (VS74099) located far east relative to the identified surplus area. This easement is registered on title and can be partially released from the identified surplus lands. They have also noted that they will need an easement on the identified surplus lands for their infrastructure. At this stage, they have engaged a surveyor to prepare a sketch showing the existing infrastructure for the proposed easement.**
- **The City's Digital Innovation & Information Technology team has noted that there is a Public Sector Network (PSN) fibre conduit at one (1) meter depth within the property line on the south side (refer appendix B). DI&IT has identified this conduit to contain a major fibre trunk supporting multiple mission critical sites/services/facilities. If the land is to be declared surplus and leased, DI&IT has requested additional time to determine if lands affected by the PSN fibre are developable or need to be maintained as open space. Additionally, DI&IT will also investigate the costs to relocate this conduit and fiber optic cables (if possible) and report later.**

#### **Background:**

The City of Brampton owns property located at 8870 McLaughlin Road West, Brampton (Flower City Community Campus). The property has frontage on McLaughlin Road

West and Queen Street West. The total land area is approximately 80 acres including 15 acre protected woodlot and has no encroachments.

The site amenities include, but are not limited to, an existing City of Brampton seniors' centre; a range of recreational amenities, including soccer fields, baseball diamonds and cricket fields; and direct access to public transit, all within a close proximity to a host of other services, such as grocery stores, drug stores, etc. The proposed location would displace the training grounds for the Cruisers, one of the City's affiliated sports groups that provides a variety of sporting opportunities for individuals living with physical disabilities.

As per the Special Council Meeting held on December 23, 2020, the following motion was considered and voted in public session:

*That it is the intent of Brampton City Council to declare surplus to its municipal requirements a portion of the lands located at the Flower City Community (FCC) Campus, totaling approximately five (5) acres, for the purpose of any expressions of interest received from third parties including the possible lease to Golden Age Village for The Elderly (GAVE) for the purpose of developing and operating a modern campus of care consisting of a Long Term Care Home (160 beds), Seniors Affordable Housing (140 units) and Cultural Centre.*

*That City staff be requested to proceed with the surplus declaration process, including public notice and appropriate notice to Priority Notification Recipients for potential expressions of interest, including, if necessary, a Special Meeting of City Council prior to its next scheduled meeting of January 27, 2021 to consider the surplus declaration of the subject lands.*

### **Current Situation:**

The Property is currently zoned I2 – Institutional Zone.

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; notable comments are summarized below:

- The Region of Peel has informed that their Human Services - Housing department has an interest in a land lease on the site for a potential youth shelter or family shelter and would like to start discussions with the City of Brampton.

- Alectra utilities has noted that they have an easement (VS74099) located far east relative to the identified surplus area. This easement is registered on title and can be partially released from the identified surplus lands. They have also noted that they will need an easement on the identified surplus lands for their infrastructure. At this stage, they have engaged a surveyor to prepare a sketch showing the existing infrastructure for the proposed easement.

The City's Digital Innovation & Information Technology team has noted that there is a Public Sector Network (PSN) fibre conduit at one (1) meter depth within the property line on the south side (refer appendix B). DI&IT has identified this conduit to contain a major fibre trunk supporting multiple mission critical sites/services/facilities. If the land is to be declared surplus and leased, DI&IT has requested additional time to determine if lands affected by the PSN fibre are developable or need to be maintained as open space. Additionally, DI&IT will also investigate the costs to relocate this conduit and fibre optic cables (if possible) and report later.

Public notice of intent to declare surplus has also been made in accordance with the City's Procedure By-law 160-2004.

This report requests that a by-law be passed to declare surplus to the City's requirements the City's lands, a portion comprising of an area of approximately five (5) acres, municipally known as part of 8870 McLaughlin Road West, Brampton, for long-term ground lease(s), identified as Part of PIN 140712654.

A site survey and reference plan preparation to identify the part(s) of the City's lands to be leased shall be completed later.

Please note that the surplus declaration is intended for only a part of the following legal description:

PT LTS 4 AND 5, CON 2 WEST OF HURONTARIO ST. (CHING), DES PTS 1, 2, 3 & 4, 43R23285, EXCEPT PTS 4, 5, 6, 9 & 10, 43R30876 SUBJECT TO AN EASEMENT AS IN VS74099 SUBJECT TO AN EASEMENT AS IN VS74100 SUBJECT TO AN EASEMENT AS IN VS75923 SUBJECT TO AN EASEMENT AS IN RO1018116 TOGETHER WITH AN EASEMENT AS IN LT1910807 CITY OF BRAMPTON.

### **Corporate Implications:**

#### Financial Implications:

There are no immediate financial implications resulting from this Surplus Declaration Report. Any future revenues collected arising from any potential lease agreement(s) will be deposited into the Rentals-Lease GL Account in the Realty Services Division.

### Other Implications:

#### **Legislative Services – Legal Services**

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

#### **Term of Council Priorities:**

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.

### Living the Mosaic – 2040 Vision

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

#### **Conclusion:**

As per direction received during the Special Council Meeting held on December 23, 2020, staff have contacted Priority Notification Recipients and issued a public notice of the City's intention to declare surplus an approximately five-acre parcel of land at 8870 McLaughlin Road West (Flower City Community Campus). Staff are requesting that Council approve this report and that a by-law be passed to declare the parcel surplus to the City's requirements.

Authored by:

Reviewed by:

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Donn Bennett  
Acting Senior Manager, Realty Services

Approved by:

Submitted by:

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Marion Nader  
Commissioner, Community Services

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David Barrick  
Chief Administrative Officer

**Attachments:**

Appendix A: Sketch of the proposed Five (5) Acres Land Parcel Identified at Flower City Community Campus.

Appendix B: Public Sector Network location.

**Appendix A: Sketch of the Proposed Five (5) Acres Land Parcel Identified at  
Flower City Community Campus** *(to be validated by an Ontario Land Surveyor)*





## Appendix B: Public Sector Network Location

### Public Sector Network Brampton



**Disclaimer:** The records are based upon available and unverified information and may prove inaccurate. City of Brampton PSN disclaims any responsibility should these records be relied upon due to the detriment of any person.

#### LEGEND:

----- Underground fibre

———— Aerial Fibre

◇ Flush to grade handwell