

City of Mississauga  
**Corporate Report**



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| <p>Date: May 19, 2022</p> <p>To: Chair and Members of General Committee</p>                             | <p>Originator's files: PO.11.AIM</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 located on the south side of Aimco Boulevard (Ward 5)**

## Recommendation

1. That the City-owned lands located on the south side of Aimco Boulevard, having an area of approximately 2,821 square metres (30,365 square feet), legally described as part of Lot 1, Concession 3 EHS, Toronto and designated as Parts 2 and 3 on Plan 43R- 2563, under the Land Titles Act as PIN 13296-0051 (LT) in the City of Mississauga, Regional Municipality of Peel, be declared surplus to the City's requirements and offered for sale on the open market.
2. That all steps necessary to comply with 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 acquired the vacant lands on the south side of Aimco Boulevard, between 1260 and 1280 Aimco Boulevard, containing an approximate area of 2,821 square metres (30,365 square feet) in 1975.
- Recently, there have been several indications of interest in purchasing the land and a circulation was undertaken to determine whether or not the lands are surplus to City requirements. The circulation determined that the lands are no longer required for City purposes and may be sold.
- Subject to Council authorizing declaring the lands surplus, staff propose to list the property for sale on the open market. In the event an offer is receiving which staff are willing to recommend for acceptance, authorization to enter into an agreement to sell will

be secured 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 the delegated authority, staff shall report to Council to seek authority to execute the agreement.

## Background

The City acquired the vacant parcel of land located on the south side of Aimco Boulevard, adjacent to 1260 Aimco Boulevard in 1975. The parcel is legally described under the Land Titles Act as PIN 13296-0051 (LT) and as part of Lot 1, Concession 3 EHS, Toronto and designated as Parts 2 and 3 on Plan 43R- 2563, Mississauga, PIN 13296-0051 (LT) (the "Subject Property"). The Subject Property contains an area of approximately 2,821 square metres (30,365 square feet).

## Comments

Realty Services received interest from potential buyers to purchase the Subject Property. The request was circulated to City departments and there are no objection to declare the lands surplus. Prior to selling, staff will have circulated all utilities to determine if easement protection is required.

The Subject Property is zoned E2-19 which permits designated business employment. It is noted that the width of the Subject Property is approximately 26.2 metres (85.9 feet). The minimum lot width required for lands zoned E2-19 is 30 metres (98.4 feet) and as such, a minor variance would be required to construct thereon.

Should the report be approved and the Subject Property declared surplus, Realty Services will undertake a competitive bid process to identify potential purchasers to dispose of the lands at fair market value and if 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 the delegated authority, staff shall report to Council to seek authority to execute an agreement to sell the Subject Property. Staff recommends disposal of the Subject Property on an as is basis. Further, if the potential buyer plans to develop the Subject Property, including variance application, staff recommends that the applicant will need to submit additional reports to support the application with all expenses borne by the purchaser.

Prior to the sale of the Subject Property, 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.

Post declaring surplus and prior to transfer, any identified easement protections, will be accommodated as required.

## **Financial Impact**

There are no financial impacts resulting from declaring the Subject Property surplus at this time. There will, however, be revenue generated by any subsequent sale.

## **Conclusion**

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

## **Attachments**

Appendix 1: Approximate location of lands to be declared surplus



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

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

**Report Approval Details**

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| Document Title:      | Surplus Land Declaration for the Purpose of Disposal Aimco Blvd - 0375-2022.docx |
| Attachments:         | - Appendix 1 Location of the Lands 0000 Aimco Blvd.pdf                           |
| Final Approval Date: | May 26, 2022   |

This report and all of its attachments were approved and signed as outlined below:

**No Signature - Task assigned to Marta Kochman was completed by assistant Marcello Gaudio**

Marta Kochman

**No Signature found**

Sheryl Badin

Maurice Swaby

**No Signature - Task assigned to Shari Lichterman was completed by assistant Danielle Dallas**

Shari Lichterman