

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 25, 2012

Item 6, Report No. 33, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 25, 2012.

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TAX SALE – TEN PROPERTIES

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Finance & City Treasurer and the Director of Financial Services, dated September 4, 2012:

Recommendation

The Commissioner of Finance & City Treasurer and the Director of Financial Services, in consultation with the Manager of Property Tax & Assessment recommends:

That Council receive this report for information.

Contribution to Sustainability

This is not applicable to this report

Economic Impact

The property tax sale registration process provides an effective tool in the collection of outstanding property taxes since any unpaid taxes become the responsibility of the City. The City must still meet the financial levy obligations to the Region of York and the Province of Ontario for education purposes.

Communications Plan

As required by the *Municipal Act, 2001* and the Municipal Tax Sales Rules, O.Reg.181/03 as amended, the properties will be advertised for sale at least once in *The Ontario Gazette* as well as once a week for four weeks in local newspapers.

Purpose

Further to Council being informed at the meetings held in December 2007 and November 2009, the purpose of this report is to advise Council that Finance staff will be proceeding with ten (10) property tax sales in accordance with the *Municipal Act, 2001*.

Background - Analysis and Options

As per the information specified to Council in December 2007 and November 2009, there are properties within the City of Vaughan that remain in tax arrears in excess of three (3) years:

- 1) PIN # 03339-0807 (LT)
Legal Description: PCL 60-1 SEC 65M2549; LT 60 PL 65M2549: S/T LT669816;
Vaughan, Regional Municipality of York (No.65)
Roll Number: 1928 000 210 81166;

** Ward 1; residential property

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- 2) PIN #03327-0030 (LT)
Legal Description: PCL 16-1 SEC 65M2234; BLK 16 PL 65M2234;
Vaughan, Regional Municipality of York (No.65)
Roll Number: 1928 000 310 06030

** Ward 3; Open space lands surrounding and running through the Gold Park
subdivision, Major Mackenzie/Weston Rd
- 3) PIN #03327-0039 (LT)
Legal Description: PCL 16-1 SEC 65M2234; BLK 17 PL 65M2234;
Vaughan, Regional Municipality of York (No.65)
Roll Number: 1928 000 310 06220

** Ward 3; Open space lands surrounding and running through the Gold Park
subdivision, Major Mackenzie/Weston Rd
- 4) PIN #03327-0034 (LT)
Legal Description: PCL 16-1 SEC 65M2234; BLK 18 PL 65M2234;
Vaughan, Regional Municipality of York (No.65)
Roll Number: 1928 000 310 06070

** Ward 3; Open space lands surrounding and running through the Gold Park
subdivision, Major Mackenzie/Weston Rd
- 5) PIN #03307-1864 (LT)
Legal Description: PT LT 12 CON 8 (VGN), PT 8, 65R25451;
Vaughan, Regional Municipality of York (No.65)
Roll Number: 1928 000 331 10500

** Ward 2; vacant land
- 6) PIN #03275-0105 (LT)
Legal Description: PT LT 8 REGISTRAR'S COMPILED PLAN 10309 Vaughan as in
R570661; Vaughan, Regional Municipality of York (No.65)
Roll Number: 1928 000 200 99700

** Ward 4; vacant land
- 7) PIN #03305-0368 (LT)
Legal Description: PCL 101-1 SEC 65M2852; BLK 101 PL 65M2852;
Vaughan, Regional Municipality of York (No.65)
Roll Number: 1928 000 300 71916

** Ward 2; vacant land
- 8) PIN #03323-0330 (LT)
Legal Description: PT LT 20 CON 8 Vaughan as in R544995;
Vaughan, Regional Municipality of York (No.65)
Roll Number: 1928 000 330 61000

** Ward 1; vacant land

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- 9) PIN #03296-0162 (LT)
Legal Description: PCL 3-1 SEC M2004; LT 3 PL M2004;
Vaughan, Regional Municipality of York (No.65)
Roll Number: 1928 000 292 08200
- ** Ward 2; vacant land
- 10) PIN #29155-0250 (LT)
Legal Description: UNIT 53, LEVEL A YORK REGION CONDOMINIUM PLAN
No.622; PT BLK 9 PL 65M2325, PTS 1 to 10,17,18,19,22 & 23
65R9806, more fully described in Schedule "A" of Declaration
LT503189; Vaughan, Regional Municipality of York (No.65)
Roll Number: 1928 000 190 19250

** Ward 5; storage locker in a condominium

City staff have had discussions with the owners/corporations that have an interest in these properties and it has been made clear that they no longer wish to be responsible for these properties and have no intention of paying the outstanding property taxes.

As a result of these discussions, and further to the Council meetings held December 2007 and November 2009 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. None of the owners have 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 vests 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 the ten properties by public tender.

Attachments

No attachments

Report prepared by:

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

TAX SALE – TEN PROPERTIES

Recommendation

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

Respectfully submitted,

Barbara Cribbett, CMA
Commissioner of Finance & City Treasurer

Barry E. Jackson, CGA
Director of Financial Services