

TAX SALE – VACANT LAND, THREE PROPERTIES

Recommendation

The Director of Financial Services in consultation with the Manager of Property Tax & Assessment recommends:

That Council receive this report for information purposes.

Purpose

Further to Council being informed at the meetings held on March 1, 2004 and May 16, 2005, the purpose of this report is to advise Council that Finance staff will be proceeding with three (3) property tax sales for three (3) pieces of vacant land in accordance with the *Municipal Act, 2001*.

Background - Analysis and Options

As per the Committee of the Whole reports on March 1, 2004 and May 16, 2005, there are three pieces of vacant land within the City of Vaughan that are currently in tax arrears in excess of three years:

- 1) PIN # 03343-1054 (LT)
PIN # 03343-1056 (LT)
Legal Description: Con 3 Part of west half of Lot 21 Part 1 65R18131
Con 3 Part of west half of Lot 21 Part 2 65R18131
Assessed Owner: Graybank Limited Partnership and Maytree (Vaughan) Limited
HG (Vaughan) Limited
171621 Canada Inc
Roll Number: 1928 000 220 75000

- 2) PIN #03346-0154 (LT)
Legal Description: Con 6 Part of west half of Lot 30
Part 5 64R3039 Subject to VA40302
Assessed Owner: 268081 Ontario Limited
Roll Number: 1928 000 310 59800

- 3) PIN #03310-0364 (LT)
Legal Description: Block 13 65M2925
Assessed Owner: Green Village Homes Inc
Roll Number: 1928 000 431 47000

The three properties, as described above, are all vacant pieces of land. City staff have had discussions with the owner/corporations that have an interest in these properties and it has been made clear that they no longer wish to be responsible for these lands and have no intention of paying the outstanding property taxes.

As a result of these discussions, and further to the Committee of the Whole meetings on March 1, 2004 and May 16, 2005 respectively, staff proceeded to have Tax Arrears Certificates registered against the properties and all necessary notices have been sent to all parties that have an interest in the lands. There is a one-year period following the registration of the Tax Arrears Certificate when the owner may pay the taxes and costs in full, or enter into an extension agreement with the City. The one-year period has now passed and the taxes have not been paid. No one has expressed an interest in making payment arrangements. Where this is the

case, the *Municipal Act, 2001*, states that the property shall then be offered for public sale. It is staff's intention to proceed with a tax sale by public tender, with a tender amount sufficient to cover all outstanding taxes, penalty, interest and costs.

Should there be successful purchaser the City will be covered for all outstanding monies, and clear title will be available to the purchaser. If there are no successful bids received for the tender amount, the municipality has the authority to write-off the outstanding taxes as uncollectible and vest the ownership of the property to the City. Should this be the case, staff will prepare a further report to Council and request direction in that regard.

A "Request for Comments" notice has been sent to all applicable City Departments in order to bring this course of action to the attention of City Staff.

Relationship to Vaughan Vision 2020

This report is consistent with the priorities set forth by Council in Vaughan Vision 2020 and the necessary resources have been allocated and approved.

Conclusion

Finance staff will proceed with the property tax sale on three pieces of vacant land as per Council's direction on March 1, 2004 and May 16, 2005.

Attachments

Attachment 1: Location Maps of Three Properties

Report prepared by:

