

**The Corporation of the City of Kawartha Lakes**  
**Council Report**

**Report Number CS2018-004**

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**Date:** February 13, 2018

**Time:** 2:00 p.m.

**Place:** Council Chambers

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**Ward Community Identifier:** Ward 2

**Subject:** Coboconk Medical Centre Update

**Author Name and Title:** Craig Shanks, Director of Community Services

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**Recommendation(s):**

**That** Report CS2018-004, **Coboconk Medical Centre Update**, be received;  
and,

**That** Staff be directed to terminate the lease of a temporary facility for the purposes of the provision of a Medical Centre in the community of Coboconk at the end of the current lease term (January 2019).

**Department Head:** \_\_\_\_\_

**Financial/Legal/HR/Other:** \_\_\_\_\_

**Chief Administrative Officer:** \_\_\_\_\_

## **Background:**

At the Council Meeting of December 13, 2016, Council adopted the following resolution:

**RESOLVED THAT Report BP 2016-003, Coboconk Medical Centre – Building Issues, be received; and THAT staff be directed to bring back a report in 2017 for Council with options for consideration on the future of the Coboconk Medical Centre to be incorporated into the 2018 Capital Budget.**

**CR2016-1267**

As previously mentioned, in a separate report to Council from Realty Services the City reviewed whether and how the City should continue to provide building space accommodation for commercial businesses/medical centres in City-owned buildings.

The March 7, 2017 Council resolution is:

**RESOLVED THAT the City Solicitor and the Realty Services Division of Legal Services be directed and authorized to enter all future agreements (including renewals of existing agreements) with third party users of City-owned spaces in accordance with section 106 of the Municipal Act, 2001. Specifically and for greater certainty: to enter into agreements for the lease of City property to commercial or industrial businesses, and all for-profit entities for at least fair market value;**  
**THAT staff be directed and authorized to enter into all future agreements (including renewals) with such individuals/businesses for the greater of fair market value and full cost recovery, inclusive of capital costs, operating costs, utilities and taxes; and**  
**THAT staff create and advance Policy for adoption in accordance with the above.**

**CR2017-188**

This report addresses that direction.

## **Rationale:**

As reported in late 2016 the Coboconk Medical Centre facility has significant structural issues and is currently scheduled for demolition in 2018. A temporary facility has been provided in order for medical services to continue in the community. Costs associated with the supply of the temporary facility have been

included in the 2018 Operating Budget, therefore a status quo service level can continue for the remainder of the year. The old Coboconk Medical Centre Facility is planned for demolition and has been included in a recent RFP for Demolition of Surplus City Facilities (report for award on the February 13<sup>th</sup> Council Meeting Agenda).

Also reported in 2016 were potential options related to the Coboconk Medical Centre facility. A copy of this Report, BP2016-003, is provided in Appendix A to this report. Staff have been communicating with medical providers, community groups and other municipal departments to gather additional information in order to make further recommendations related to this facility. The various options address Council's resolution to only lease city space at fair market value in all future agreements.

Staff are also recommending that the City should no longer be in the service of providing commercial space for the purpose of leasing to medical practitioners for their business. Subsequently, if Council chooses to provide to assist with this service the development of a Grant Program is recommended. The Private Sector is in fact better positioned to offer demanded space for medical practitioner services in communities and is more in line with Core Services decisions of Council and the City.

The City is reviewing these non-market value leases as they expire including the Kirkfield Medical Centre.

### **Other Alternatives Considered:**

The following recommendations are possible resolutions for Council to consider:

**That** Council direct staff to negotiate a long-term lease for the provision of Medical Services in Coboconk in a temporary facility (status quo).

Or

**That** Council direct staff to investigate the cost of erecting a permanent facility for the provision of Medical Services in Coboconk.

Or

**That** Council direct staff to investigate the provision of Medical Services in a city-facility in a different community (ie. Kirkfield).

Or

**That** Council direct staff to investigate the development of a Grant Program for the purposes of supporting the provision of Medical Services throughout the City.

## **Financial/Operation Impacts:**

Funding for the temporary facility has been supported through the 2018 Operating Budget. There is no further impact to the budget based on the information within this report.

## **Relationship of Recommendation(s) to the 2016-2019 Strategic Plan:**

This report speaks to the City's Strategic Plan in two important aspects:

- It supports the Goal of An Exceptional Quality of Life by supporting a key priority of Access to Community and Human/Health Services.
- It supports a key enabler of the Strategic Plan to have Well Managed and Maintained Assets that will make possible Efficient Infrastructure and Asset Management.

## **Review of Accessibility Implications of Any Development or Policy:**

N/A

## **Servicing Implications:**

N/A

## **Consultations:**

City Solicitor  
Manager of Building and Property  
Various Community Organizations/Members

## **Attachments:**

Appendix A: Staff Report BP2016-003



BP2016-003Cobocon  
kMedicalCentre-Buildi

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**Department Head:** Craig Shanks