

Date: 2023-02-07

Subject: **Surplus Declaration and Disposal By-law for a portion of Lands Located at 150 Central Park Drive, Brampton (Bramalea Civic Centre) – Ward 7**

File No.: **RE23100**

Contact: Sanjeev Kumar, Senior Real Estate Coordinator, Realty Services
Rajat Gulati, Senior Manager, Realty Services

Report Number: Legislative Services-2023-199

Recommendations:

1. That the report from Sanjeev Kumar, Senior Real Estate Coordinator, Realty Services to the Council Meeting of March 1, 2023, re: **Surplus Declaration and Disposal By-law for a portion of Lands Located at 150 Central Park Drive, Brampton (Bramalea Civic Centre) – Ward 7**, be received; and
2. That a by-law be enacted to declare surplus to the City's requirements and approve the disposal of a portion of the City's property municipally known as 150 Central Park Drive, Brampton, comprising of an area of approximately 6.3 acres and including the building thereon known as the Bramalea Civic Centre, and identified as part of PIN 14170-0005 (the "Subject Property"), for a fee simple transfer to Toronto Metropolitan University at nominal consideration, subject to the reservation or transfer of any required interests for utilities, services, reserves or widenings as may be determined by the Chief Administrative Officer; and
3. That the Chief Administrative Officer be authorized to execute on behalf of the City such agreements or other documents necessary complete the transfer of Fee Simple Interest in the Subject Property for nominal consideration to Toronto Metropolitan University, on such terms as may be acceptable to the CAO and in a form satisfactory to City Solicitor or designate.

Overview:

- **The City of Brampton owns property located at 150 Central Park Drive, Brampton (Civic Centre). The property has frontage on Central Park Drive and Team Canada Drive. The land area is approximately 8 acres.**
- **Pursuant to the authority delegated by Council at its meeting held on December 14, 2022 the City entered into an agreement with Toronto Metropolitan University for a transfer of a fee simple Interest in a portion of the Civic Centre lands, comprising approximately 6.3 acres (the “Subject Property”) for nominal consideration and for the purpose of establishing a School of Medicine in Brampton, subject to Council declaring the Subject Property surplus to municipal needs.**
- **Priority Notification Recipients were notified and a Public notice of the City’s intention to declare the Subject Property surplus has been made in accordance with the City’s Procedure by-law 160-2004.**
- **Peel District School Board and Dufferin-Peel Catholic District School Board have noted that they have no interest in the Subject Property.**
- **The Region of Peel was included in the PNR circulation with no issues or requirements reported.**
- **Rogers Communication has confirmed that they do not require an easement as the infrastructure that exists is within the building.**
- **Alectra utilities has noted 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 Cultural Services Team has noted that the proposed surplus declaration and transfer of fee simple interest of the Subject Property will have an impact on the service delivery of their division, specifically use of Lester B Pearson Theatre, Studio Room, Music Room and Dance Room.**
- **The City’s Transit team requested they be provided with the details of delineation of the north property line of the Subject Property (adjacent to the Terminal site) in order to be able to plan for future infrastructure needs at the terminal (i.e. electric bus charging infrastructure, etc.) and also requested that provision be made for a limited amount of staff parking for Transit employees, service vehicles and potentially some space for out of service bus parking. Terminal staff are severely constrained on available space within the terminal, particularly during peak periods, and in the past have utilized some of the Civic Centre parking for Terminal staff and operational needs.**

- **The City's IT Team has noted that certain of its services are located at the Civic Centre. It would require a great endeavour of time and money to relocate the physical infrastructure. The location of those services is to be included in the area that will be leased back to the City by TMU.**

Background:

Pursuant to the authority delegated by Council at its meeting held on December 14, 2022 the City entered into an agreement with Toronto Metropolitan University for a transfer of a Fee Simple Interest in the Subject Property for nominal consideration and for the purpose of establishing a School of Medicine in Brampton, subject to Council declaring the Subject Property surplus to municipal needs.

Current Situation:

The Property is currently zoned I2 – Institutional Zone.

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, The Library Board, The Regional Municipality of Peel and the Utility Companies; notable comments are summarized below:

- Peel District School Board and Dufferin-Peel Catholic District School Board has noted that they have no interest in the Subject Property.
- Alectra utilities has noted 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 Region of Peel was included in the PNR circulation with no issues or requirements reported.
- Rogers Communication has confirmed that they do not require an easement as the infrastructure that exists is within the building.

