

October 9, 2025

City of Brampton Requests for Corrections to Toronto Star Article Regarding 175 Sandalwood Parkway West

The City of Brampton is aware of the Toronto Star's [online article](#), published October 9, 2025, regarding the City's acquisition of 175 Sandalwood Pkwy W and its approved uses.

The article contains multiple factual inaccuracies, which the City has outlined below and is respectfully requesting be corrected in the online version and any future publications, including print.

The City will also note that in the interest of public trust and transparency, and due to the extent of the inaccuracies contained within the article, the September 2023 Closed Session Reports related to the 175 Sandalwood Parkway W acquisition and the facility's approved uses will be made available publicly today.

Inaccuracy & Correction:

“An office building that Brampton Mayor Patrick Brown deemed essential for the city to buy is barely being used two years after he allegedly orchestrated a closed-door deal that netted a prominent businessman \$45 million.”

This statement is inaccurate as it was City staff who determined the operational uses for the property, which were then presented to Council in Closed Session Reports in September 2023, and are consistent with how the facility is being used and prepared for today.

In 2023, following notification of the property acquisition opportunity through the City's mandated broker and in line with City process, City staff conducted an internal departmental consultation and determined multiple operational uses for the facility – consistent with how the City is utilizing the space today and preparing for in the future.

On September 13, 2023, City staff brought forward the property acquisition opportunity and recommended uses of the facility through a Closed Session Report to Council, for consideration.

Under the Municipal Act, 2001 (Section 239(2)(c)), municipal councils may meet in closed session to discuss a proposed or pending acquisition or disposition of land by the municipality or local board, in order to protect the municipality's negotiating position and financial interests.

Inaccuracy & Correction:

“A Star investigation has found that an independent appraisal and a special review requested by city staff determined the property was overpriced.”

This statement is factually inaccurate as the City had two independent appraisals (one from the seller and one from the City) and a third-party review of the seller’s appraisal, which confirm that the acquisition price was consistent with market value at the time of purchase.

Inaccuracy & Correction:

“During in-camera council meetings in 2022 and 2023 there were discussions about buying Sandalwood. Sources say it was never made clear why Brampton wanted it, or how much it would cost.”

This statement is inaccurate as the City received notification of the property being for sale in May 2023.

Following this notification and internal due diligence, the first Closed Session Council Report related to the potential acquisition of this property was in September 2023, which outlined the identified uses for the property as determined by departments across the City.

Inaccuracy & Correction:

“There’s no mention in the staff report of purchasing a large building. No mention of Sandalwood, a property that is 170,000 square feet of office space, and 16 acres of land — 17 times the size of the office space Brampton’s own staffers said was needed to process the fines.”

This statement is inaccurate.

The property at 175 Sandalwood Parkway West includes a multi-use facility, of which approximately 40% is office space, with the rest being industrial and warehousing space.

While the facility supports the City’s Automated Speed Enforcement (ASE) program, it also serves the community as an operations hub with ample industrial space located across from the City’s Transit facility and Public Works Yard. The storage yard portion of the property currently houses fleet vehicles and will be a future storage site for Transit and Public Works vehicles.

Information related to the potential acquisition of 175 Sandalwood Parkway W was presented to Council by staff in the September 2023 Closed Session Reports.

Inaccuracy & Correction:

Image published of the parking lot at the time of the reporter's visit is misleading.

Main staff parking is in the rear lot behind a gate, which is not visible in the published photo or communicated in the article.

Security footage from the City shows that, during the reporter's visit to 175 Sandalwood Parkway West, there were more vehicles in the parking lot than those visible in the photo published by the Toronto Star.

Below is a comparison between the reporter's footage and the City's security footage captured at the same time.



City's security image (left); Toronto Star's published image (right)

Inaccuracy & Correction:

“In August 2023, just before the Sandalwood Parkway deal was done, Brown honoured Dhillon as Brampton’s Citizen of the Year.”

This statement is misleading as it indicates Mayor Brown solely appointed the award recipient. Brampton City Council approved the list of nominated 2023 Citizens Awards recipients.

Minutes are publicly available here: <https://pub-brampton.escribemeetings.com/Meeting.aspx?Id=a5fea959-770a-42a9-a7c8-95e2cea48985&Agenda=PostMinutes&lang=English>

City Council is required to approve the list of nominated award recipients as recommended by the Citizen Awards Selection Committee.

Additionally, there is publicly available information related to eligibility criteria – including that nominees must:

- Be a resident of the City of Brampton.
- Has contributed to the enrichment of the social, cultural or civic life of the Brampton community.
- Cannot be an elected official, a resident planning to run for municipal/regional council, or be staff of the City of Brampton.
- Must be a current and active volunteer in the community.
- Must present a positive image of the City of Brampton, can be viewed as a role model who consistently demonstrates responsible behaviour.
- Participates regularly in community projects.
- Shows evidence of on-going volunteerism, leadership and dedication.
- The community contributions must have taken place within the calendar year prior to the end of the nomination window.

Inaccuracy & Correction:

“That valuation would not arrive for two months — long after Brampton had done the deal.”

This statement is inaccurate as MPR’s valuation was first provided as an Opinion of Value in a September 2023 Closed Session Report. When the City received the formal appraisal, it was consistent with the previous valuation provided to Council.

Inaccuracy & Correction:

“...on Sept. 29, Brown brought Sandalwood up again in a closed-door session. He said he was putting forward a motion to authorize city staff to purchase it at a price of \$77.9 million. Brown said it would be a “speed camera processing hub.” Some present were dumbfounded.”

This is inaccurate. On September 29, staff brought forward a third Closed Session Report regarding Budget Amendments to a Pending Acquisition, following September 20 Closed Session direction.

