



**City of Kingston
Information Report to Council
Report Number 24-183**

To: Mayor and Members of Council
From: Paige Agnew, Commissioner, Growth & Development Services
Resource Staff: Brandon Forrest, Director, Business, Real Estate & Environment
Date of Meeting: August 13, 2024
Subject: Report on Real Estate Transactions Completed from January 1, 2024, to June 30, 2024, Under By-Law Number 2016-189

Council Strategic Plan Alignment:

Theme: Corporate business

Goal: See above

Executive Summary:

This information report provides Council with a list of real estate transactions completed under delegated authority from January 1 - June 30, 2024.

In August 2014, Council approved By-Law Number 2014-141 to delegate authority for the approval of low value and short-term real estate transactions to the Commissioner having responsibility for real estate services. This by-law was subsequently included in By-Law Number 2016-189 'A By-Law to Consolidate the Delegation of Powers and Duties'.

Recommendation:

This report is for information only.

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Authorizing Signatures:

ORIGINAL SIGNED BY COMMISSIONER

**Paige Agnew, Commissioner,
Growth & Development Services**

ORIGINAL SIGNED BY CHIEF

p.p. ADMINISTRATIVE OFFICER

**Lanie Hurdle, Chief
Administrative Officer**

Consultation with the following Members of the Corporate Management Team:

Jennifer Campbell, Commissioner, Community Services	Not required
Neil Carbone, Commissioner, Corporate Services	Not required
David Fell, President & CEO, Utilities Kingston	Not required
Peter Huigenbos, Commissioner, Major Projects & Strategic Initiatives	Not required
Brad Joyce, Commissioner, Infrastructure, Transportation & Emergency Services	Not required
Desirée Kennedy, Chief Financial Officer & City Treasurer	Not required

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Options/Discussion:**Background**

In 2014, Council approved By-Law Number 2014-141 to delegate authority for approval of low value real estate transactions and short-term low value leasing and licencing agreements to the Commissioner having responsibility for real estate services. To further improve efficiencies in corporate accountability and transparency, Council approved By-Law Number 2016-189 'A By-Law to Consolidate the Delegation of Powers and Duties' which included approval for real estate transactions previously delegated under By-Law Number 2014-141.

The by-law requires the Commissioner with authority for real estate transactions to report to Council no less than twice per year on the exercise of the delegation of authority.

Exhibit A attached lists the 23 land transactions completed from January 1 - June 30, 2024, by delegated authority. Transactions summarized by category include:

- Revenue Leases and Licenses (City as Landlord) - 9
- Acquisition Leases and Licenses (City as Tenant) - 6
- Acquisition of real property - 4
- Disposition of real property - 4

Existing Policy/By-Law

By-Law Number 2016-189 'A By-Law to Consolidate the Delegation of Powers and Duties'

Financial Considerations

None

Contacts:

Steve Biro, Property Specialist, Business, Real Estate & Environment, 613-546-4291 extension 3169

Exhibits Attached:

Exhibit A Real Estate Transactions Completed Under Delegated Authority By-Law Number 2016-189 for the Period January 1 - June 30, 2024

Real Estate Transactions Completed Under Delegated Authority By-Law Number 2016-189

January 1, 2024 to June 30, 2024

Type of Real Estate Transaction	Property Affected	Individual/Organization	Amount	Reason for the Agreement
Revenue licence less than \$150,000 and 10 years	Confederation Basin Marina	Voltari Marine Electric Inc.	\$3,382/year	Placement of electric boat charger in Marina
Revenue lease less than \$150,000 and 10 years	218 Concession Street	Lion Hearts Inc.	\$1.00	Lease agreement with Lion Hearts Inc.
Revenue licence less than \$150,000 and 10 years	Parking spots at foot of Princess Street	Limestone Investments	\$547.02/month	Permission to use parking at the foot of Princess Street
Revenue licence less than \$150,000 and 10 years	1 Johnson Street	Best Value Hotel LP NO.1	\$18,540.00	Grant of patio license for Aquaterra restaurant
Revenue lease less than \$150,000 and 10 years	Airport	World Fuel Services Canada, ULC	\$1,821.00	New lease to World Fuel Services Canada, ULC
Revenue lease less than \$150,000 and 10 years	38 Cowdy Street	Lion Hearts Inc.	\$1.00	Lease to Lion Hearts for 38 Cowdy Street for Adelaide shelter
Revenue lease less than \$150,000 and 10 years	38 Cowdy Street	Lion Hearts Inc	\$1.00	Lease amendment to Lion Hearts Inc. at 38 Cowdy Street for additional storage space
Revenue licence less than \$150,000 and 10 years	Memorial Center	Queen's University	\$480/year	Licence of rooms for office and storage to Queen's University
Revenue licence less than \$150,000 and 10 years	Emma Martin Park	Limestone City Dragon Boat Club Inc	\$1.00	Licence agreement for dock and boat house in Emma Martin Park

Exhibit A
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Type of Real Estate Transaction	Property Affected	Individual/Organization	Amount	Reason for the Agreement
Acquisition of licence less than \$150,000 and 10 years	Birchwood Park	Hydro One Networks	\$1.00	Licence for use of soccer field under Hydro one lands 50% of taxes (less than \$100/year)
Acquisition of licence less than \$150,000 and 10 years	Emma Martin Park	Transport Canada	\$810.05/year	Lease from Transport Canada for use of space in Emma Martin Park and shoreline
Acquisition of licence less than \$150,000 and 10 years	King Street Walkway	Transport Canada	\$425.45/year	Lease from Transport Canada for use of space at King Street walkway and outflow \$425.45/year
Acquisition of licence less than \$150,000 and 10 years	Foot of Queen Street	Transport Canada	\$2330.71/year	Queen Street outflow licence with Transport Canada
Acquisition of licence less than \$150,000 and 10 years	1586 Centennial Drive	Suncor Energy Inc.	\$24,500.00	Licence agreement for entrance relocation
Acquisition of licence less than \$150,000 and 10 years	1525 Centennial Drive	1829935 Ontario Ltd.	\$1.00	Licence agreement for road widening
Acquisition of property less than \$100,000	804 John Counter Boulevard	Residential Owner	\$19,500	Purchase of road widening from 804 John Counter Boulevard from a private residence
Acquisition of property less than \$100,000	816 John Counter Boulevard	Glenvale Industrial Park Inc.	\$3,239.50/month	Purchase of road widening from 816 John Counter Boulevard from Glenvale Industrial Park Inc.
Acquisition of property less than \$100,000	2931 Woodburn Road	Residential Owner	\$1.00	Road widening transfer to the city from residential owner.
Acquisition of property less than \$100,000	James Street	Residential Owner	\$1.00	Transfer lands to the city to be split and transferred to residential owners to correct title issues.

Exhibit A
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Type of Real Estate Transaction	Property Affected	Individual/Organization	Amount	Reason for the Agreement
Disposition of property less than \$100,000	James Street	Residential Owner	\$1.00	Transfer lands split and transferred to residential owners to correct title issues.
Disposition of property less than \$100,000	James Street	Residential Owner	\$1.00	Transfer lands split and transferred to residential owners to correct title issues.
Disposition of property less than \$100,000	Baycreek Meadows	Trans Northern Pipelines Inc	\$1.00	Easement to Trans Northern Pipelines Inc. for access to gas main
Disposition of property less than \$100,000	Enbridge	City of Kingston	\$1.00	Option for Grant of Easement to Enbridge