

City of Mississauga

Corporate Report



Date: May 19, 2022

To: Chair and Members of General Committee

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

Originator's
files:PO.11.EWA

Meeting date:
June 15, 2022

Subject

Surplus Declaration for the Purpose of Disposal - City owned lands at the rear of 1616, 1622 and 1626 Ewald Road and 1619, 1625 and 1635 Kenmuir Avenue (Ward 1)

Recommendation

1. That the City-owned lands having an area of approximately 410 square metres (4,413 square feet), legally described as part of Block A, Plan 372, as in Toronto Township 143457 abutting Lots 309, 313 Plan F20MS, under the Land Titles Act as all of PIN 13471-0300 (LT), in the City of Mississauga, in the Regional Municipality of Peel, be declared surplus to the City's requirements for the purposes of sale at market value to one or more adjoining owners.
2. That all steps necessary to comply with Section 2.(3) of the City Notice by-law 215-08 will have been taken, including giving notice to the public by posting a notice on the City of Mississauga's website for a two week period, where the expiry of the two week period will be at least one week prior to the execution of an agreement for the sale of the subject lands.

Executive Summary

- The City owns vacant lands containing an approximate area of 410 square metres (4,413 square feet).
- The City owned lands identified by PIN 13471-0300 are part of a closed alleyway and are landlocked.
- It is proposed that lands legally described as part of Block A, Plan 372, as in Toronto Township 143457 abutting Lots 309, 313 Plan F20MS, Mississauga being all of PIN 13471-0300 (LT) (the "Subject Lands") be declared surplus to the City's requirements and offered for sale at market value to the owners of the abutting lands municipally identified as 1616, 1622 and 1626 Ewald Road and 1619, 1625 and 1635 Kenmuir Avenue.

Background

The City is the owner of the Subject Lands containing an approximate area of 410 square metres (4,413 square feet).

The Subject Lands are part of a closed alleyway. The Subject Lands lie to the rear of properties municipally known as 1616, 1622 and 1626 Ewald Road and 1619, 1625 and 1635 Kenmuir Avenue. There is no direct access to these rear lands and the City parcel is landlocked and abutting these six properties.

Comments

Realty Services has received multiple inquiries from the abutting property owners to purchase the Subject Lands. The request to declare surplus for the purposes of sale was circulated to City departments and there are no objections to declaring the Subject Lands surplus at this time.

Should the report be approved and the Subject Lands declared surplus, Realty Services will negotiate with all the six abutting property owners' to proportionately dispose of the Subject Lands to each of them at fair market value. Staff recommends disposal of the Subject Lands on an as is basis. Should any of the property owners decline to purchase a portion of the Subject Lands, the property will be offered to the opposing property owner for consideration. Post declaring surplus and prior to transfer, any identified easement protections, will be accommodated as required. If negotiations with one or more of the adjoining owners is successful, an agreement to convey the property will be processed pursuant to Delegated Authority By-law 0148-2018, as amended from time to time. Should the recommended purchase price exceed the limit of the delegated authority, staff shall report to Council to seek authority to execute the agreement.

Once the Subject Lands are declared surplus and prior to sale, public notice will have been given by the posting of a notice of proposed sale on the City of Mississauga's website for a two week period, where the expiry of the two week period will be at least one week before the execution of the agreement for the sale of the said lands. This notice will satisfy the requirements of the City Notice By-law 0215-2008, as amended by by-law 0376-2008.

Financial Impact

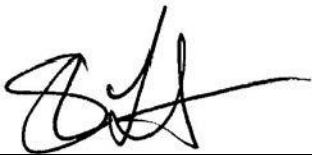
There are no financial impacts associated with declaring the Subject Lands surplus at this time. There will, however, be revenue generated by any subsequent sales.

Conclusion

As the City lands identified in this report are not required for municipal purposes, it is reasonable to declare the Subject Lands surplus to the City's requirements for the purposes of disposition. Easement protection shall be retained in advance of disposition, as required.

Attachments

Appendix 1: Sketch showing the parcel of land to be declared surplus

A handwritten signature in black ink, appearing to be 'Shari', written over a horizontal line.

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

Prepared by: Varghese George, Project Leader, Realty Services, Corporate Business Services