

Date: 2022-06-29

Subject: **Surplus Declaration of 0 Williams Parkway, Brampton, Ward 8**

Contact: Cheryl Waters, Senior Real Estate Coordinator
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Report Number: Legislative Services-2022-600

Recommendations:

1. THAT the report titled “Surplus declaration of 0 Williams Parkway, Brampton, Ward 9” to the Council meeting of July 6, 2022 be received;
2. THAT a by-law be enacted to declare surplus to the City’s requirements City owned lands, legally described as PCL PLAN -2, SEC 43M561; BLKS 4 & 8, PL 43M561, PIN 14209-0130 (LT), municipally known as 0 Williams Parkway, Brampton, having an area of approximately 1.45 acres for the purpose of disposing such lands to the adjacent landowner.

Overview:

- The adjacent landowner at 9400 Goreway Drive has made a request to the City of Brampton to consider the disposition of the remnant piece of land that is the subject of this report, known municipally as 0 Williams Parkway
- 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.
- Region of Peel has advised that they have no interest in acquiring the subject lands however, they will require the reservation of a standard water main easement within the southern limits of the lands. The dimensions of the easement should be the full width of the PIN at the south by 8.0 m from the southern property limits northwards. A site

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

- **Staff recommends surplus declaration of remnant parcel**

Background:

The owner of 9400 Goreway Drive made an enquiry in February 2020, and again in November of 2021, to determine if the City-owned vacant parcel can be acquired at fair market value. The owner plans to incorporate the Strip as a service road with his future business redevelopment at 9400 Goreway Drive.

In February 2020, the request was denied for the following reasons:

1. The Strip may be required for staging purposes for the Humberwest Pkwy Road widening project;
2. The Strip may be utilized as a service road to permit future designated commercial businesses to access Humberwest Pkwy to Williams Pkwy in the future.

The owner was advised to follow up in September 2021, and the request was resubmitted in November, 2021.

Humberwest Parkway has now been widened to six lanes in the area, and no additional land is required for the widening. Any access or service road serving the commercial development should be on private property.

Current Situation:

Circulation was made to the City's Real Estate Coordinating Team (RECT) and priority notification was given to Infrastructure Ontario, The Peel District School Board, Dufferin-Peel Catholic District School Board, Bell Canada, Alectra, Enbridge, Rogers Cable, Infrastructure Ontario, Brampton Library, TRCA, Ministry of the Environment, Conservation and Parks, and The Regional Municipality of Peel, notable comments are summarized below:

The Region of Peel have advised they will require the reservation of a standard water main easement within the southern limits of the lands. The dimensions of the easement should be the full width of the PIN at the south by 8.0 m from the southern property limits northwards.

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

The sale of the surplus lands will be conditional on Council approval, and the applicant obtaining MECP and TRCA approval.

The report requests that a by-law be enacted to declare surplus to the City's requirements City owned lands municipally known as 0 Williams Parkway, Brampton, comprised of PIN 14209-0130 (LT) having an area of approximately 1.45 acres for the purpose of disposing such lands to the adjacent landowner.

A site survey and reference plan preparation to identify the part(s) of the City's lands to be disposed of 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 sale agreement(s) will be deposited in Reserve #12 – Land Sale Proceeds, 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 the remnant parcel known municipally as 0 Williams Parkway.

Authored by:

Reviewed by:

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Coordinator

Rajat Gulati, Senior Manager, Realty
Services

Approved by:

Diana Soos, Commissioner
Legislative Services

Attachments:

Appendix A – Property Sketch.

Appendix B – Region of Peel sketch.

Appendix A – Property Sketch

Municipal Address:	0 Williams Parkway
PIN(s):	142090130
Area:	1.45 acre



Appendix B – Region of Peel sketch

