

City of Mississauga

Corporate Report



Date: June 16, 2021

To: Mayor and Members of Council

From: Shari Lichterman, CPA, CMA, Commissioner of
Corporate Services and Chief Financial Officer

Originator's files:
PO.11.QUE

Meeting date:
June 30, 2021

Subject

Surplus Land Declaration - City-Owned lands identified as part of Queen Street (Closed) road allowance – Port Credit GO Station (Ward 1)

Recommendation

1. That the City-owned lands municipally identified as part of Closed Queen Street road allowance and legally described as part of Queen Street, Plan PC-1 (Shown on Plan 300) East of Credit River, Closed by By-Law 116-78, Instrument RO481880, Lying between Ann Street and Hurontario Street, being Parts 2, 3 and 4 on Reference Plan 43R-39134, City of Mississauga, Regional Municipality of Peel, having an area of approximately 1,378.1 square metres (14,833.75 square feet), be declared surplus to the City's requirements, subject to providing any easement protection that may be required for existing utilities and subject to any existing temporary agreements with Metrolinx, for the purpose of sale to the adjoining owner in exchange for agreement to construct municipal parking spaces within its development.
2. That all steps necessary to comply with the requirements of Section 2.(1) of City Notice By-law 215-08 be taken, including giving notice to the public by posting a notice on the City of Mississauga's website for at least three weeks prior to the execution of an agreement for the sale of the subject land.

Executive Summary

- Since 1979, the City-owned lands at Port Credit GO Station were leased to the Province/Metrolinx for parking purposes.
- At its meeting of March 18, 2020, Council authorized the sale of a portion of the lands to Metrolinx and granted easements on additional portions of the lands.
- Recently, Metrolinx's contractor requested temporary access until June 30, 2023 over an additional 222.315 square metres (2,392.98 square feet) of the Closed Queen Street road allowance.

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- Metrolinx is in the process of selling its lands currently used as the Port Credit GO station parking (the “Metrolinx Lands”) and staff are concerned with the impact the loss in GO parking will have on the surrounding area and as such, this report recommends that the remaining City-owned lands shown in Appendix 1 and 2 (Parts 2, 3 and 4) (the “City Lands”) be declared surplus and sold to the new owner of the Metrolinx Lands for incorporation into its development in exchange for providing municipal parking spaces within its development.

Background

Since 1979 and through to March 31, 2020, the City Lands, together with other lands adjacent to the Port Credit GO Station parking lot, were leased to the Province/Metrolinx for parking purposes. The leased lands contained an area of approximately 1,856 square metres (19,978 square feet). At its meeting of March 18, 2020, Council authorized the sale of a portion of the lands to Metrolinx (Part 1- Appendix 2) and granted temporary easements to two additional portions (Parts 2 and 3).

Recently, Metrolinx’s contractor requested temporary access to June 30, 2023 over an additional 222.315 square metres (2,392.98 square feet) of the Closed Queen Street road allowance (Part 4). Negotiations are underway to provide a license agreement to permit access. In addition, staff were recently advised that Metrolinx is in the process of selling its Port Credit GO station parking lands, on the open market. A copy of the sales brochure is attached hereto as Appendix 3.

Comments

Metrolinx was required to have all lands required for the HuLRT project available to the contractor for its use by the end of April 2020 to meet its contractual obligations. In order to allow the sale of the City-owned lands to Metrolinx to proceed, the 1979 Parking Lease was terminated at the end of March 2020 and the required lands were transferred to Metrolinx on April 8, 2020.

Metrolinx is now in the process of selling the Metrolinx Lands for development and a sale is considered imminent. This development will eliminate approximately 225 parking spaces from the Port Credit GO station parking supply. Staff are concerned that the resulting loss of GO surface parking in Port Credit will have a negative impact on the community. To offset a portion of this loss, city staff will be working with Metrolinx to assess the feasibility of modular structured parking on existing surface parking lots.

The remaining City-owned lands, including those subject to the two temporary easements and more recent request by Metrolinx’s contractor for access over additional lands, are not viable on their own and it is appropriate for them to be developed in conjunction with the Metrolinx Lands. Recognizing that the loss of parking spaces at the PC GO station is of great concern, staff are

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recommending that the City Lands be offered for sale to the purchaser of the Metrolinx Lands in exchange for providing municipal parking spaces within its development.

Prior to the sale of any City-owned lands, Council authorization is required to declare the City Lands surplus to City requirements. As non-viable lands, they would not be required for City purposes, save for municipal parking, and may be sold to the adjoining owner once the sale of the Metrolinx Lands proceeds.

Prior to declaring lands surplus to City requirements, the various utilities will be circulated for interest and easement protection that may be required for existing utilities will be provided prior to the sale.

This report seeks to declare the lands municipally identified as part of Queen Street, Plan PC-1 (shown on Plan 300) East of Credit River, Closed by RO481880, lying between Ann Street and Hurontario Street, being Parts 2, 3 and 4 on Reference Plan 43R-39134, surplus to the City's needs for sale to the future adjoining owner of the Metrolinx Lands in exchange for providing municipal parking spaces to partially address the loss in parking resulting from the sale of the Metrolinx Lands.

Financial Impact

There is no financial implication from declaring the lands surplus. Staff will report to a future meeting of General Committee on the terms of any sale of the City Lands to the adjoining owner.

Conclusion

In order to address the loss in parking resulting from Metrolinx' proposed sale of the Metrolinx Lands, it is recommended that the lands identified as Parts 2, 3 and 4 on Reference Plan 43R-39134, be declared surplus to City requirements and sold to the adjoining owner in exchange for providing municipal parking spaces within their development.

Attachments

Appendix 1: Location of lands to be declared surplus

Appendix 2: Reference Plan 43R-39134 identifying lands to be declared surplus as Parts 2, 3 and 4

Appendix 3: Sales brochure for the Metrolinx Port Credit Parking Lot Lands



Shari Lichterman, CPA, CMA, Commissioner of Corporate Services and Chief Financial Officer

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