The City's Cultural Services Team has noted that the proposed surplus declaration and transfer of fee simple interest of the Subject Property will have an impact on the service delivery of their division, specifically use of Lester B Pearson Theatre, Studio Room, Music Room and Dance Room.

The City's Transit team requested they be provided with the details of delineation of the north property line (adjacent to the Terminal site) in order to be able to plan for future infrastructure needs at the terminal (i.e. electric bus charging infrastructure, etc.) and also requested that provision be made for a limited amount of staff parking for Transit employees, service vehicles and potentially some space for out of service bus parking. Terminal staff are severely constrained on available space within the terminal, particularly during peak periods, and in the past have utilized some of the Civic Centre parking for Terminal staff and operational needs.

The City's IT Team has advised that certain of its services are located at the Civic Centre. It would require a great endeavour of time and money to relocate the physical infrastructure. The location of this infrastructure is to be included in the area that will be leased back to the City by TMU.

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

This report recommends that a by-law be enacted to declare surplus to the City's requirements and approve the disposal of a portion of the City's property municipally known as 150 Central Park Drive, Brampton, comprising of an area of approximately 6.3 acres and including the building thereon known as Bramalea Civic Centre and identified as part of PIN 14170-0005, for a fee simple transfer at a nominal consideration to Toronto Metropolitan University subject to the reservation or transfer of any required interests for utilities, services, reserves or widenings as may be determined by the Chief Administrative Officer.

A site survey and reference plan to identify the boundaries and part(s) of the Subject Property to be transferred shall be completed in due course.

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

PT LT 5 CON 4 EHS CHINGUACOUSY PTS 3 & 4, 43R307 SUBJECT TO AN EASEMENT IN GROSS OVER PART 1 ON PLAN 43R-33949 AS IN PR2111840 SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 3 & 4, PLAN 43R307 AS IN PR113550 CITY OF BRAMPTON

Corporate Implications:

Financial Implications:

There are no immediate financial implications resulting from this Surplus Declaration Report.

The appraised value of Subject property is \$48,000,000 and the fee simple interest in the property will be transferred to TMU at a nominal consideration.

Other Implications:

Legal Implications – Legal Services will approve as to form the surplus declaration and disposal by-law as well as any other agreements or documents for which Council delegate authority in accordance with this report’s recommendations.

Communications Implications – Public notice of intent to declare surplus has been made in accordance with the City’s Procedure By-law 160-2004.

Term of Council Priorities:

The recommendations of this report supports **A City of Opportunities** by exploring and making additional post-secondary opportunities available to the residents of Brampton, and the Region of Peel, to develop and retain homegrown talent in the field of medicine while attracting investment and employment.

Conclusion:

Staff have contacted Priority Notification Recipients and issued a public notice of the City’s intention to declare surplus an approximately 6.3 acres parcel of land at 150 Central Park Drive, Brampton (Bramalea Civic Centre). Staff are requesting that Council approve this report and that a by-law be enacted to declare the Subject Property surplus to the City’s requirements and approve the disposal of same to Toronto Metropolitan University for its School of Medicine and at nominal consideration, subject to the reservation or transfer of any required interests for utilities, services, reserves or widenings as may be determined by the Chief Administrative Officer.

Authored by:

Reviewed by:

Sanjeev Kumar, Senior Real Estate
Coordinator (Acting), Realty
Services

Rajat Gulati, Senior Manager, Realty
Services

Approved by:

Approved by:

Paul Morrison, Commissioner,
Legislative Services

Marlon Kallideen, Chief Administrative
Officer

Attachments:

- Appendix A: Sketch of the Proposed 6.3 Acres Land Parcel Identified at 150 Central Park Drive, Brampton (Bramalea Civic Centre) highlighted in Blue and Red

Appendix A: Sketch of the Proposed 6.3 Acres Land Parcel Identified at 150 Central Park Drive, Brampton (Bramalea Civic Centre) highlighted in Blue and Red (to be validated by an Ontario Land Surveyor)



*Area highlighted in yellow is excluded from the proposed surplus declaration and disposal.