

DATE OF MEETING DECEMBER 17, 2018

AUTHORED BY NANCY SKEELS, PROPERTY AGENT, REAL ESTATE

**SUBJECT PROPERTY GIFTING – 603 NOTTINGHAM DRIVE**

## **OVERVIEW**

### **Purpose of Report**

To obtain Council approval to accept a gifting of property located at 603 Nottingham Drive for park purposes and issue a tax receipt for the gifting of the property.

### **Recommendation**

That Council:

1. provide approval to accept a gifting of property located at 603 Nottingham Drive for park purposes; and
2. direct Staff to issue a tax donation receipt for \$70,000 to Cottle Creek Ventures Inc.

## **BACKGROUND**

603 Nottingham Drive (the “Property”) is a 1.396ha (3.45 acre) property located in the Hammond Bay area (Attachment A). Cottle Creek Ventures Inc. (the “Owner”) has owned the Property for the last 13 years. The Property is vacant, moderately treed with alders and emerging conifer trees, and contains Cottle Creek, a recognized environmentally-sensitive area with a 30-metre setback. The Property is zoned R10 – Steep Slope Residential and is surrounded by a residential subdivision as well as existing City parks at 457 and 605 Nottingham Drive (Attachment B).

The Owner would like to gift the Property to the City with the intent the Property be used for park purposes. The Parks & Recreation Department have reviewed the Owner’s request and confirm the Property would be an asset to the City’s park inventory, and would help to protect community values of environmental preservation and access to water. The Property has an appraised market value of \$70,000. In exchange for the property gifting, the Owner has requested the City issue a \$70,000 tax donation receipt for the gifting. By adding this Property to the City’s park inventory, the City will have 1,018ha (2,515 acres) of total parkland within the municipal boundaries.

## **OPTIONS**

A. That Council:

1. provide approval to accept a gifting of property located at 603 Nottingham Drive for park purposes; and
2. direct Staff to issue a tax donation receipt for \$70,000 to Cottle Creek Ventures Inc.
  - **Budget Implication:** The City will incur legal costs, up to \$2,000, to affect the transfer. The Property will be maintained through the Parks & Recreation

Department. Maintenance costs will be included in the Parks & Recreation budget. The annual property taxes in 2018 were \$195.99. The City will no longer accrue property taxes.

- **Legal Implication:** The City solicitor will prepare the Purchase and Sale Agreement. The City will issue the tax donation receipt in accordance with Donations to Municipalities, Section 118.1(1) of the *Income Tax Act*.
- **Policy Implication:** The acquisition aligns with Council priorities identified in the 2016-2019 Strategic Plan and the City's Real Estate Property Management Strategy. The Property will need to be rezoned to Parks Recreation and Culture Zone 1 (PRC-1) through a general bylaw amendment. As per policies in the Parks, Recreation and Culture Master Plan, this property will safeguard access to water and help to protect environmentally-sensitive areas and the Cottle Creek system. It may also help provide an active lifestyle through future trail connections.
- **Strategic Priorities Implication:** *Recreation, Culture, Sports and Tourism* - increasing natural green space will support a healthy, active, thriving community for the benefit and enjoyment of residents and visitors alike.

B. That Council not provide approval of the property gifting.

- **Budget Implication:** The City will continue to receive the annual property taxes. In 2018, the taxes on the Property were \$195.99.
- **Engagement Implication:** Council may wish not to pursue this property gifting. This will be conveyed to the Owner.

### **SUMMARY POINTS**

- 603 Nottingham Drive (the "Property") is a 1.396ha (3.45 acre) property located in the Hammond Bay area.
- The Owner would like to gift the Property to the City to be used for park purposes. The Parks & Recreation Department have reviewed the Owner's request and have confirmed the Property would be an asset to the City's park inventory.
- The Property has an appraised market value of \$70,000.
- In exchange for the property gifting, the Owner has requested the City issue a \$70,000 tax donation receipt for the gifting.
- By adding this Property to the City's park inventory, the City will have 1,018ha (2,515 acres) of total parkland within the municipal boundaries.

### **ATTACHMENTS**

ATTACHMENT A: Location Plan

ATTACHMENT B: Aerial Photo

**Submitted by:**

Bill Corsan  
Deputy Director, Community Development

**Concurrence by:**

Dale Lindsay  
Director, Community Development