

**Date:** 2023-05-03

**Subject:** **Surplus declaration of approximately 0.90 acre of land located at 4 Imperial Lakes Drive Brampton, Ward 8.**

**Contact:** Clifton Johnson, Real Estate Coordinator, Realty Services,  
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**Report Number:** Legislative Services-2023-420

**Recommendations:**

1. THAT the report titled “Surplus declaration of approximately 0.90 acre of land located adjacent to 4 Imperial Lakes Drive Brampton” to the Council meeting May 10, 2023, be received; and,
2. THAT a by-law be enacted to declare surplus to the City’s requirements City owned lands, The address is BLOCK 387; PLAN 43M1714, BRAMPTON; S/T EASEMENT IN GROSS OVER PT 4, PL 43R30878 AS IN PR1105281, comprised of part of PIN 142112379 (LT) having an area of approximately 0.90 acre;
3. THAT staff be directed to market the property for sale, on as-is where-is basis at Fair Market Value for the proposed Childcare center development and report back.

**Overview:**

- **The City owns property located on the northwest corner of Don Minaker Drive and Ebenezer Road, municipally unassigned and adjacent to 4 Imperial Lakes Drive. The total site area measures approximately 0.90 acre in size.**
- ***The owner of 2221100 Ontario Inc. operating as Little Galaxy Childcare and Montessori has made a request to the City of Brampton to consider the disposition of the land that is the subject of this report, known municipally unassigned and adjacent to 4 Imperial Lakes Drive***

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

### **Background:**

The subject property located on the northwest corner of Don Minaker Drive and Ebenezer Road, total approximately 0.90 acre. The appropriate land use based on City policies is for low density residential, primarily comprised of single detached houses.

The owner of 2221100 Ontario Inc. made an enquiry on February 15, 2023, to determine if the City-owned vacant parcel can be acquired at fair market value. The owner plans to open and operate a childcare centre at this location.

### **Current Situation:**

The subject property is a vacant parking lot and is no longer required for municipal purposes, refer to Appendix "A" for location of property.

This report requests the property adjacent to 4 Imperial Lakes Drive be declared surplus and that staff be authorized to sell the said property.

Staff will negotiate the terms of this potential property disposition with 2221100 Ontario Inc. and based on finalization of the Offer will report back for the ratification of the Agreement of Purchase and Sale, which will be conditional upon Council approval.

Public notice of intent to declare surplus will be made in accordance with the City's Procedure By-law.

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. Completing all the necessary due diligence including but not limited to environmental site assessment, soil testing and other related studies will be an obligation of the Purchaser.

The report requests that a by-law be enacted to declare surplus to the City's requirements City owned lands municipally unassigned and adjacent to 4 Imperial Lakes Drive, Brampton, comprised of part of PIN 142011-2379 (LT) having an area of approximately 0.90 acre for the purpose of disposing such lands to the adjacent landowner.

### **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.

**Community Services-** is supportive of the surplus declaration and future disposal of the property adjacent to 4 Imperial Lakes Drive.

**Strategic Plan:**

This report achieves the Strategic Plan priorities of Good Government by Practicing proactive, effective, and responsible management of municipal assets and services.

**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 municipally unassigned and adjacent to 4 Imperial Lakes Drive.

Authored by:

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