Maureen E. Zabiuk, A.I.M.A., AMTC
Manager, Property Tax & Assessment
Ext. 8268

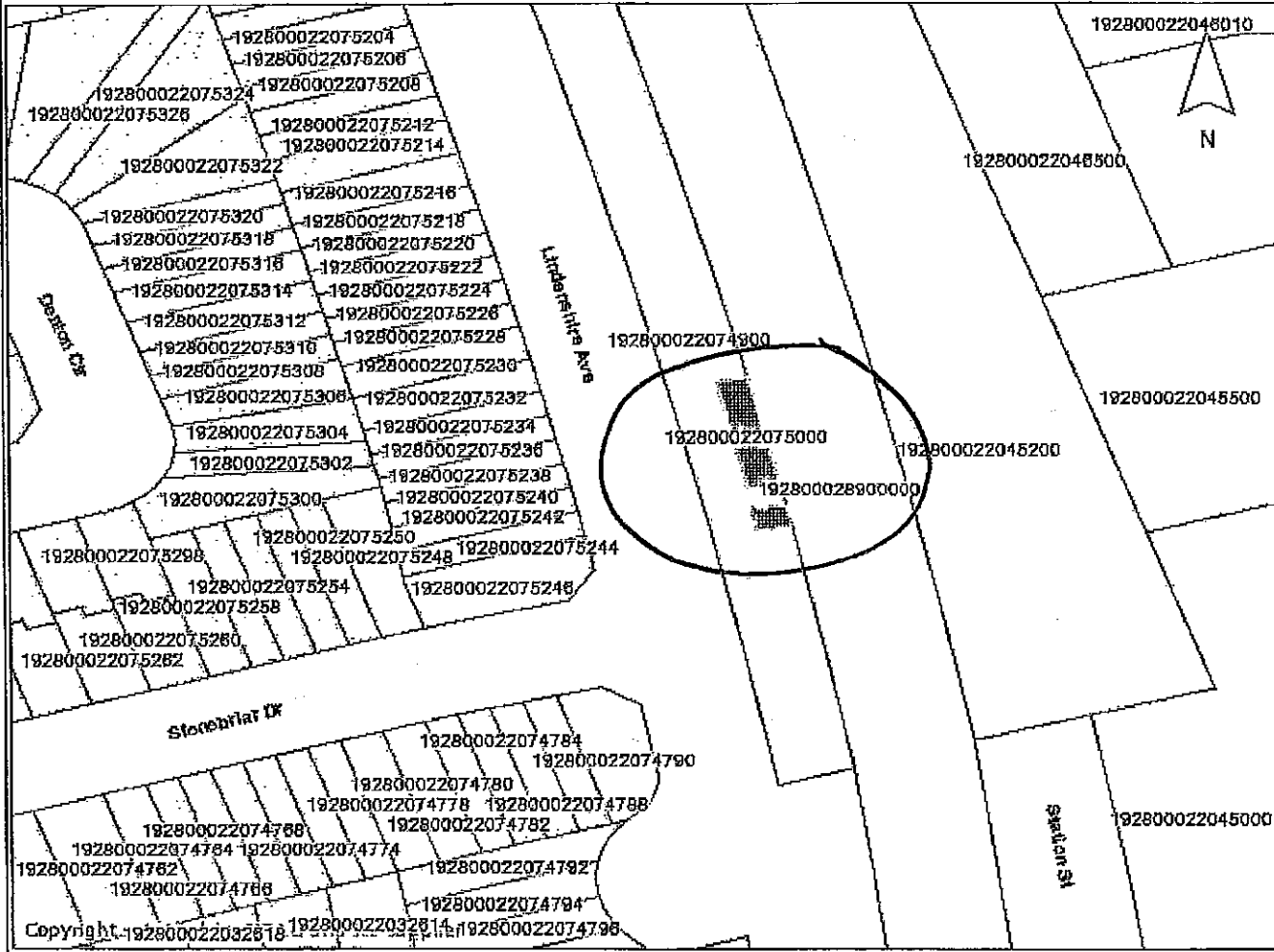
Respectfully submitted,

Barry E. Jackson, CGA
Director of Financial Services



GIS Viewer

1) PIN 03343-1054 (LT) PIN 03343-1056 (LT)



- LEGEND**
- MNR Waterbodies
 - Custom Parcel Labels
 - Primary Roll Labels Large
 - Primary Roll Labels Small
 - MPAC Office Locations
 - Roads
 - Assessment Parcels
 - Municipal Boundaries

