

DATE: May 30, 2013

REPORT TITLE: **PROPOSED TRANSFER OF REGION OWNED LAND AND PROPOSED TRANSFER OF A PERMANENT HYDRO AERIAL EASEMENT AT THE BRAMALEA BULK WATER STATION ON BRAMALEA ROAD SOUTH OF MAYFIELD ROAD - CITY OF BRAMPTON, WARD 9**

FROM: R. Kent Gillespie, Commissioner of Employee and Business Services
 Dan Labrecque, Commissioner of Public Works

RECOMMENDATION

1. That the fee simple interest in the lands described as Part of Lot 17, Concession 5, East of Hurontario Street, City of Brampton (formerly Township of Chinguacousy), Regional Municipality of Peel, being more particularly identified as Part 13 on Reference Plan 43R-35026, and the permanent easement interest in the lands described as Part of Lot 17, Concession 5, East of Hurontario Street, City of Brampton (formerly Township of Chinguacousy), Regional Municipality of Peel, more particularly described as Part 14 on Reference Plan 43R-35026 be declared surplus to the needs of the Regional Corporation;
2. That The Regional Municipality of Peel (as Vendor) enter into an agreement with Brampton (Northeast) Shopping Centres Limited (as Purchaser) for the purchase of fee simple lands from the Region described as Part of Lot 17, Concession 5, East of Hurontario Street, City of Brampton (formerly Township of Chinguacousy), Regional Municipality of Peel, being more particularly identified as Part 13 on Reference Plan 43R-35026 and for the purchase of a permanent easement interest in lands described as Part of Lot 17, Concession 5, East of Hurontario Street, City of Brampton (formerly Township of Chinguacousy), Regional Municipality of Peel, being more particularly identified as Part 14 on Reference Plan 43R-35026;

And further that net proceeds from the sale be credited into Water Capital Financing Stabilization Reserve R0241.

REPORT HIGHLIGHTS

- Council approval is required to declare as surplus approximately 753.47 square feet (70 square metres) of fee simple land and approximately 2,238.89 square feet (208 square metres) of permanent hydro aerial easement interest in land from Region owned property known as the Bramalea Bulk Water Station on the east side of Bramalea Road, south of Mayfield Road in Brampton
- The interests in land are required as part of a subdivision agreement submitted by Brampton (Northeast) Shopping Centres Limited located at the southeast corner of Bramalea Road and Mayfield Road.

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DISCUSSION

The Region of Peel owns a 0.80 acre (0.32 hectare) parcel of land on the east side of Bramalea Road, south of Mayfield Road in the City of Brampton which is known as the Bramalea Bulk Water Station.

On June 25, 2009, under Resolution Numbers 2009-709 and 2009-710, Regional Council declared surplus and approved the transfer of the road widening requirement of 5,210.81 square feet (484.1 square metres) along the frontage of the Bramalea Bulk Water Station to The Corporation of the City of Brampton for the City's Bramalea Road widening project.

Brampton (Northeast) Shopping Centres Limited, (SmartCentres), is proposing to develop their site located on the southeast corner of Bramalea Road and Mayfield Road. This site abuts the Region's bulk water station on Bramalea Road.

SmartCentres' subdivision plan includes a mid-block entrance on Bramalea Road north of the Region's property. The new entrance will require a right turn taper, south of the entrance for safe vehicular access. In order to construct the taper, approximately 753.47 square feet (70 square metres) of land is required from the Region's property. A permanent hydro aerial easement of approximately 2,238.89 square feet (208 square metres) is also required on the Region's property as a result of the draft subdivision agreement. The requirements from the Region's lands are shown on Appendix I (as attached).

Subject to Council approval, the fee simple lands will be transferred to The Corporation of the City of Brampton as part of the City's road jurisdiction and the aerial easement will be transferred to Hydro One Brampton Networks Inc.

An internal appraisal estimates the market value of the requirements at \$25.00 per square foot resulting in the following being financed by SmartCentres:

Fee Simple:	753.47 sq.ft. (70 sq. m.)	x \$25.00 per sq.ft.	=	\$18,837.00
Permanent Easement:	2,238.89 sq.ft. (208 sq.m.)	x \$25.00 per sq.ft. x 50%	=	<u>\$27,986.00</u>
			Total:	\$46,823.00

The Offer to Purchase Agreements are based on the Region's standard form with additional clauses listed on Appendix II (as attached).

Public Works have been circulated regarding these transfers and have no objection.

Regional By-law 23-95 established procedures governing the sale and disposition of real property. As such, the following applies to the subject property:

1. In accordance with By-law 23-95, Section 3, the subject lands are considered as having no general demand or market.

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2. In accordance with Section 4(a), an appraisal was obtained.
3. In accordance with Section 4(b), the only transferee is The Corporation of the City of Brampton and Hydro One Brampton Networks Inc.

Notice to the public of the proposed sale will have been given by the posting of a Public Notice from June 27, 2013 to July 4, 2013 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.

FINANCIAL IMPLICATIONS

The estimated net proceeds of \$46,823 from the sale of lands will be deposited into Water Capital Financing Stabilization Reserve R0241.




