



**City of Kingston  
Report to Council  
Report Number 24-228**

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**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:** October 15, 2024

**Subject:** Anglin Bay Parking, King Street Trail and Outfall Acquisition from Transport Canada

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**Council Strategic Plan Alignment:**

Theme: Corporate business

Goal: See above

**Executive Summary:**

Transport Canada (TC) is the owner of many properties, both in the water and upland across the City of Kingston. The City has various agreements with TC for use of some of these properties, such as pathways, sewer outfalls and parking lots. TC is looking to ultimately divest property that they have no current or future programming needs for.

The lands referenced in this report are currently being leased to the City of Kingston for the use of parking in the Anglin Bay parking lot, the waterfront trail at the end of King Street East and the water lot that the City has new critical infrastructure on leading to a new outfall. A small portion of the City's waterfront pathway also passes over the TC lands in the parking lot. The City has discussed with TC the potential purchase of these lands. Exhibit A is a sketch outlining current ownership.

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**Recommendation:**

**That** Council approve the purchase of the parking lot lands described as Part 1 on Reference Plan 13R-22808 from Transport Canada for \$325,000, plus closing costs, and the purchase of the waterfront trail and associated lands for the outfall described as Part 2 on Reference Plan 13R-22808 for \$115,000, plus closing costs, for a total of \$440,000 plus closing costs; and

**That** Mayor and City Clerk be authorized to execute all necessary legal documents and agreements to effect the purchase of Parts 1 and 2 on Reference Plan 13R-22808; Kingston; County of Frontenac, and all other closing documents in a form satisfactory to the Director of Legal Services or their designate; and

**That** Mayor and City Clerk be authorized to execute the necessary legal documents to effect any agreements for the neighbouring property at 279 Wellington Street as a result of their storm water pipe crossing the transferred lands described as Part 2 on Reference Plan 13R-22808.

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**Authorizing Signatures:**

ORIGINAL SIGNED BY COMMISSIONER

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

p.p. ORIGINAL SIGNED BY CHIEF  
ADMINISTRATIVE OFFICER

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**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

Desirée Kennedy, Chief Financial Officer & City Treasurer

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**Options/Discussion:**

The City has been working with TC as they go through the process of divesting lands that are no longer required for current or future programming needs for the federal government. The lands referenced in this report are currently being leased to the City of Kingston for the ongoing use of parking lot lands in the Anglin lot. The waterfront trail at the end of King Street East and the water lot have new and existing critical infrastructure leading to the outfall. A small portion of the City's waterfront pathway also passes over the TC lands.

The current TC rates are below market value, and they have a mandate to re-negotiate all agreements to get them up to market value rents. TC has extended these agreements on a short-term basis at below market rates in good faith until the City is able to purchase these lands.

TC went out to the market to obtain professional services for an appraisal. Staff reviewed the report and can accept the approach and value provided. The appraisal came back at a value of \$490,000 based on the highest and best use. City staff were able to negotiate the final purchase price down to \$440,000 based on some additional comparables presented in response to the final report.

TC shared all environmental reports from the past on or around these lands. The City's Environment Division has reviewed these documents, as well as all internal documents and information, and deems the lands to be low risk for purposes of proceeding with the purchase of these lands for future waterfront path improvements and continued use as a parking lot.

TC has performed all of their due diligence and consultations with a priority circulation to other government bodies and Indigenous groups to be able to divest the lands in question.

**Financial Considerations**

Approved parking and engineering capital budgets have sufficient funds to cover these property acquisition costs.

**Contacts:**

Brandon Forrest, Director, Business, Real Estate & Environment, 613-546-4291 extension 2205

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

**Other City of Kingston Staff Consulted:**

Luke Follwell, Director, Engineering Services

Neal Unsworth, Manager, Parks & Shoreline, Engineering Services

Laird Leggo, Manager, Licensing Parking operations and Policy, Licensing and Enforcement

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Lana Foulds, Director, Financial Services

**Exhibits Attached:**

Exhibit A     Sketches and Plan of Property

Exhibit A - Sketch and Plan of Property