Map printed on: Thu Apr 23 13:27:33 2009

0 24.1m



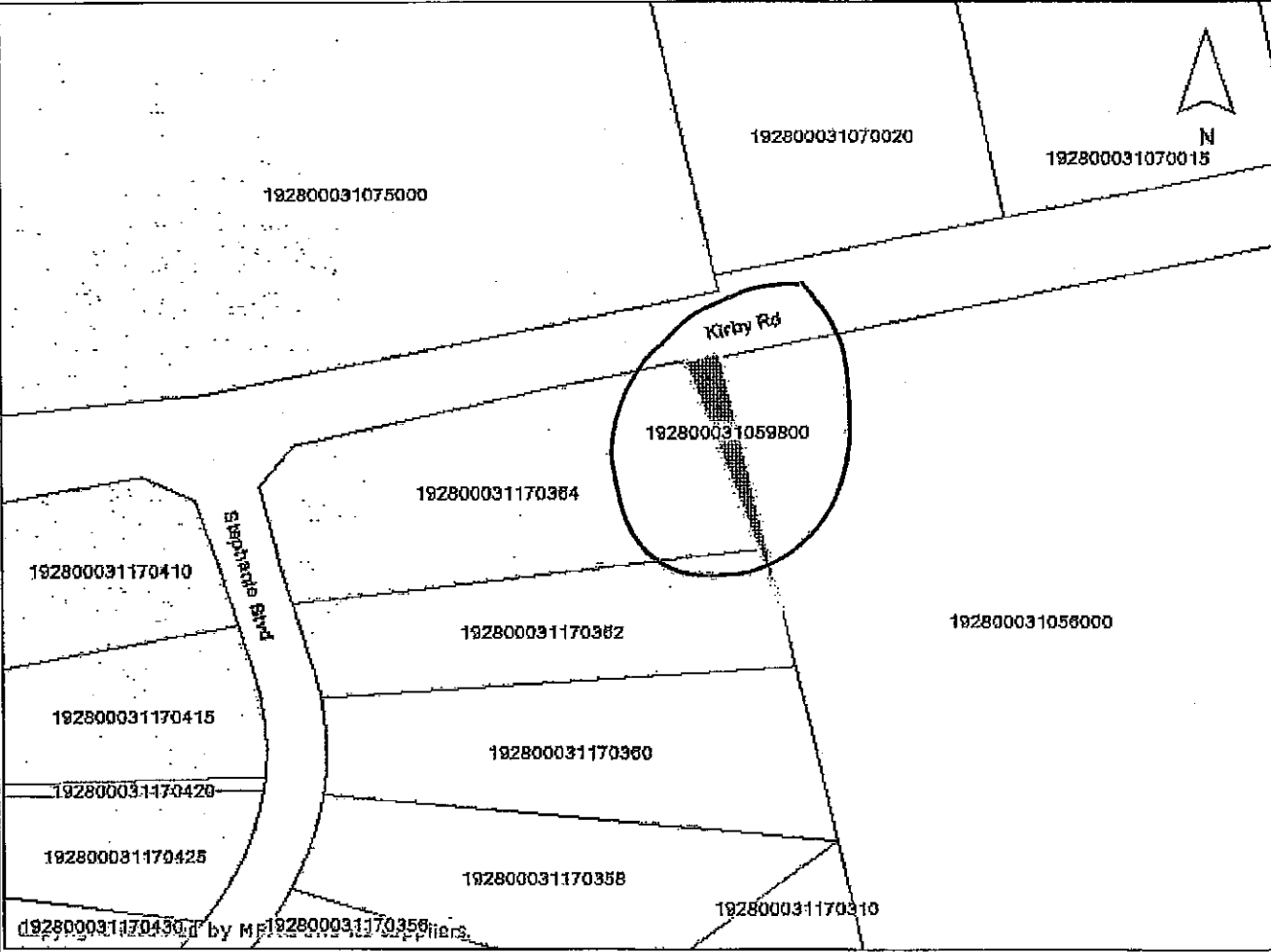
Disclaimer: Contents provided on an 'as is' and 'as available' basis. MPAC and its suppliers make no warranties or representations regarding contents (Including accuracy of measurements and currency of contents). Not a plan of survey.

Comments: .



GIS Viewer

2) PIN 03346-0154 (LT)



- LEGEND**
- MNR Waterbodies
 - Custom Parcel Labels
 - Primary Roll Labels Large
 - Primary Roll Labels Small
 - MPAC Office Locations
 - Roads
 - Assessment Parcels
 - Municipal Boundaries

