

Date: 2022-04-20

Subject: Property Interest to be Expropriated for the purpose of Complete Street Improvements to Williams Parkway near Intersection with North Park Drive and Howden Boulevard, Ward 7

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Report Number: Legislative Services-2022-439

Recommendations:

1. THAT the report dated April 20, 2022, to Committee of Council meeting of May 25, 2022, titled **Recommendation Report: Property Interest to be Expropriated for the purpose of Complete Street Improvements to Williams Parkway near Intersection with North Park Drive and Howden Boulevard, Ward 7** be received; and,
2. THAT a by-law be enacted authorizing The Corporation of the City of Brampton, as expropriating authority, to make an application for approval to expropriate the property interest required in connection with the Williams Parkway Complete Street Improvements Project near the intersection of Williams Parkway with North Park Drive and Howden Boulevard, as described in Schedule 'A' to this report for the purpose of road resurfacing and other road improvements to accommodate the Williams Parkway Complete Street Improvements 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 interest.

Overview:

- **In accordance with the approved Capital Program, Williams Parkway will undergo complete street improvements that include road improvements, intersection improvements, and active transportation improvements, enhanced landscaping and enhanced streetscaping. The acquisition of the subject property in fee simple is required.**
- **To ensure timely delivery of the property interest and not to delay construction schedules, this report recommends that Council authorize commencement of the Application for Approval to Expropriate the property interest as listed in Schedule “A”. Staff are unable to negotiate an agreement in parallel to the expropriation process, as the corporation that is the current owner of the lands is inactive.**
- **The authorization being sought in this report is to acquire a property interest 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, if any, have been completed.**

Background:

Williams Parkway will undergo complete street improvements that include road improvements, intersection improvements, active transportation improvements, enhanced landscaping and enhanced streetscaping, from McLaughlin Road to North Park Drive, with construction scheduled to commence in summer 2023, subject to approval by Council. Property interest in fee simple will be required. The negotiation process for the acquisition of the property rights along Williams Parkway has commenced since August 2021, with the undertaking of the required appraisal reports, and notification and discussion with the property owners.

A November 5, 2019, appraisal indicated that the subject property is a remnant parcel that appears to be consistent with a landscape buffer, and therefore a nominal valuation was applied.

Current Situation:

Council approved the scope of work for complete street improvements to Williams Parkway, and cancelled the six lane widening. The existing road is in poor condition and

requires rehabilitation, and or resurfacing. The current boulevard lacks active transportation infrastructure, and enhanced landscaping and streetscaping.

The authorization being sought in this report, to acquire a property interest by expropriation, 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, if any, have been completed.

Corporate Implications:

Financial Implications:

There are no direct financial implications resulting from this report. Any costs associated with the expropriation will be included in a future report.

Legal Implications:

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

Term of Council Priorities:

This report achieves the Strategic Plan priorities and objective: “Move and Connect”, specifically in support of the Transportation Master Plan, to keep people and goods moving efficiently by investing in new infrastructure and maintaining a state-of-good-repair.

Conclusion:

This report recommends that Council authorize the City to make an Application for Approval to Expropriate to ensure delivery of the property interest listed in Schedule “A”. Staff is unable to negotiate an agreement in parallel to the expropriation process, as the corporation that is the current owner of the lands is inactive. And that a by-law be enacted to authorize the City to make an Application for Approval to Expropriate the property interest listed in Schedule “A” required in connection with the Williams Parkway complete street improvement project from McLaughlin Road to North Park Drive and that the Senior Manager, Realty Services be authorized to execute all documents required by the *Expropriations Act* in order to effect the expropriation of the said interest.

Authored by:

Reviewed by:

Cheryl Waters
Senior Real Estate Coordinator

Rajat Gulati
Acting Senior Manager, Realty Services

Approved by:

Diana Soos
Commissioner, Legislative Services

Attachments: Schedule A

Schedule “A”

**Property Interest to be Expropriated for the purpose of Complete Street
Improvements to Williams Parkway near Intersection with North Park Drive and
Howden Boulevard, Ward 7**

Municipal Address and PIN	Property Description (Legal Description)	Property Rights Required	Area Required (sq. m.)
Unassigned Address PIN 14150-0906	Part of Lot 8, Conc 3, EHS, Designated as Part 1 on Plan 43R-3239, (Lying E of the E limit of Williams Parkway on Plan M308 & N of Lionshead Lookout); T/W Part Rdal Btn Conc 2 & 3 on Parts 8, 9 and 10 on Plan 43R-23900	Fee Simple	303