Staff recommended that further to the uses identified by operating departments through internal due diligence and included in the initial Closed Session Report, that the property be considered for the use of the City’s requirement of an automatic regional ticket processing centre, automatic speed enforcement (ASE) camera centre along with the rear vacant lands to support Parks and Recreation usage.

Staff recommended the following funding sources for this acquisition if the intended use is for parks, various sports fields, and the Processing Centre for Automated Speed Enforcement:

1. 50% or \$38,950,000 from Reserve #2 – Cash-in-lieu of Parkland, and
2. 50% or \$38,950,000 through an internal loan from Strategic Reserves, specifically Reserve #100 – Legacy Fund, to be replenished through revenues generated by the Brampton-led Processing Centre for Automated Speed Enforcement.

Following the closed discussion, in open session, Council passed the following motion:

C238-2023 Moved by Mayor Patrick Brown Seconded by Regional Councillor Santos

1. That the Council approve and ratify the Agreement of Purchase and Sale for the acquisition of the property: (i) Located at 175 Sandalwood Parkway West, Brampton (approx. 15.74 acres) being all of PINs 14249-0053 (LT) and 14249-0055 (LT), accepted on September 26, 2023, for \$77,900,000 including chattels.
2. That the Chief Administrative Officer (CAO) be authorized to execute any agreements or other documents necessary for the completion of the City’s acquisition of the property at 175 Sandalwood Parkway West, Brampton, on terms acceptable to the Senior Manager, Realty Services and in a form acceptable to the City Solicitor or designate;
3. That a budget amendment be approved and a new capital project be established in the aggregate amount of \$77,900,000 to facilitate the acquisition of 175 Sandalwood Parkway West, Brampton for future park, sport field, and Processing Centre for Automated Speed Enforcement use, with funding of 28 Minutes – City Council – Special Meeting – September 29, 2023 \$38,950,000 to be transferred from Reserve Fund #2 – Cash-In-Lieu of Parkland and funding of \$38,950,000 to be transferred from Reserve Fund #100 – Legacy Fund.

Inaccuracy & Correction

“...the now-depleted fund used to provide “investment income,” which kept taxes down for residents.”.

This is inaccurate . The City previously confirmed that the reserves continue to generate investment income, helping offset tax increases and ensure long-term financial sustainability. Internal loans are also repaid over time, ensuring these resources are replenished and available for future community needs.

As one of the fastest-growing cities in Canada, the City balances delivering increased services, programs and infrastructure projects Brampton's community relies on while prioritizing affordability for taxpayers.

Through this fund, Council has been able to move forward on transformative projects that help Brampton grow smarter and more sustainably while minimizing impact on taxpayers. This also includes:

- TMU Medical School
- LRT Extension and Hurontario LRT projects
- Chris Gibson Recreation Centre
- Algoma University Expansion
- Cybersecure Catalyst

Inaccuracy & Correction

“At a Sept. 20 special city council meeting, the speed camera issue was discussed, but Sandalwood wasn’t mentioned as the location for a new processing centre.”

This statement is inaccurate as on September 20, 2023, City staff brought forward a Closed Session Report regarding *Budget Amendments to a Pending Acquisition*, specifically related to 175 Sandalwood Parkway W.

Under the Municipal Act, 2001 (Section 239(2)(c), municipal councils may meet in closed session to discuss a proposed or pending acquisition or disposition of land by the municipality or local board, in order to protect the municipality’s negotiating position and financial interests.

Inaccuracy & Correction

“What city councillors didn’t know was that an “agreement of purchase and sale” had been signed by the city three days before.”

To imply that Council was not kept engaged and informed is misleading and inaccurate as Council gave the following procedural direction on September 20 in Closed Session:

1. Staff be directed to continue negotiations for acquisition of the subject property at the lowest possible purchase price, with a maximum purchase price of no more than \$78,000,000, as determined by the CAO in consultation with Realty staff, which may be greater than the Brampton valuation amount, but no greater than the Colliers valuation, and report back on the negotiated purchase price, associated closing costs and funding sources; and
2. That staff be directed to report back to Council as soon as possible on likely City uses for the property, including Administrative Penalty System (APS) processing centre, should it be acquired.

Inaccuracy & Correction

“Councillors were also not told who was behind the numbered company that owned Sandalwood.”

This statement is inaccurate. The September 13, 2025, Closed Session Staff Report to Council included the specific details of the seller, including the company name and individual owner.

Inaccuracy & Correction

“Funding, Brown told council, would come from two places in the city budget. Half from the “cash-in-lieu of Parkland” given by developers for other projects, and half from the “Legacy Fund,” set up years ago to fund what insiders say were considered “generational projects.”

This is inaccurate. The funding sources were listed in staff’s September 2023 Closed Session Report provided to Council.

Inaccuracy & Correction

“Several weeks ago, after the Star made inquiries about the building, city staff were directed to start moving employees from the recreation department and public works out of their former offices to “fill some of the space” in Sandalwood, a source said. The Star checked Friday, and the parking lot was still largely deserted.”

This is inaccurate. City staff were not recently directed to relocate employees. While Automated Speed Enforcement Operations staff were first to move into the building, the Council approved plan since 2023 has been to utilize the space as an operations hub to serve the community, as determined by staff.

Main staff parking is in the rear lot behind a gate, which is not visible in the published photo, or communicated in the article.

As security footage from the City shows that, during the reporter’s recent visit to 175 Sandalwood Parkway West, there were more vehicles in the parking lot than those visible in the photo published by the Toronto Star.

Below is a comparison between the reporter’s footage and the City’s security footage captured at the same time.

Additional staff parking is located at the rear of the building, which is not visible in the published photo, or communicated in the article.



City’s security image (left); Toronto Star’s published image (right)