



CITY OF KINGSTON
REPORT TO COUNCIL

Report No.: 12-223

TO: Mayor and Members of Council

FROM: Lanie Hurdle, Commissioner, Community Services

RESOURCE STAFF: Wally Ferris, Director, Recreation and Leisure Services

DATE OF MEETING: June 19, 2012

SUBJECT: Acquisition of Two Tax Failed Properties for the Purpose of Parkland

EXECUTIVE SUMMARY:

In early 2012, the Finance Department identified two (2) properties that had recently been added to the failed tax sale list. Those properties are located at 1440 Perradice Drive and Part Brent Street (near Sutherland Drive and Montreal Street). Information on both properties was circulated to City staff for review.

Recreation and Leisure Services identified an interest in acquiring both properties, one located at 1440 Perradice Drive and the other near Montreal Street and Sutherland Drive to maximize the potential future park and other community use.

An Environmental assessment was completed by staff in the Environment & Sustainable Initiatives group for each property. No evidence of actual or potential contamination was discovered. The total taxes outstanding (municipal and education) is \$31,469.71.

RECOMMENDATION:

THAT Council approve the acquisition of Part Brent Street (no civic address) as well as 1440 Perradice Drive; and

THAT the City Treasurer be authorized to prepare and register a notice of vesting pursuant to subsection 379(5) of the *Municipal Act, 2001* for the property known municipally as Part Brent Street, Roll No. 10.11.040.130.07000, PIN (LT) described as Part 6 Plan 13-R-3514; and

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THAT the City Treasurer be authorized to prepare and register a notice of vesting pursuant to subsection 379(5) of the *Municipal Act, 2001* for the property known municipally as 1440 Perradice Drive, Roll No. 10.11.080.270.09946, PIN (LT) described as Plan 13M-35 Block 46; and

THAT Council authorizes the cancellation of the taxes in the amount of \$31,469.71 pursuant to subsection 354(2) (a) of the *Municipal Act, 2001*.

AUTHORIZING SIGNATURES:

ORIGINAL SIGNED BY COMMISSIONER Lanie Hurdle, Commissioner, Community Services

ORIGINAL SIGNED BY CHIEF ADMINISTRATIVE OFFICER Gerard Hunt, Chief Administrative Officer
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CONSULTATION WITH THE FOLLOWING COMMISSIONERS:

Cynthia Beach, <i>Sustainability & Growth</i>	√
Denis Leger, <i>Transportation, Properties & Emergency Services</i>	N/R
Jim Keech, <i>President and CEO, Utilities Kingston</i>	√

(N/R indicates consultation not required)

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OPTIONS/DISCUSSION:

In early 2012, two properties (2) at 1140 Perradice Drive and Part Brent Street (near Sutherland Drive and Montreal Street) were identified as failed tax sale properties. In order to determine what the potential long term use of the properties might be, information was circulated internally to staff and an environmental assessment was also completed for each property by staff in the Environment & Sustainable Initiatives group.

1440 Perradice Drive

This property is approximately 5.03 acres in size and is located is about 300 metres north of Kingston Mills Road. The property is currently undeveloped marshland which is surrounded by residential development with single detached homes which were built in the early 2000"s. The property accepts stormwater via open roadside ditching connected from the surrounding residential neighbourhood. The subject property is zoned EPA-2, Environmental Protection Area under Zoning By-Law 76-26 and designated as Environmental Protection Area in the Official Plan. It is staff"s understanding that this property was to be conveyed to the City as EPA lands at no cost to the City.

Environmental investigations did not identify any concerns based on an intended park use of the property. The outstanding taxes on this property are \$20,664.20.

Part Brent Street

This property is about 0.18 acres in size and is located near the corner of Sutherland Drive and Montreal Street. The property is surrounded by residences as well as parkland, including a portion of parkland acquired by the City through the failed tax sale process in January 2012. This property would be added to the existing municipal park which has frontage along Sutherland Drive and Montreal Street. The property is zoned OS2, Private Open Space under Zoning By-Law 8499 and designated as Environmental Protection Area in the City"s Official Plan.

Environmental investigations did not identify any concerns based on an intended park use of the property. The outstanding taxes on this property are \$10,805.51.

Greenspace and Council's Priorities

In 2011, Council endorsed the City"s strategic plan which include "Creating and Protecting Greenspaces". In January 2012, Council approved a report to acquire a property which added 4.63 acres of parkland/greenspace to the public land portfolio. Should Council approved the recommendation included in this report, another 5.21 acres would be added to the park/greenspace portfolio, for a total of 9.84 acres of additional parkland/greenspace in 2012. This parkland is above and beyond land acquired through planning development applications and has very limited impact on municipal finances.

Public Works did not express any concern with the additional maintenance that will be required on the property.

