

City of Mississauga

Corporate Report



Date: July 19, 2022

To: Mayor and Members of Council

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

Originator's files:
PO.11.PAR

Meeting date:
August 10, 2022

Subject

Surplus Land Declaration, Former Port Credit Lawnbowling Lands, 91 Park Street East (Ward 1)

Recommendation

1. That the City-owned lands known municipally as 91 Park Street East, located on the south west corner of Hurontario Street and Park Street East, legally described as part of Part Lot 1 Plan PC2 ECR, South Side Park Street, designated as Part 1 on Reference Plan 43R-19415 and being all of PIN 13463-0014 (LT), comprising an area of approximately 0.275 hectares (0.679 acres) (the "Subject Property"), be declared surplus to the City's requirements for the purposes of disposition.
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 of purchase and sale for the subject lands.
3. That all necessary by-laws be enacted.

Executive Summary

- Staff is seeking authority to declare the City-owned Subject Property surplus to City requirements for the purposes of disposition.
- The subject lands have been retained by the City for a number of years due to the potential need of the Hurontario Light Rapid Transit Project. It has since been determined that these lands are not required for this project, and all departments have concluded the property may be declared surplus to City needs.
- The Subject Property has an area of approximately 0.275 hectares (0.679 acres) more or less and is in close proximity to the Port Credit Go Station.

Background

The City of Mississauga originally acquired the Lands from the Port Credit Lawn Bowling Club on December 12, 1991. Purchase of the property allowed funds to be utilised for the relocation and reconstruction of the Lawn Bowling Club at Cawthra Park. Since the time that the City acquired the lands, the Port Credit Lawn Bowling facility was removed and the lands reverted to a small parkette pending determination of requirements for the proposed Hurontario Light Rail Transit Project (HuLRT). As the HuLRT project has now been designed and construction is underway, the property at this location has been released and can be deemed surplus to City needs.

Notwithstanding that, the entirety of the lands will be declared surplus for the purposes of disposition; the City may opt to retain portions of the property for the continuance of parkland and the creation of a gateway to Port Credit. As the dimensions to be retained have not yet been determined, the entirety of the property is being declared surplus at this time for the purposes of disposition.

The City owned lands at 91 Park Street East consist of approximately 0.275 hectares (0.679 acres) of vacant land and are located at the southwest corner of Hurontario Street and Park Street East.

Comments

Any lands retained by the City as parkland located along Hurontario Street will allow for a gateway in to Port Credit and act as a buffer to any future proposed developments while providing an aesthetically pleasing entry to the Port Credit Go Station and access way to the Hurontario LRT.

Disposition of a portion or all of the lands is expected to enhance any future development and is in line with good planning, while providing additional services and returning a net positive financial return to the City and is in keeping with the best overall interests of the Port Credit Community Node.

Prior to the sale of a portion or all 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.

Financial Impact

The value of any lands to be disposed of will be based on fair market value as established by an independent appraisal report.

There is no financial impact arising from declaring the lands surplus, however there is expected to be a net positive return should the City dispose of a portion or all of the lands at this location. Any proceeds from a sale will be deposited in the Cash in Lieu of Parkland Reserve Account 400162-A32121.

Conclusion

This report requests authorization to declare the Subject Property surplus to City requirements for the potential disposition of a portion or all of the lands located at 91 Park Street.

It is reasonable to recommend that the Subject Property be declared surplus to City needs at this time.

Attachments

Appendix A: Location Map of 91 Park Street East

Appendix B: Reference Plan 43R-19415 identifying the Subject Property to be declared surplus as Part 1



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

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