Map printed on: Thu Apr 23 13:32:24 2009

0 50.8m



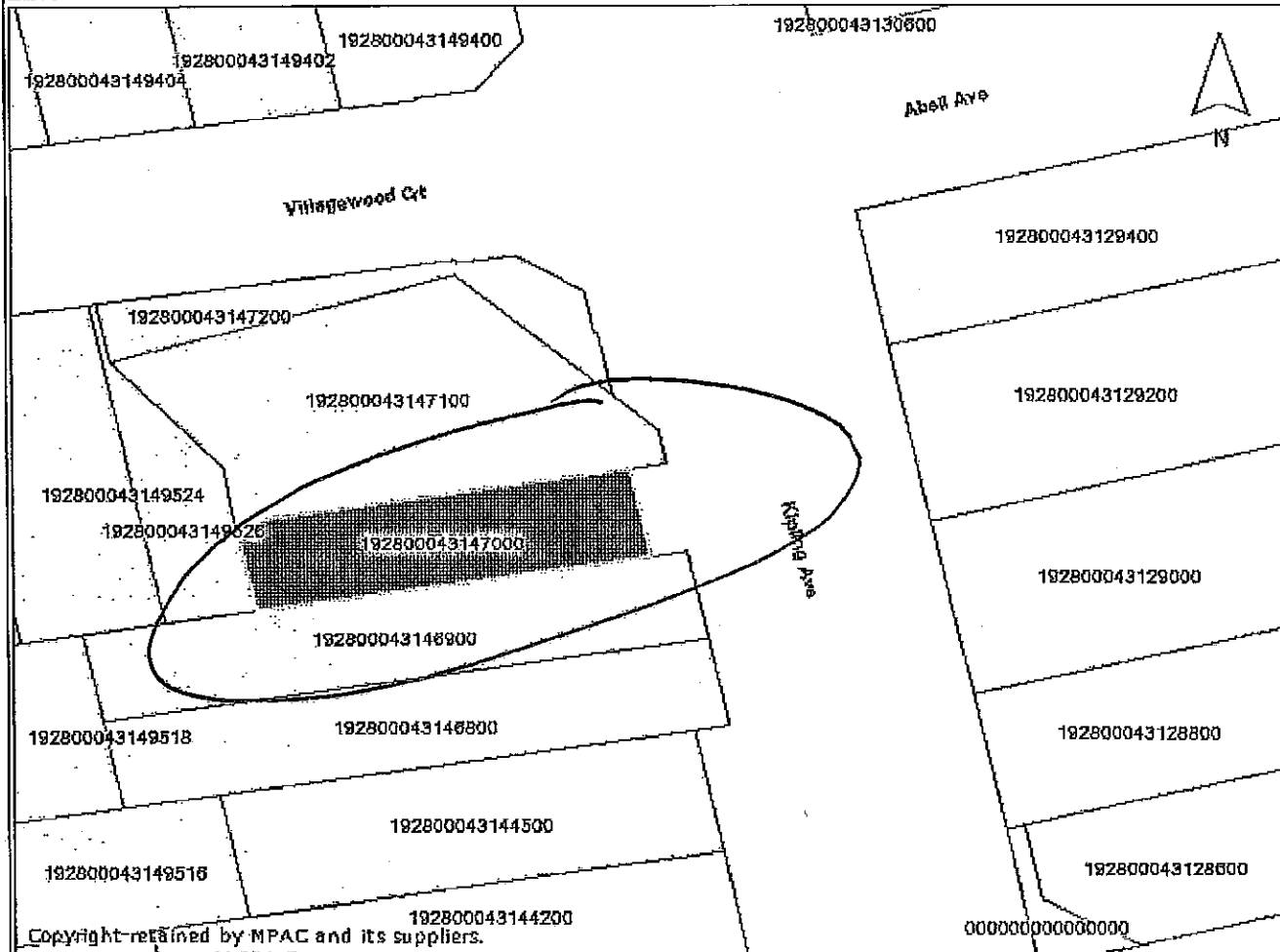
Disclaimer: Contents provided on an 'as is' and 'as available' basis, MPAC and its suppliers make no warranties or representations regarding contents (including accuracy of measurements and currency of contents). Not a plan of survey.

Comments: .



GIS Viewer

3) PIN 03310-0364 (LT)



LEGEND

- MNR Waterbodies
- Custom Parcel Labels
- Primary Roll Labels Large
- Primary Roll Labels Small
- MPAC Office Locations
- Roads
- Assessment Parcels
- Municipal Boundaries

Copyright retained by MPAC and its suppliers.

Map printed on: Thu Apr 23 13:36:12 2009

0 12.2m



Disclaimer: Contents provided on an 'as is' and 'as available' basis. MPAC and its suppliers make no warranties or representations regarding contents (including accuracy of measurements and currency of contents). Not a plan of survey.

Comments: .