

Date: 2021-08-16

Subject: **Surplus declaration of portion of the Sesquicentennial Park, Brampton, Ward 9.**

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Report Number: Community Services-2021-917

Recommendations:

1. THAT the report titled “Surplus declaration of portion of the Sesquicentennial Park, Brampton, Ward 9” to the Council meeting of September 15, 2021 be received;
2. THAT a by-law be enacted to declare surplus to the City’s requirements a portion of City owned lands municipally known as 11367, 11575 and 11475 Bramalea Road, Brampton (portion of the Sesquicentennial Park), comprising of Part of PINs - 142220022, 142220023 and 142220024 having an area of approximately 2.2 acres for the purpose of disposing of or leasing such lands to Kay Blair Hospice.

Overview:

- **At the June 23, 2021 Council meeting, Staff was directed to undertake the surplus declaration for a portion of the Sesquicentennial Park property.**
- **As per the resolution C249-2021 -**
 - ***Council supports, in principle, that a portion of Sesquicentennial Park be dedicated to Kay Blair Hospice for the purpose of developing and operating a hospice, subject to any further processes and approvals as may be applicable.***
- **Staff had identified approximately 2.2 acres portion of 11367, 11575 and 11475 Bramalea Road, Brampton (portion of the Sesquicentennial Park), comprising of Part of PINs - 142220022, 142220023 and 142220024 (see Appendix A – Property Sketch).**

- **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.**
- **Alectra Utilities has advised that they may require an easement for its existing pole line along Bramalea Road (see Appendix B – Alectra's sketch). They will be engaging a land surveyor to attend on the property and confirm whether the existing pole line is encroaching on the property. If so, they will advise us and proceed with the creation of a draft reference plan.**
- **Region of Peel has advised that they support the surplus declaration on the condition that the City of Brampton to confirm that the Region's existing infrastructure, 400 mm watermain is located within the ultimate Bramalea Road Right-of-Way (ROW) in front of 11475 Bramalea Road.**
- **If their existing infrastructure is outside of the ROW, then an easement reservation will be required within the surplus portion at 11475 Bramalea Road (PIN 142220023). This will be determined based on future due diligence to be completed at a later date. Staff will accordingly provide the Region with a confirmation or advise if an easement reservation will be required.**
- **Region has also noted that there are private 50 mm and 75 mm forcemains servicing the Smart Centre and Bramalea Christian Fellowship lands. If the existing private forcemains are outside of the ROW, then easement reservation should be obtained from the City of Brampton within the surplus portion at 11475 Bramalea Road (PIN 142220023). This will also be determined based on future due diligence to be completed at a later date.**
- **City's Environmental Planning Staff suggested that the property should be staked by Toronto and Region Conservation Authority (TRCA) to determine the total developable area. Further, Parks Planning Staff has confirmed that the staking by TRCA and identification of the developable area will be determined based on the future due diligence studies to be completed during the development phase.**
- **Staff recommends surplus declaration of portion of the Sesquicentennial Park.**

Background:

At the June 23, 2021 Council meeting, Staff was directed to undertake the surplus declaration for a portion of the Sesquicentennial Park property.

As per the resolution C249-2021 –

Council supports, in principle, that a portion of Sesquicentennial Park be dedicated to Kay Blair Hospice for the purpose of developing and operating a hospice, subject to any further processes and approvals as may be applicable.

The identified property is a portion of the City owned Sesquicentennial Park and the nearest intersection is the Countryside Drive and Bramalea Road. The total area is approximately 2.2 acres.

Current Situation:

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:

Alectra Utilities has advised that they may require an easement for its existing pole line along Bramalea Road (see Appendix B – Alectra's sketch). They will be engaging a land surveyor to attend on the property and confirm whether the existing pole line is encroaching on the property. If so, they will advise us and proceed with the creation of a draft reference plan.

City's Environmental Planning Staff suggested that the property should be staked by Toronto and Region Conservation Authority (TRCA) to determine the total developable area. Further, Parks Planning Staff has confirmed that the staking by TRCA and identification of the developable area will be determined based on the future due diligence studies to be completed during the development phase.

Region of Peel has advised that they support the surplus declaration on the condition that the City of Brampton to confirm that the Region's existing infrastructure, 400 mm watermain is located within the ultimate Bramalea Road Right-of-Way (ROW) in front of 11475 Bramalea Road. If their existing infrastructure is outside of the ROW, then an easement reservation will be required within the surplus portion at 11475 Bramalea Road (PIN 142220023). This will be determined based on future due diligence to be completed at a later date. Staff will accordingly provide the Region with a confirmation or advise if an easement reservation will be required.

Region has also noted that there are private 50 mm and 75 mm forcemains servicing the Smart Centre and Bramalea Christian Fellowship lands. If the existing private forcemains are outside of the ROW, then easement reservation should be obtained from the City of Brampton within the surplus portion at 11475 Bramalea Road (PIN 142220023). This will also be determined based on future due diligence to be completed at a later date.

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 a portion of 11367, 11575 and 11475 Bramalea Road, Brampton (portion of the Sesquicentennial Park), comprising of Part of PINs - 142220022, 142220023 and 142220024 having an area of approximately 2.2 acres

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

Corporate Implications:

Financial Implications:

There are no immediate financial implications resulting from this Surplus Declaration Report. Any future revenues collected arising from any potential disposal or lease agreement(s) will be deposited in Reserve #12 - Land Sale Proceeds or the Rentals-Lease GL Account in the Realty Services Division, respectively, subject to Council approval.

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:

Staff recommends the surplus declaration of portion of the Sesquicentennial Park, Brampton.

Authored by:

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Approved by:

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Commissioner, Community Services

Reviewed by:

Marlon Kallideen
Interim Senior Manager, Realty Services

Submitted by:

David Barrick
Chief Administrative Officer

Attachments:

Appendix A – Property Sketch.

Appendix B – Alectra's sketch.

Appendix A – Property Sketch

Municipal Address:	Portion of 11367, 11575 and 11475 Bramalea Road
PIN(s):	Part of PINs - 142220022, 142220023 and 142220024
Area:	Approximately 2.2 acres portion, see the property sketch given below.



Appendix B – Alectra's sketch

