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**REPORT TITLE:**      **Proposed Surplus Declaration and Transfer of Region Owned Land and Interests at Various Locations - City of Brampton, Ward 4, and City of Mississauga, Ward 5**

**FROM:**                      Kathryn Lockyer, Acting Commissioner of Corporate Services  
                                        Andrew Farr, Acting Commissioner of Public Works

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## **RECOMMENDATION**

**That the fee simple interest in lands described as Part of Lot 14, Concession 1 West of Hurontario Street, City of Brampton (formerly Township of Toronto), Regional Municipality of Peel, designated as Part 1 on draft reference plan Dwg. No. 36211, prepared by A. T. McLaren Limited Legal and Engineering Surveys be declared surplus to the needs of The Regional Municipality of Peel, subject to reservation of a permanent easement for telecommunication facilities;**

**And further, that a permanent hydro easement interest in lands described as Part of Lot 14, Concession 1 West of Hurontario Street, City of Brampton (formerly Township of Toronto), Regional Municipality of Peel, designated as Part 2 on draft reference plan Dwg. No. 36211, prepared by A. T. McLaren Limited Legal and Engineering Surveys be declared surplus to the needs of The Regional Municipality of Peel;**

**And further, that a temporary working easement interest, for a sixty day term, in lands described as Part of Lot 14, Concession 1 West of Hurontario Street, City of Brampton (formerly Township of Toronto), Regional Municipality of Peel, designated as Part 3 on draft reference plan Dwg. No. 36211, prepared by A. T. McLaren Limited Legal and Engineering Surveys be declared surplus to the needs of The Regional Municipality of Peel;**

**And further, that The Regional Municipality of Peel, as vendor, enter into an Offer to Sell Agreement with Metrolinx, as purchaser, for the transfer of the fee simple interest in lands described as Part of Lot 14, Concession 1 West of Hurontario Street, City of Brampton (formerly Township of Toronto), Regional Municipality of Peel, designated as Part 1 on draft reference plan Dwg. No. 36211, prepared by A. T. McLaren Limited Legal and Engineering Surveys; and, a temporary working easement interest, for a sixty day term, in lands described as Part of Lot 14, Concession 1 West of Hurontario Street, City of Brampton (formerly Township of Toronto), Regional Municipality of Peel, designated as Part 3 on draft reference plan Dwg. No. 36211, prepared by A. T. McLaren Limited Legal and Engineering Surveys, for the Hurontario Light Rail Transit (HuLRT) project;**

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**And further, that the transfer of a permanent hydro easement interest in lands described as Part of Lot 14, Concession 1 West of Hurontario Street, City of Brampton (formerly Township of Toronto), Regional Municipality of Peel, designated as Part 2 on draft reference plan Dwg. No. 36211, prepared by A. T. McLaren Limited Legal and Engineering Surveys be transferred to Alectra Utilities Corporation for the Hurontario Light Rail Transit (HuLRT) project;**

**And further, that a permanent hydro easement interest in lands described as Part of Lot 5, Concession 1 West of Hurontario Street, City of Mississauga (formerly Township of Toronto), Regional Municipality of Peel, designated as Part 4 on Reference Plan 43R-20199 be declared surplus to the needs of The Regional Municipality of Peel;**

**And further, that the permanent hydro easement interest in lands described as Part of Lot 5, Concession 1 West of Hurontario Street, City of Mississauga (formerly Township of Toronto), Regional Municipality of Peel, designated as Part 4 on Reference Plan 43R-20199 be transferred gratuitously to Alectra Utilities Corporation for the Hurontario Light Rail Transit (HuLRT) project;**

**And further, that a permanent hydro easement interest in lands described as Reserve Block 8 on Registered Plan 43M-1447, City of Mississauga, Regional Municipality of Peel be declared surplus to the needs of The Regional Municipality of Peel;**

**And further, that the permanent hydro easement interest in lands described as Reserve Block 8 on Registered Plan 43M-1447, City of Mississauga, Regional Municipality of Peel be transferred gratuitously to Alectra Utilities Corporation for the Hurontario Light Rail Transit (HuLRT) project;**

**And further, that the Office of the Regional Solicitor be authorized to complete any and all transactions, including the execution of all agreements, documents, affidavits, statutory declarations and undertakings required for each property included in this report;**

**And further, that the Commissioner of Public Works be authorized to execute any and all Offer to Sell Agreements required for the transfer of lands for each property included in this report.**

**REPORT HIGHLIGHTS**

- Metrolinx requires fee simple and temporary easement interests for the construction of the Hurontario Light Rail Transit (HuLRT) project.
- Alectra Utilities Corporation requires permanent easement interests for hydro purposes as part of the construction of the HuLRT project.
- Regional Council approval is required to declare the lands as surplus and to enter into agreements for the transfer of the necessary real property interests to each party.

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### **DISCUSSION**

In a report dated September 14, 2017 (Resolution 2017-706) Regional Council was informed about the Hurontario Light Rail Transit (HuLRT) project which is being completed by Metrolinx.

The HuLRT is an 18 kilometer light rail transit alignment with 19 stops that will run on Hurontario Street from the Port Credit GO Station in the City of Mississauga to the Gateway Terminal in the City of Brampton.

