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DATE: May 19, 2009

REPORT TITLE: **PROPOSED DISPOSAL OF REGION OWNED LANDS AT REGIONAL ROAD 15 (STEELES AVENUE) AND HURONTARIO STREET INTERSECTION  
CITY OF BRAMPTON, WARDS 3 AND 4**

FROM: R. Kent Gillespie, Commissioner of Employee and Business Services  
D. Labrecque, Commissioner of Environment, Transportation and Planning Services

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### **RECOMMENDATION**

- 1. That the lands described as Part of Lot 1, Concession 1, West of Hurontario Street, City of Brampton (formerly Township of Chinguacousy), Regional Municipality of Peel, designated as Parts 1, 2 and 3 on Reference Plan 43R-32778 and Part of Lot 1, Concession 1, East of Hurontario Street, City of Brampton (formerly Township of Chinguacousy), Regional Municipality of Peel, designated as Parts 8, 9, 11 and 12 on Reference Plan 43R-32778, be declared surplus to the needs of the Regional Corporation.**
- 2. That The Regional Municipality of Peel as Vendor, enter into an agreement with The Corporation of The City of Brampton, as Purchaser, for the fee simple sale of lands described as Part of Lot 1, Concession 1, West of Hurontario Street, City of Brampton (formerly Township of Chinguacousy), Regional Municipality of Peel, designated as Parts 1, 2 and 3 on Reference Plan 43R-32778 and Part of Lot 1, Concession 1, East of Hurontario Street, City of Brampton (formerly Township of Chinguacousy), Regional Municipality of Peel, designated as Parts 8, 9, 11 and 12 on Reference Plan 43R-32778, subject to the reservation or granting of any required easements;**

**And further that the net proceeds from the sale be divided equally and deposited into Capital Projects 03-4323 and 06-4015.**

### **REPORT HIGHLIGHTS**

- Council approval is required to declare two parcels of land totaling approximately 0.56 acres (0.226 hectares) of Region owned vacant lands as surplus and sell the parcels of land to The Corporation of The City of Brampton.**

### **DISCUSSION**

The subject lands are located at the northeast and northwest corners of the Steeles Avenue and Hurontario Street intersection in the City of Brampton, as shown on the attached Appendix I.

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These former gas station properties were acquired by the Region for the widening and reconstruction of the Steeles Avenue and Hurontario Street intersection. The entire parcels were purchased because the project impacted the existing businesses to such an extent that they could no longer carry on their operations. The remnants of the two properties are surplus to the needs of the Region.

In accordance with By-law 23-95 Section 5(e), "The area municipality, if interested, shall be given the first opportunity to negotiate a proposed agreement of purchase and sale over all other interested parties".

The City of Brampton is requesting to purchase the lands to use as Conventional Transit and AcceleRide BRT operations and services sites.

An independent appraisal obtained by the Region valued both parcels at a total of \$471,450. The City and the Region have agreed to enter into an Offer to Purchase agreement based on this amount, subject to both Council's approval. City staff are aiming to take a report to Brampton Council on June 24, 2009 recommending the purchase.

The subject lands must be declared surplus by Council Resolution prior to Council approving the sale.

Regional By-law 23-95 established procedures governing the sale and disposition of real property. In accordance with that By-law, the following shall apply to the subject property:

1. In accordance with By-law 23-95, Section 3, the subject lands are classified as having no general demand or market.
2. In accordance with Section 4(a), an appraisal of the surplus land has been completed.
3. In accordance with Section 4(b), the transferee is The Corporation of the City of Brampton.

Notice of the proposed sale will have been given by the posting of a Public Notice from June 11, 2009 to June 25, 2009 inclusive in the front lobby of Suite A and B of Regional Headquarters at 10 Peel Centre Drive, Brampton and on the Notice Page of the Region's Web Site, as designated by the Deputy Clerk.

**FINANCIAL IMPLICATIONS**

Net proceeds from the sale of land will be divided equally and deposited to Capital Projects 03-4232 and 06-4015.

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**CONCLUSION**

The proposed sale of surplus lands provides an excellent opportunity to dispose of surplus land not required by the Region and recover \$471,450.



R. Kent Gillespie  
Commissioner of Employee  
and Commissioner of Corporate Services



Dan Labrecque  
Commissioner of Environment, Transportation  
and Planning Services

**Approved for Submission:**



D. Szwarc, Chief Administrative Officer

*For further information regarding this report, please contact  
Joe Gallagher at extension 7763 or via email at [joe.gallagher@peelregion.ca](mailto:joe.gallagher@peelregion.ca)*

*Authored By: Joe Gallagher/lm*

- c. Legislative Services
  - Patrick O'Connor Regional Solicitor
  - Manager, Financial Support Unit (FSU)



- D. Albanese, Director of Transportation
- S. Hall, Director of Real Property Asset Management
- J. Smith, Manager of Real Estate
- J. Payne, Deputy Clerk

ROS-04019.00 & ROS-07225.00

Attachment

# APPENDIX I

May 19, 2009

PROPOSED DISPOSAL OF REGION OWNED LANDS  
AT THE REGIONAL ROAD 15 (STEELES AVENUE) AND HURONTARIO  
STREET INTERSECTION  
CITY OF BRAMPTON, WARDS 3 AND 4