EXISTING POLICY/BY LAW:

N/A

NOTICE PROVISIONS:

N/A

ACCESSIBILITY CONSIDERATIONS:

N/A

FINANCIAL CONSIDERATIONS:

As the properties are failed tax sales, there is no cost for the City to acquire these properties. Tax arrears on the properties have accumulated in the amount of \$31,469.71, of which \$2,893.69 will be recovered from the school boards and the remaining \$28,576.02 has already been provided for in the city's allowance for doubtful accounts.

CONTACTS:

Lanie Hurdle, Commissioner, Community Services

613-546-4291 ext. 1231

OTHER CITY OF KINGSTON STAFF CONSULTED:

Paul MacLatchy, Director, Environment & Sustainable Initiatives

Brodie Richmond, Environmental Projects Manager

Neal Unsworth, Parks Manager, Recreation and Leisure Services

Damon Wells, Director, Public Works

Pat Carrol, Manager, Taxation & Revenue

Desiree Kennedy, City Treasurer

EXHIBITS ATTACHED:

Exhibit „A“ Map of 1440 Perradice Drive

Exhibit „B“ Map of Part Brent Street (near Sutherland Drive and Montreal Street)

EXHIBIT ,A"
Map of 1440 Perradice Drive

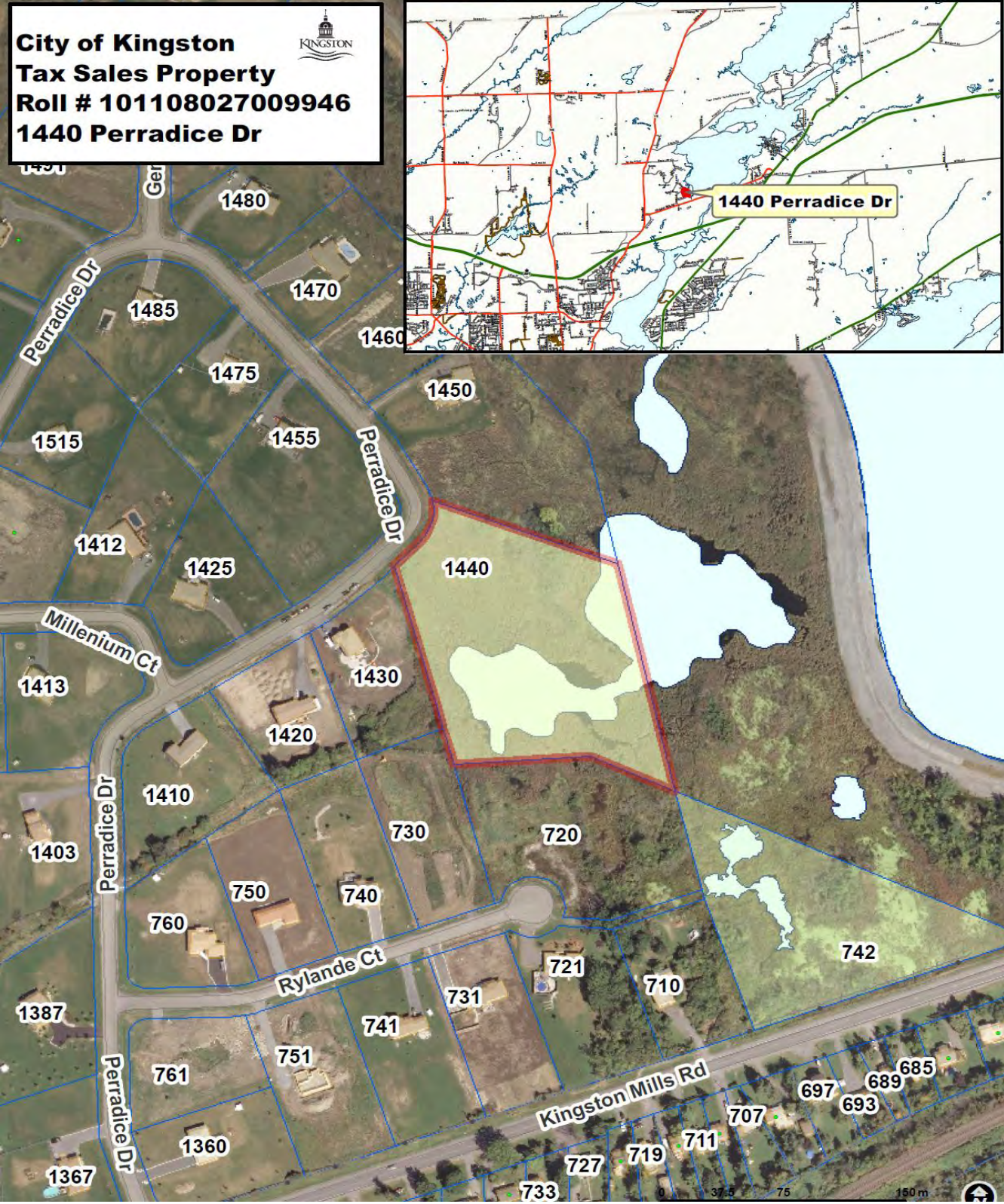


Exhibit „B“
Part Brant Street (near Sutherland Drive and Montreal Street) Property

