
DATE: April 16, 2010

REPORT TITLE: **PROPOSED LAND EXCHANGE
VACANT PARCELS OF LAND LOCATED ON THE WEST SIDE OF
REGIONAL ROAD 7 (AIRPORT ROAD), NORTH OF SANDALWOOD
PARKWAY
CITY OF BRAMPTON, WARD 10**

FROM: R. Kent Gillespie, Commissioner of Employee and Business Services

RECOMMENDATION

1. That the fee simple lands being Part of Lots 12 and 13, Concession 6, East of Hurontario Street, City of Brampton (formerly Township of Chinguacousy), Regional Municipality of Peel, more particularly described as Parts 10, 11, 16, and 19 on Reference Plan 43R-33018, be declared surplus to the needs of the Regional Corporation.
2. That the Regional Municipality of Peel enter into an agreement with The Corporation of the City of Brampton for the following exchange of land:
 - The Regional Municipality of Peel shall gratuitously convey to The Corporation of the City of Brampton the fee simple lands being Part of Lots 12 and 13, Concession 6, East of Hurontario Street, City of Brampton (formerly Township of Chinguacousy), Regional Municipality of Peel, more particularly described as Parts 10, 11, 16, and 19 on Reference Plan 43R-33018;
 - The Corporation of the City of Brampton shall gratuitously convey to The Regional Municipality of Peel the fee simple lands being Part of Block 404, Registered Plan 43M-1505, City of Brampton, Regional Municipality of Peel, more particularly described as Part 1 on Reference Plan 43R-33018.

April 16, 2010

PROPOSED LAND EXCHANGE

**VACANT PARCELS OF LAND LOCATED ON THE WEST SIDE OF REGIONAL ROAD 7
(AIRPORT ROAD), NORTH OF SANDALWOOD PARKWAY
CITY OF BRAMPTON, WARD 10**

REPORT HIGHLIGHTS

- The land exchange proposed herein will redistribute ownership of residual lands from two properties purchased by Peel for the 2007 Airport Road Widening project from Bovaird Drive to north of Mayfield Road in Brampton.
- The land exchange will transfer floodplain lands from the Region to the City of Brampton to be included in their parklands and trail network in the area and will transfer a small portion of tablelands from the City of Brampton to the Region so that the property at 10416 Airport Road can be sold on the open market for continued use as single family residential.
- A future In Camera report to Council will bring forward the disposal plan for 10416 Airport Road for Council approval.

DISCUSSION

Background

The subject lands are located on the west side of Airport Road, north of Sandalwood Parkway in the City of Brampton.

Two residential properties, known municipally as 10402 and 10416 Airport Road, were purchased by the Region for the Airport Road widening project from Bovaird Drive to north of Mayfield Road, which was completed in 2007.

The southern house located at 10402 Airport Road was demolished to construct the road and bridge widening. The appropriate one foot reserve and road widening have been retained from the property by the Region. The road widening will be dedicated as public highway. The balance of the property, after all requirements, consists of 1.046 acres (0.423 hectares), all within the floodplain that will be transferred to the City of Brampton in the proposed land exchange.

The northern house located at 10416 Airport Road was not demolished. The appropriate one foot reserve and road widening have been retained from the property by the Region. The road widening will be dedicated as public highway. The balance of the property, after all requirements, totals 0.34 acres (0.138 hectares) of which 0.193 acres (0.078 hectares) is floodplain and will be transferred to the City of Brampton. The remaining 0.147 acres (0.059 hectares) is tableland upon which the house is situated and will be retained by the Region.

In return for the transfer of floodplain lands to the City of Brampton, Brampton has agreed to transfer 0.06 acres (0.024 hectares) of tableland to the Region. This is necessary to provide proper vehicular access to the aforementioned house. The total area of land where the house is located, including the new access, will be 0.207 acres (0.084 hectares). The proposed disposal of this property will be brought before Council in a future report.

The City owns and maintains a storm water management pond to the north west of the exchange lands. As part of the agreement, the City will retain an access easement over the land that the City is transferring to the Region, for maintenance of the storm pond.

Region and City staff have completed negotiations for the proposed transfer of lands. The City has already signed the land exchange agreement and the transaction can be completed if it is given Regional Council approval.

April 16, 2010

PROPOSED LAND EXCHANGE

**VACANT PARCELS OF LAND LOCATED ON THE WEST SIDE OF REGIONAL ROAD 7
(AIRPORT ROAD), NORTH OF SANDALWOOD PARKWAY
CITY OF BRAMPTON, WARD 10**

This report is the first of two reports related to the subject property. If the land exchange is approved by Council, staff will complete the transfers and Real Estate will bring a second In Camera report to Council to outline the plan to sell the house to recover funds toward the original acquisitions of the properties.

Real Estate conducted a surplus land circulation for the Region owned property described in this report. Staff received no objections to disposing of the Region owned lands at these locations.

The attached Appendix I identifies all parts of the above noted proposed land exchange.

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) of By-law 23-95, an appraisal of the surplus land has been completed. The estimated market value according to an internal appraisal is \$6,200 as of July 21, 2009.
3. In accordance with Section 4(b), the transferee is The Corporation of the City of Brampton.
4. In accordance with Section 4 (c) notice of the proposed sale will have been given by the posting of a Public Notice from April 29, 2010 to May 13, 2010 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 Regional Clerk.

April 16, 2010

PROPOSED LAND EXCHANGE

**VACANT PARCELS OF LAND LOCATED ON THE WEST SIDE OF REGIONAL ROAD 7
(AIRPORT ROAD), NORTH OF SANDALWOOD PARKWAY
CITY OF BRAMPTON, WARD 10**

CONCLUSION

The proposed land exchange benefits the Region by making the retained property marketable for sale. If the house is eventually sold it will again be part of the property tax base which will also benefit the City and the Region. The land exchange also insures that significant floodplain lands are held by the proper municipal authority by including them in the City of Brampton's inventory of parklands. The proposed land exchange is beneficial to both municipalities.


R. Kent Gillespie
Commissioner of Employee
and Business Services

Approved for Submission:




D. Szwarc, Chief Administrative Officer

For further information regarding this report, please contact Jeff Smith at extension 7667 or via email at jeffrey.smith@peelregion.ca

Authored By: E. Bjornson/lm

c. Legislative Services
 Patrick O'Connor Regional Solicitor

D. Labrecque, Commissioner of Public Works
D. Albanese, Director of Transportation
 S. Hall, Director of Real Property Asset Management
J. Smith, Manager of Real Estate
C. Reid, Regional Clerk

ROS-07116.00
Attachment



APPENDIX I

April 16, 2010

PROPOSED LAND EXCHANGE VACANT PARCELS OF LAND LOCATED ON THE WEST SIDE OF REGIONAL ROAD 7 (AIRPORT ROAD), NORTH OF SANDALWOOD PARKWAY CITY OF BRAMPTON, WARD 10

