

# City of Mississauga Corporate Report



<p>Date: May 26, 2022</p> <p>To: Chair and Members of General Committee</p>	<p>Originator's files: PO.11.WED</p>
<p>From: Shari Lichterman, CPA, CMA, Commissioner of Corporate Services and Chief Financial Officer</p>	<p>Meeting date: June 15, 2022</p>

## Subject

**Surplus Land Declaration for the Purpose of Disposal - City-owned lands on the south side of Wedmore Way (Ward 2)**

## Recommendation

1. That the City-owned lands located on the south side of Wedmore Way, adjacent to 1694 Wedmore Way, having an area of approximately 13.29 square metres (143 square feet), legally described as part of Wedmore Way, Plan 558, as closed by By-Law 0090-1986, and designated as Part 2 on Plan 43R-13067, under the Land Titles Act as PIN #13442-0212 (LT), in the City of Mississauga, Regional Municipality of Peel, be declared surplus to the City's requirements and offered for sale to the adjoining owner of 1694 Wedmore Way at fair market value.
2. That the City-owned lands located on the south side of Wedmore Way, adjacent to 1710 Wedmore Way, having an area of approximately 16.63 square metres (179 square feet), legally described as part of Wedmore Way, Plan 558, as closed by By-Law 0090-1986, and designated as Part 1 on Plan 43R-13067, under the Land Titles Act as PIN #13442-0213(LT), in the City of Mississauga, Regional Municipality of Peel, be declared surplus to the City's requirements and offered for sale to the adjoining owner of 1710 Wedmore Way at fair market value.
3. That all steps necessary to comply with the requirements of Section 2.(3) of the 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 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-owned lands identified as Parts 1 and 2, 43R-13067 were stopped up and closed by By-law 0090-1986. These lands were formally sight triangles.

- The owners of 1694 Wedmore Way are constructing a new dwelling and recently became aware that the former sight triangle parcel designated as Part 2 on Plan 43R-13067 is in the City's ownership and indicated an interest in purchasing the lands for incorporation into their property.
- The former sight triangle parcel designated as Part 1 on Plan 43R-13067, adjoining 1710 Wedmore Way is in the City's ownership and shall be offered for purchase, to the adjoining owner for incorporation into their property.
- Prior to selling to the adjoining owners, the City-owned lands are required to be declared surplus to City requirements. In the event negotiations with one, or both of the adjoining owners are successful, an agreement will be processed pursuant to Delegated Authority By-law 0148-2018, as amended from time to time. Should the market value of the property exceed the limits of delegated authority, staff shall report to Council to seek authority to execute the agreement(s).

## Background

In 1984, a series of meetings were convened with residents in the area of Crombie Road and Wedmore Way to discuss the possibility of closing Crombie Road, south of Wedmore Way. The dead-end portion of the street had become a loitering area for neighbourhood youth and had led to a number of reports of vandalism in the immediate vicinity.

Later, at its meeting of September 4, 1985, Council passed By-law 0090-1986 which authorized that those portions of an un-named street identified on Registered Plan 558 (subsequently named Crombie Road by Township of Toronto By-law 3942, Registered as By-law 694) and designated as Parts 1, 2, 3 and 4 on Plan 43R-13067, be stopped up and closed.

Parts 3 and 4 on Plan 43R-13067 were sold in November, 1986, at fair market value, as a single-family residential lot. However, Parts 1 and 2 on Plan 43R-13067, being former sight triangle parcels adjacent to 1710 and 1694 Wedmore Way, respectively, remained in the City's ownership.

## Comments

The owners of 1694 Wedmore Way are constructing a new dwelling and recently became aware that the former site triangle adjacent to their property is in the City's ownership and indicated an interest in purchasing the lands identified as Parts 2, 43R-13067. The owners of 1710 Wedmore Way shall be informed that the former sight triangle adjacent to their property is in the City's ownership and the lands identified as Part 1, 43R-13067 shall be offered to them for purchase.

Realty Services has completed its circulation and received confirmation that there are no concerns with the lands being declared surplus to the City's requirements and sold to the respective owners of the adjacent properties at 1694 and 1710 Wedmore Way. The lands shall be sold as is.

A circulation to various utility companies has been undertaken and easement protection over Parts 1 and 2 on Plan 43R-13067 shall be granted, if required.

Prior to the sale of the subject lands, 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 satisfies the requirement of the City Notice By-Law 0215-2008, as amended by By-Law 0376-2008.

If negotiations with one or more of the owners of 1694 and 1710 Wedmore Way are 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 of the property exceed the limit of delegated authority, staff shall report to Council to seek authority to execute the agreement(s).

## Financial Impact

There are no financial impacts resulting from the recommendations in this report. 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 former sight triangle parcels surplus to the City needs. Easement protection shall be retained in advance of disposition, as required.

## Attachments

Appendix 1: Approximate location of the lands to be declared surplus

Appendix 2: Reference Plan 43R-13067 identifying the lands to be declared surplus as Parts 1 and 2



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