



REPORT

Clerk's Department

TO: Mayor and Members of Council

FROM: Debbie Leroux, Director of Legislative Services/Clerk and
Courtney Clarke, Director of Public Works, Parks and Trails

DATE: April 28, 2025

REPORT: CL19/25 **FILE NO.**

SUBJECT: Update on the Proposed Sale of the King Street Parkette

BACKGROUND:

On June 10, 2024, Staff brought forward Report CL-19/24, which contained a recommendation to declare the King Street Parkette surplus to the needs of the Corporation and to rezone the lands from Recreational Open Space to Residential First Density (R1). Council also gave direction to staff to contact adjacent property owners to determine if they wished to purchase the land directly prior to listing the property for sale.

An application was completed to rezone the lands and on December 2, 2024, a Public Planning Meeting was held to consider the rezoning of the lands from Recreational Open Space to Residential First Density (R1). To date there has been no staff report presented for consideration of the proposed rezoning,

There have been many challenges related to the sale of the land which has contributed to the delays in proceeding with the sale. The fact that the property has no services immediately available has presented an ongoing problem in terms of the property value being directly impacted. To sell the lands in an un-serviced capacity would result in a deflated sale price and in turn the sale of the land would not be productive from a revenue perspective. To service the lands would be very expensive and while it would increase the value of the lands from a sale perspective, the sale would generate very little if any revenue to offset the cost of the servicing.

Staff also investigated the option of dividing the land and selling to the adjacent property owners. A draft 40R plan was developed but has not been finalized. While all property owners were interested in acquiring the lands, all expressed a caveat that acquiring the lands would be wholly dependent on where the Township landed in terms of a purchase price.

Council directed that a report be brought forward for consideration which should contain a cost analysis and a plan for the parkette along with a communication strategy should Council determine that we not proceed with the sale.

It is staff's position that retaining the lands aligns with the Township's commitment to maintaining a functional public space for community use. By preserving this area as a parkette, the Township ensures that residents continue to benefit from an open, recreational space within their neighbourhood.

DISCUSSION:

To maintain the King Street Parkette as a sustainable and aesthetically pleasing green space, several improvements and ongoing maintenance efforts will be required. The most significant cost associated with this decision is the replacement of backyard fences that will border the parkette. It is recommended that a 6-foot privacy fence replace the existing fences along the park's perimeter at an estimated cost of approximately \$30,000. Should Council agree to proceed with this improvement, it is recommended that the funding for this project come from the sale of 55 Yonge Street, which is currently held in a reserve fund and not allocated for an identified use.

Beyond the fence replacement, it is recommended that the following improvements also be undertaken in order to enhance the parkette with seasonal amenities (May to October), which will include:

- Picnic tables for seating and outdoor dining;
- Garbage cans to maintain cleanliness and reduce littering;
- Regular grass cutting and landscaping upkeep during the active park season;
- Proposed mini forest.

With these enhancements, the parkette will serve as a welcoming space where residents can gather in an outdoor setting, or take in the natural surroundings, enjoying the sights and sounds of the outdoors.

Should Council not wish to proceed with the sale, this will require reconsideration of the following items in open Council:

- A vote for reconsideration of Report CL-19/24 approved on June 10th;
- A vote for reconsideration of Resolution 2024-03 carried on June 10th to declare the lands surplus;

Staff typically provide a detailed report related to the application for rezoning of the lands which includes a recommendation on the rezoning. As mentioned, this has not yet been brought forward for consideration. It is recommended that should Council determine that they do not wish to proceed with the sale of the lands, that they direct that Zoning By-law Amendment Application ZBA 2024-08 be withdrawn and staff be directed to close the file.

Consideration of a Communication Plan

Should Council not wish to proceed with the sale, a detailed communication plan will need to be established which will outline the plans to retain the parcel.

ALIGNMENT TO STRATEGIC PRIORITIES:

Good Governance
Community Engagement
Community Well-Being

RECOMMENDATION

THAT Report CL-19/25 of Debbie Leroux, Director of Legislative Services/Clerk and Courtney Clarke, Director of Public Works, Parks and Trails be received for information;

AND THAT Council direct that the sale of the King Street Parkette be reconsidered;

AND THAT if Council determines through the reconsideration process that they not proceeding with the sale of the Parkette, they direct that staff proceed with the following actions:

- A 6-foot privacy fence replace the existing fences along the park's perimeter at an estimated cost of approximately \$30,000;
- Picnic tables be added for seating and outdoor dining;
- Garbage cans be installed to maintain cleanliness and reduce littering;
- Regular grass cutting and landscaping upkeep take place during the active park season;
- A mini forest be planted in the parkette

AND THAT the funding for the proposed projects recommended for the parkette be taken from the proceeds of the sale of 55 Yonge Street, which is currently held in a reserve fund;

AND THAT Zoning By-law Amendment Application ZBA 2024-08 be withdrawn and staff be directed to close the file.

Respectfully Submitted by:

**Debbie Leroux, Director of Legislative Services/Clerk and Courtney Clarke,
Director of Public Works, Parks and Trails**