The Regional Municipality of Peel owns the Peel Regional Police 22<sup>nd</sup> Division site located at 7750 Hurontario Street, in the City of Brampton, as shown on the attached Appendix I. Additionally, The Regional Municipality of Peel (the "Region") owns two one foot reserves that are located along the project route, with one at Britannia Road West, as shown on the attached Appendix II and one at Derry Road West, as shown on the attached Appendix III, in the City of Mississauga (collectively the "Lands").

Staff from Metrolinx contacted Regional staff with a request to acquire fee simple and permanent and temporary easement interests within the Lands in order to construct the HuLRT project (the "Interests").

Regional staff completed an internal circulation to determine if there were any objections to the transfer of the Interests from 7750 Hurontario Street that are required by Metrolinx. The Region's Public Sector Network (the "PSN") division and the Peel Regional Police (the "Police") objected, noting that the PSN needs to be protected at this location, as it services the 9-1-1 call centre. No other objections were received.

Regional staff worked together with Metrolinx to address and resolve the PSN and Police issues of concern to protect the PSN.

As a result of the HuLRT project the property interests will be required from the following Region owned properties and Regional Council approval is required to declare surplus and dispose of the Interests in the lands. The Interests are described below:

#### **Property #1 - 7750 Hurontario Street, City of Brampton Peel Regional Police: 22<sup>nd</sup> Division**

- Fee simple – Part 1 on draft reference plan Dwg. No. 36211, prepared by A. T. McLaren Limited Legal and Engineering Surveys, with an area of approximately 15 square meters (161.45 square feet / 0.0037 acres), and subject to a Telecommunication Facilities easement to be reserved back in the name of The Regional Municipality of Peel;
- Permanent hydro easement – Part 2 on draft reference plan Dwg. No. 36211, prepared by A. T. McLaren Limited Legal and Engineering Surveys, with an area of approximately 58 square meters (624.3 square feet / 0.014 acres); and
- Temporary easement – Part 3 on draft reference plan Dwg. No. 36211, prepared by A. T. McLaren Limited Legal and Engineering Surveys, with an area of approximately 63 square meters (678.12 square feet / 0.015 acres).

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### **Property #2 - One Foot Reserve, City of Mississauga**

**Southwest corner of the intersection: Hurontario Street and Derry Road West**

- Permanent hydro easement - Part of Lot 5, Concession 1 West of Hurontario Street, City of Mississauga (formerly Township of Toronto), Regional Municipality of Peel, designated as Part 4 on Reference Plan 43R-20199, with an area of approximately 23 square meters (248 square feet / 0.0056 acres).

### **Property #3 – One Foot Reserve, City of Mississauga**

**Southwest corner of the intersection: Hurontario Street and Britannia Road West**

- Permanent hydro easement - Reserve Block 8 on Registered Plan 43M-1447, City of Mississauga, Regional Municipality of Peel, with an area of approximately 69 square meters (743 square feet / 0.017 acres).

Regional By-Law 23-95 establishes procedures governing the sale and disposition of real property. Pursuant to By-Law 23-95, the following shall apply to the Lands:

1. In accordance with Subsection 3(a), the subject lands are classified as having no general demand or market.
2. In accordance with Subsection 4(a), the subject lands are exempt from the requirement to obtain an appraisal; however, Metrolinx provided an external appraisal for the Interests located at 7750 Hurontario Street, Brampton, that was reviewed by Regional staff, the values of which were accepted.
3. In accordance with Subsection 4(b), the only transferees are Metrolinx and Alectra Utilities Corporation.

Notice to the public of the proposed transfers will be given by posting of a Public Notice from March 9, 2020 to March 12, 2020 inclusive in the lobby of Suite A and B of Regional Headquarters at 10 Peel Centre Drive, Brampton and on the Notice Page of the Region's website, as designated by the Regional Clerk.

## **FINANCIAL IMPLICATIONS**

As part of the negotiations with Metrolinx, they have offered to purchase the subject Interests from 7750 Hurontario Street for \$26,300.00. The acquisitions of the Interests from the one foot reserves will be completed gratuitously. Regional staff have reviewed and support the value of the compensation for each of the Interests to be transferred. The proceeds from the sale of the Interests to Metrolinx will be deposited into the Peel Regional Police account PP00007 86805.

## **APPENDICES**

Appendix I - 7750 Hurontario Street, Brampton

Appendix II - One Foot Reserve – Britannia Road West, Mississauga

Appendix III - One Foot Reserve – Derry Road West, Mississauga

*For further information regarding this report, please contact Lori-Ann Thomsen, Real Property and Facility Acquisition, Real Estate, Ext. 7636, [lori-ann.thomsen@peelregion.ca](mailto:lori-ann.thomsen@peelregion.ca).*

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*Authored By: Ryan Gulyas*  
*ROS-18076*

*Reviewed and/or approved in workflow by:*

Department Commissioners, Division Directors, Financial Support Units and Legal Services.

Final approval is by the Chief Administrative Officer.

A handwritten signature in black ink, appearing to read "Nancy Polsinelli". The signature is written in a cursive, flowing style with a horizontal line extending from the end of the name.

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N. Polsinelli, Interim Chief Administrative Officer