

City of Mississauga
Corporate Report



<p>Date: February 14, 2024</p> <p>To: Chair and Members of General Committee</p>	<p>Originator's files:</p>
<p>From: Raj Sheth, P.Eng, Commissioner of Corporate Services</p>	<p>Meeting date: March 6, 2024</p>

Subject

Surplus Declaration of a portion of City lands, 2267 Britannia Road West (Ward 11)

Recommendation

1. That a portion of City owned lands located at 2267 Britannia Road West, legally described as Part of Lot 6 Concession 5, West of Hurontario Street, designated as Parts 1, 2 and 3 on Plan 43R-41164 being part of PIN 13129-0005 (LT) (the "Subject Property"), comprising a total area of 210.53 square metres (2,266.13 square feet), be declared surplus to the City's requirements for the purpose of transfer to The Regional Municipality of Peel at nominal consideration.
2. That subject to Council's approval to declare the Subject Property surplus, the Commissioner of Corporate Services be authorized to execute an Acknowledgment and Direction approving a Transfer/Deed, including all ancillary documents, in a form satisfactory to Legal Services, for the transfer of the Subject Property from the City of Mississauga to The Regional Municipality of Peel at nominal consideration.
3. That all steps necessary to comply with the requirements of Section 2 (3) of the City Notice By-law 0215-2008, as amended, 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 a Transfer/Deed of the Subject Property.
4. That all necessary by-laws be enacted.

Executive Summary

- In connection with the redevelopment of 2267 Britannia Road West, Fire Station 108, the City filed Site Plan Application SP 23-9 W11 to permit an addition and renovation of Fire Station 108.
- As a condition of approval of the Site Plan Application, the Region of Peel (the "Region") requested the gratuitous dedication of Parts 1, 2 and 3, Plan 43R-41164 to protect for

the provision of, but not limited to, utilities, sidewalks, multi-use pathways and transit bay/shelters, and a 0.3 metre (1 foot) reserve along the frontage of Regional Road 3 (Britannia Road West) behind the property line, except at any approved access points.

- A circulation to various utility companies has been undertaken and easement protection over Parts 1, 2 and 3, Plan 43R-41164 shall be granted, if required.

Background

In connection with the redevelopment of 2267 Britannia Road West, Fire Station 108, the City filed Site Plan Application SP 23-9 W11 (the “Site Plan Application”) to permit an addition and renovation of Fire Station 108. As a condition of approval of the Site Plan Application, the Region requested the gratuitous dedication of the following lands (collectively described as the “Required Lands”) by the City to the Region:

- To meet the Regional Official Plan requirement for Regional Road 3 (Britannia Road) which has a right of way of 45.5 metres (149.28 feet), 22.75 metres (74.64 feet) from the centreline of the road allowance, within 245 metres (803.81 feet) of intersections to protect for the provision of, but not limited to, utilities, sidewalks, multi-use pathways and transit bay/shelters, designated as Part 1, Plan 43R-41164; and
- A 0.3 metre (1 foot) reserve along the frontage Regional Road 3 (Britannia Road West) behind the property line, except at any approved access point, designated as Parts 2 and 3, Plan 43R-41164.

On November 13, 2023, the City executed a Letter of Intent (the “LOI”) to the Region and agreed to satisfy the dedication of the Required Lands to the Region, and that Realty Services bring a report to Council for approval to declare the Required Lands surplus to the City’s requirements and authorize to transfer the Required Lands to the Region, at nominal consideration and on an as-is basis.

The Acquisition and Disposal of Interests in Real Property policy requires that Council declare the Required Lands surplus prior to transfer. Conveyance of land gratuitously by virtue of a condition of site plan approval is not exempt from the requirement to declare lands surplus.

Comments

Realty Services has completed its circulation and no objections were received to the closure of Parts 1, 2 and 3, Plan 43R-41164 and, the surplus declaration of Parts 1, 2 and 3, Plan 43R-41164.

A circulation to various utility companies has been undertaken and easement protection over Parts 1, 2 and 3, Plan 43R-41164 shall be granted, if required.

Prior to the transfer 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 transfer of the said lands. This notice satisfied the requirements of the City Notice By-law 0215-2008, as amended by By-law 0376-2008.

Financial Impact

There is no financial impact from declaring the Subject Property surplus. The transfer of the Subject Property to the Region is the nominal sum of \$2.00.

Conclusion

As the City lands identified in this report are not required for municipal purposes, it is reasonable to declare the Subject Property surplus to the City needs and transfer to the Region.

Attachments

Appendix 1: Approximate location of a portion of City lands at 2267 Britannia Road West to be declared surplus

Appendix 2: Reference Plan 43R-41164



Raj Sheth, P.Eng, Commissioner of Corporate Services

Prepared by: Susy Costa, Project Leader, Realty Services, Corporate Business Services