

Date: 2023-08-11

Subject: **Recommendation Report: Surplus Declaration of City Owned Property Located at 7752 Churchville Road, Brampton –Ward 6**

File No.: **RE20100**

Contact: **Gurmeet Singh, Senior Real Estate Coordinator, Realty Services**
Niven Pannu, Real Estate Coordinator, Realty Services

Report Number: Legislative Services-2023-426

Recommendations:

1. That the report from Gurmeet Singh, Senior Real Estate Coordinator, and Niven Pannu, Real Estate Coordinator, Realty Services to the Committee of Council Meeting on September 6, 2023, re: **Surplus Declaration of City-Owned Property Located at 7752 Churchville Road, Brampton – Ward 6**, be received; and
2. That a by-law be enacted to declare surplus to the City’s requirements City’s property municipally known as 7752 Churchville Road, Brampton, consisting of two adjacent parcels with a combined area of 0.066 acres, and identified as PINs 14085-0058(LT) and 14085-0059(LT) (the “Subject Property”), subject to the reservation or transfer of any required interests for utilities, services, reserves or widening as may be determined by the Chief Administrative Officer; and
3. That staff be directed to market the Subject Property for sale, on an as-is-where-is basis at fair market value.

Overview:

- **The City of Brampton owns the property located at 7752 Churchville Road, Brampton. The property is comprised of two parcels (PINs 14085-0058(LT) and 14085-0059(LT)) and has a combined site area of 0.066 acres.**
- **As per the *Transitional Buildings/Property – Update* to the Council dated September 4, 2019, staff received direction to return to Council regarding the proposed surplus declaration of 7752 Churchville Road.**

- **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 and priority notifications have been given.**
- **Staff requests the property located at 7752 Churchville Road, Brampton, be declared surplus to municipal needs and council approval to market the property for sale at fair market value.**

Background:

The subject property is comprised of two adjacent parcels located along Churchville Road with a total site area of 0.066 acres (see attachments 1 and 2); PIN 14085-0058(LT) is improved with a stand-alone single-storey building (approximately 968 square feet) which was the former site of Fire Station 217. PIN 14085-0059(LT) is vacant unimproved land. The subject property is adjacent to the Credit River, in the Churchville Heritage Conservation District, within the Regulation Limit of the Credit Valley Conservation Authority. It is zoned Residential Hamlet 2. The building is currently under the Recreation portfolio as a community meeting space.

As per the “Transitional Buildings/Properties – Update” report (see attachment 3) dated September 4, 2019, staff received direction to return to Council regarding the proposed surplus declaration of 7752 Churchville Road.

Due to underutilization, staff continue to identify no suitable municipal need to repurpose the building for City needs, and recommend the property be declared surplus for disposal. The current community users could be accommodated using existing meeting space at a nearby Community Centre.

Current Situation:

Circulation was made to the City’s Real Estate Coordinating Team (“RECT”) and priority notification was given to Infrastructure Ontario (IO), the Region of Peel, The Peel District School Board, The Library Board, Alectra Utilities, Bell Canada, Enbridge, and Rogers Communication. Notable comments are summarized below:

- The Region of Peel and the Peel District School Board have noted that they have no interest in the Subject Property;
- Alectra Utilities has advised that they have no interest in the Subject Property and do not require any easements within the property;
- Bell Canada has not expressed interest in the Subject Property. They have advised that there are no concerns with the potential disposition as their plant is within the front lot road allowance;
- IO circulated within their internal stakeholders with no response.

- No response was received from Enbridge, Brampton Library, and Rogers.

It has also been confirmed through title search that the property was not acquired via expropriation.

This report recommends that a by-law be enacted to declare surplus to the City's requirements the City's property municipally known as 7752 Churchville Road, comprising of PINs 14085-0058 (LT) and 14085-0059 (LT) with a site area of 0.066 acres, subject to the reservation or transfer of any required interests for utilities, services, reserves or widening as may be determined by the Chief Administrative Officer.

In accordance with the direction recommended by this report staff will complete an independent property appraisal to determine the fair market value and then market the property for sale on 'as-is where-is' basis and will report on any offer accepted on behalf of the City in accordance with the Administrative Authority By-law 216-2017, as amended and relating to the disposal of this property, which offer must be conditional upon Council approval.

Potential Future Land Uses:

It has been confirmed through Planning that the subject property is designated as 'Open Space' and 'Valleyland' under the City of Brampton's Official Plan. It also falls within the 'Churchville Heritage Conservation District' in the Bram West Secondary Plan. Generally, these designations prohibit redevelopment, however, there is an opportunity to construct a single detached house on the subject property.

The subject property is further regulated by the Credit Valley Conservation Authority given its proximity to the Credit River. A permit from the conservation authority would be required for any redevelopment on the subject property. This would include a site staking to confirm the development limits of the subject property.

The subject property is zoned 'Residential Hamlet Two – Special Section 1386 (RHM2-1386) under the City of Brampton's Zoning By-law 270-2004. This zoning designation entails site specific provisions related to lot depth, front yard/rear yard setbacks, and square footage. It is likely that any redevelopment of the subject property will require a rezoning or a minor variance to zoning.

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:

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.

Recreation, Community Services Implications

This building currently remains under the Recreation portfolio. Access to the building is granted to community residents known as Public Community Representatives, who have access to the building via key fobs. As pulled from Security’s Cardholder Reports, only one Public Community Representative utilized their key fob to access the building over two days in May 2019. Staff have identified no suitable need to repurpose the building and recommend the property be declared surplus. The current user group could be accommodated using existing meeting space at a nearby Community Centre.

Strategic Focus Area:

The recommendations of this report supports the Government & Leadership initiative by practicing proactive, effective, and responsible management of municipal assets and services.

Conclusion:

Staff recommends the surplus declaration of 7752 Churchville Road property.

Authored by:

Reviewed by:

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Coordinator, Realty Services

Rajat Gulati,
Senior Manager, Realty Services

And

Niven Pannu, Real Estate
Coordinator,
Realty Services

Approved by:

Marlon Kallideen,
Chief Administrative Officer

Attachments:

- Attachment 1 – Map of the Two Adjacent Parcels Comprising the Subject Property
- Attachment 2 – Survey
- Attachment 3 – Transitional Buildings/Properties – Update Report