R. Kent Gillespie
Commissioner of Employee
and Business Services



Dan Labrecque
Commissioner of Public Works







Approved for Submission:



D. Szwarc, Chief Administrative Officer

For further information regarding this report, please contact Gayle Gorman at extension 7624 or via email at gayle.gorman@peelregion.ca

RLA Authored By: *Rose Hercia/lm*

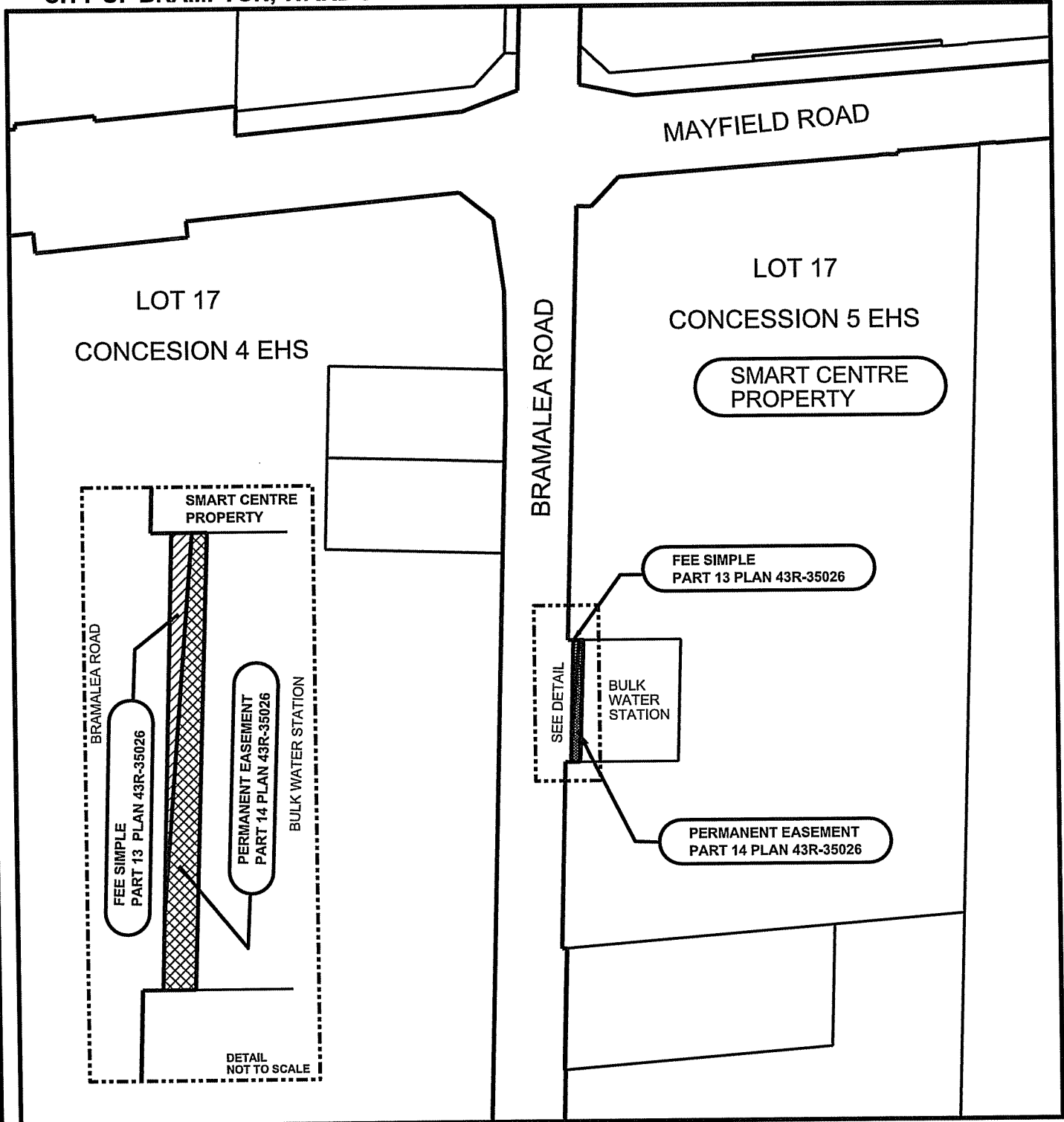
- c. Legislative Services
-  P. O'Connor, Regional Solicitor
-  Manager, Financial Support Unit (FSU)
-  S. Hall, Director of Real Property Asset Management
-  A. Farr, Director of Water
-  G. Gorman, Manager of Real Estate
-  K. Lockyer, Regional Clerk

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APPENDIX I

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APPENDIX II

1. The Region acknowledges that the Purchaser is acting for itself and as an agent for The Corporation of the City of Brampton (the "City") and that title to the Lands will be taken by the City.
2. The Purchaser shall reconstruct the existing access from the Region Lands to Bramalea Road in the present location, in accordance with the Region's standards.
3. The Region acknowledges that the Purchaser is acting for itself and as an agent for Hydro One Brampton Networks Inc. ("Hydro") and that title to the Permanent Easement Lands will be taken by Hydro.