



Date: 2026-04-07

Subject: **Property Interests to be Expropriated for the Downtown Brampton Flood Protection Project (DBFP) – Wards 1 and 3**

From: Marlon Kallideen, Chief Administrative Officer

Report number: CAO's Office-2026-340

Strategic Focus Area: Environmental Resilience & Sustainability

Recommendations

1. That the report prepared by Clifton Johnson, Senior Real Estate Coordinator, Realty Services to the Committee of Council Meeting of April 29, 2026, re: **Property Interests to be Expropriated for the Downtown Brampton Flood Protection Project (DBFP) – Wards 1 and 3**, be received;
2. That a by-law be enacted authorizing The Corporation of the City of Brampton, as expropriating authority, to make application for approval to expropriate the property interests required in connection with the Downtown Brampton Flood Protection Project (DBFP), specifically the easements for the eight properties as described in Attachment 1 to this report for the purposes of design and construction of the Downtown Brampton Flood Protection Project; and
3. That the Senior Manager, Realty Services be authorized to execute, and cause to be served and published on behalf of The Corporation of the City of Brampton as expropriating authority, all notices, applications, advertisements and other documents required by the *Expropriations Act*, R.S.O. 1990, c.E.26 as amended, in a form approved by the City Solicitor or designate in order to effect the expropriation of the said property interests.

Report Summary

The City is planning to begin construction of the Downtown Brampton Flood Protection (DBFP) project in 2026, with funding for property acquisition previously approved in the 2021 budget. The project has identified requirements for easement interests from select properties (see Attachment 1). To avoid delays to the construction schedule, staff is seeking Council approval to initiate the Application for Approval to Expropriate the necessary interests from the identified properties. Concurrently, staff will continue negotiating amicable easement agreements with affected property owners. This application represents the first stage of the expropriation process. A subsequent report

will be presented to Council to seek approval for the expropriation, if required. No immediate additional financial impacts are anticipated from these recommendations.

Background

The Downtown Brampton Flood Protection is the first phase of Riverwalk, a larger vision for transforming downtown through the creation of a public realm of open spaces, iconic destinations, active transportation linkages that would be built around and outwards from the flood protection works. Riverwalk and the DBFP are strategic priorities for the City to remove planning restrictions in the downtown due to flooding, catalyze development and urban transformation, and increase housing supply in the downtown.

In 2021, Council approved the budget for the project, including funds required for property acquisitions.

Between 2022 and 2025, staff has presented several reports to Council, in which approval has been granted to authorize staff to commence the Application for Approval to Expropriate or Approval to Expropriate certain properties necessary for the project. By April 4, 2024, the City had taken possession of all the lands it was acquiring through those expropriations.

Current Situation

The City has identified a requirement for easements on eight properties to support the grading and utility relocation. Staff contacted the affected property owners. Few are open to amicable negotiations, while others have been reluctant. To mitigate potential delays to the construction schedule, the expropriation process must commence and proceed in parallel with ongoing amicable negotiations.

The authorization being sought in this report is to acquire property interests by expropriation, which is the first step in the expropriation process. Another report will be presented to Council to seek approval of the actual expropriation, after Notices of Application for Approval to Expropriate Land have been served/ published, and Hearings of Necessity have been completed, if required.

Financial Implications

There are no immediate incremental financial impacts arising from the recommendations in this report. Funding for property acquisition related to the Downtown Brampton Flood Protection has been identified within the 2021 capital budget. Any financial impacts associated with the expropriation process will be reported to Council in a future report once costs are more certain.

Legal Comments

Legal Services will provide legal support, and engage external counsel as needed, to undertake these expropriations.

Conclusion

This report recommends that Council authorize the City to make Application for Approval to Expropriate to ensure delivery of the property interests listed in Attachment 1 to support the DBFP project.

Steve Ganesh, MCIP, RPP
Commissioner, Planning Building & Growth Management

Marlon Kallideen, Chief Administrative Officer

Prepared by: Clifton Johnson, Senior Real Estate Coordinator, Office of the CAO

Attachments:

- Attachment 1 – Property Rights to be Expropriated
- Attachment 2 – Map of Properties to be Expropriated