



**City of Kingston
Report to Council
Report Number 18-201**

To: Mayor and Members of Council
From: Lanie Hurdle, Commissioner, Community Services
Resource Staff: Peter Huigenbos, Director, Real Estate & Environmental Initiatives
Date of Meeting: July 10, 2018
Subject: Declare Surplus A Portion of 1110 Clyde Court

Executive Summary:

The purpose of this report is to declare a portion of 1110 Clyde Court surplus to municipal requirements and transfer it to the employment lands inventory as depicted in Exhibit A to Report Number 18-201.

The property in question is approximately 12 acres in size and is located at the south end of Clyde Court off Cataraqui Woods Drive. The larger 20 acre parcel was originally reserved for a potential City storm water management facility but the majority of the property is no longer required for this purpose. The City will retain the lands containing a watercourse along the eastern strip of the property, which connects to Princess Street.

Should this portion of 1110 Clyde Court be declared surplus by Council, staff will add the property to the employment lands inventory, which has been recently depleted with several large acre transactions, subsequently making the property available for sale in accordance with the Industrial Land Sales Policy.

Recommendation:

That Council declare surplus and transfer to the employment lands inventory a portion of 1110 Clyde Court, having an area of approximately 12 acres, described as Part Lot 12, Concession 3, City of Kingston, as depicted on the sketch in Exhibit A attached to Report Number 18-201.

July 10, 2018

Page 2 of 4

Authorizing Signatures:

ORIGINAL SIGNED BY COMMISSIONER

Lanie Hurdle, Commissioner, Community Services

ORIGINAL SIGNED BY CHIEF ADMINISTRATIVE OFFICER

Gerard Hunt, Chief Administrative Officer

Consultation with the following Members of the Corporate Management Team:

Jim Keech, President & CEO, Utilities Kingston	Not required
Desirée Kennedy, Chief Financial Officer & City Treasurer	Not required
Denis Leger, Commissioner, Corporate & Emergency Services	Not required

July 10, 2018

Page 3 of 4

Options/Discussion:

At the time of the development of the Cataraqui Estates Business Park, the former Township of Kingston retained a 20 acre parcel at the foot of Clyde Court. Approximately 12 acres on the west side, with frontage on Clyde Court, is being recommended to be declared surplus to add to the employment lands inventory. Exhibit A shows the subject property. The larger 20 acre parcel includes a strip of land on the east side that continues through to Princess Street as an outlet for a watercourse. This approximately 8 acre eastern corridor is proposed to be retained by the City.

The lands proposed to be declared surplus are bounded on the west by a Hydro One corridor, Clyde Court industrial development to the north, a City-owned watercourse and Centennial Drive to the east, and industrial land to the south. The area to be declared surplus is zoned 'D' (Development). The Official Plan designation is 'General Industrial'. The property was retained for future consideration for storm water management infrastructure, while the surrounding area has since been developed. There is no longer a need for all of the lands to be reserved for this purpose, hence the recommendation for the approximately 12 acre portion to be declared surplus and added to the City's inventory of employment lands.

A preliminary analysis by engineering consultants determined that the property is suitable for development with water and sanitary services available for connection, and vehicular access from Clyde Court. The property is large enough to accommodate a range of building sizes and configurations.

The City's inventory of serviced, development-ready employment lands has been significantly depleted with the recent large land sales to foreign and local companies. The addition of this 12 acre development ready site to the employment lands inventory will help replenish the inventory in the interim.

Existing Policy/By-Law:

The process to sell City-owned industrial property is outlined in the *City of Kingston Policy for the Industrial Land Sales* and the *Municipal Act, 2001*, S.O. 2001, c. 25. In order to sell such property, Council must first declare it surplus to municipal need and provide public notice of the City's intent to sell. The lots currently for sale in the City's business parks were typically declared surplus as a packaged group of properties at the time of each park's creation. This property was not included with the surplus notice for the Clyde Court industrial park lands and requires a separate motion of Council before it can be considered for sale.

Notice Provisions:

The City's Public Notice Policy requires that notice be published on the City's public notice webpage two weeks in advance of the proposed meeting date in which Council considers the declaration of said property as surplus to municipal need. Notice was published on June 26, 2018 on the City's public notice webpage.

July 10, 2018

Page 4 of 4

Accessibility Considerations:

Not applicable

Financial Considerations:

Not applicable

Contacts:

Peter Huigenbos, Director, Real Estate & Environmental Initiatives 613-546-4291 extension 3148

Other City of Kingston Staff Consulted:

Not applicable

Exhibits Attached:

Exhibit A Location Map



Cataraqui Woods Dr.

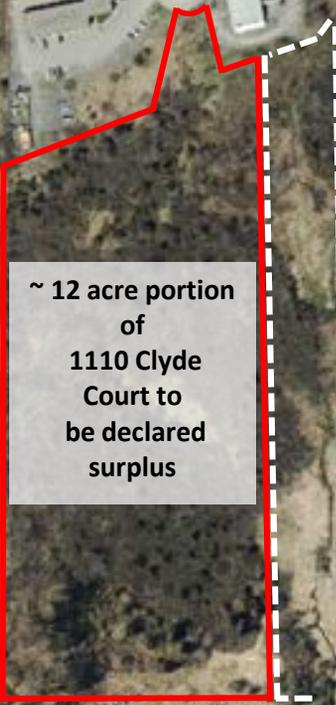
Clyde Court

Gardiners Rd.

Norris Court

O'Connor Dr.

Centennial Dr.



~ 12 acre portion of 1110 Clyde Court to be declared surplus

Lands to be retained

