

The Corporation of the City of Kawartha Lakes
Council Report

Report Number PRC2018-007

Date: April 24, 2018
Time: 2:00 p.m.
Place: Council Chambers

Ward Community Identifier: 16

Title: Bethany Property Update

Author and Title: Craig Shanks, Director of Community Services

Recommendation(s):

That Report PRC2018-007, **Bethany Property Update**, be received.

Department Head:_____

Financial/Legal/HR/Other:_____

Chief Administrative Officer:_____

Background:

At the Council Meeting of September 26, 2017 Council adopted the following resolution:

CR2017-844

RESOLVED THAT the matter of the sale of Municipally Owned Property Legally Described as Block A Plan 152, in The Geographic Township of Manvers, City of Kawartha Lakes Described as Parts 1 and 2 on Plan 57R-10596 being Part of PIN: 63260-0203 (LT) and to Authorize a Grant of Easement in favour of Hydro One Networks Inc. over Part 2 on Plan 57R-10596 and Municipally Owned Property Legally Described as Block B Plan 152, in the Geographic Township of Manvers, City of Kawartha Lakes Described as Parts 3 and 4 on Plan 57R-10596 Being Part of PIN: 63260-0203 (LT) and to Authorize a Grant of Easement in Favour of Hydro One Networks Inc. over Part 3 on Plan 57R-10596, be referred to staff in the Community Service Department for Report Back to Council by the end of Q2 2018 with options for the development of the lands as parkland and the associated budget implications.

This report addresses that direction.

Rationale:

At the September 26, 2017 Council meeting deputations were heard regarding the potential sale of City Owned lands Described as Block A and B Plan 152 in the Geographic Township of Manvers, City of Kawartha Lakes Described as Parts 1 and 2 on Plan 57R-10596 Being Part of PIN: 63260-0203 (LT) and to Authorize a Grant of Easement in Favour of Hydro One Networks Inc. over Part 2 on Plan 57R-10596. The deputation is attached as Appendix A.

The desire of the deputants and community is to develop a park within the community/neighbourhood to service the needs of the residents. The community would like to see the property developed as parkland. They recognize that there is not a specific need for both properties to remain in City ownership and that Block B would suffice for park purposes. Block B is the more open Block and the Block which would require less resources (funding, grading and clear-cutting) for development purposes.

The community is very open to the City potentially utilizing the proceeds from the sale of Block A towards the development of the park. They have also indicated a desire to conduct their own fundraising efforts towards the park development. The community goal would be to begin fundraising immediately if Council chose to retain Block B. The timeline would be that the City would plan and budget for 2019 work including the clear-cutting and grading of the property and that a future year would see the development of the park with amenities such as a

playground, bench and plantings for shade and screening purposes. The property to the north of Block B is a privately owned residential property of which the owner has some concerns regarding the potential development of a potential park adjacent to his property. Some of the screening plantings and budget would have to be utilized to provide this privacy and buffer.

Budget Estimate for Property Development

Program	Estimate	Year
Sitework (grading, clear-cut, etc.)	\$15,000.00 - \$25,000.00	2019
Park Development (playground, bench, surfacing, plantings)	\$75,000.00 - \$100,000.00	2020 and beyond
Contingency (10%)	\$10,000.00 - \$12,500.00	2019 and beyond
Total	\$100,000.00 - \$137,500.00	

Currently the City has no operational cost in relation to maintenance of the properties. The future would see a minimal amount (\$3,000 annually) for the maintenance of the potentially developed property (grass cutting, playground inspection, surface treatment, etc.)

As indicated, both Blocks A and B were previously declared surplus by Council (Appendix B) and a By-Law for sale of these properties was brought to Council in 2017 (Appendix C and D). These same Blocks were also declared surplus by the former Township in 2000. The following Resolution was passed in 2013:

RESOLVED THAT Report LM2013-009, **Surplus Declaration of Various City Owned Properties**, be received;

THAT the City owned properties listed on Appendix 'B' to Report LM2013-009 be declared surplus to municipal needs;

THAT notice be given in accordance with By-laws 2008-065 and 2010-118, as amended;

THAT the properties be marketed for sale to the general public in accordance with any current or future policies in place and be sold to the interested parties for no less than the appraised value plus any and all costs associated with the transaction;

THAT on completion of the public notice, Council shall consider any deputation or public input in opposition of the sale, if any, and if appropriate, pass a by-law (with any amendments deemed necessary) to authorize the disposition; and

THAT the Mayor and Clerk be authorized to execute any documents and agreements required by the approval of this decision.

CR2013-848

The bidder for the potential sale of the properties is still very interested in purchase. The proposed potential bid was \$125,000 for each respective property. Realty Services is aware of the Council decision to further review the declaration of surplus of these properties and their potential sale and/or development and has been in touch with the bidder.

The City's Official and Secondary Plans indicate that for new developments a park should be within a 10 minute walk or 800 metre parameter. While there is no municipal park located within that boundary it should be stated that this is not a new development, is a rural subdivision and has some private greenspace available to its residents at the Devil's Elbow Ski Facility.

Other Alternatives Considered:

Council could choose to proceed with any of the three (3) following options:

Option 1 – Retain Blocks A and B as Municipal Parkland

That Council amend Resolution CR2013-848 to remove from the list of properties in Appendix 'B' to Report LM2013-009 those City-owned properties declared surplus to municipal needs identified as Block A and B Plan 152 in the Geographic Township of Manvers, City of Kawartha Lakes Being Part of PIN: 63260-0203 (LT), Rolls 1651 008 050 06320 and 1651 008 050 06318; and

(A two-thirds majority vote is required to pass this specific resolution)

That Council proceed with the “un-declaration” of the Municipally Owned Property Legally Described as Block A and B Plan 152 in the Geographic Township of Manvers, City of Kawartha Lakes Described as Parts 1 and 2 on Plan 57R-10596 Being Part of PIN: 63260-0203 (LT) and to Authorize a Grant of Easement in Favour of Hydro One Networks Inc. over Part 2 on Plan 57R-10596 for the purpose of developing Block B as Municipal Parkland, and retaining Block A as vacant greenspace.

Option 2 – Sell Block A and Retain Block B for Municipal Parkland

That Council amend Resolution CR2013-848 to remove from the list of properties in Appendix 'B' to Report LM2013-009 the City-owned property declared surplus to municipal needs identified as Block B Plan 152 in the Geographic Township of Manvers, City of Kawartha Lakes Being Part of PIN: 63260-0203 (LT), Roll 1651 008 050 06320;

(A two-thirds majority vote is required to pass this specific resolution)

THAT Council proceed with the “un-declaration” of the Municipally Owned Property Legally Described as Block B Plan 152 in the Geographic Township of Manvers, City of Kawartha Lakes Described as Parts 1 and 2 on Plan 57R-10596 Being Part of PIN: 63260-0203 (LT) and to Authorize a Grant of Easement in Favour of Hydro One Networks Inc. over Part 2 on Plan 57R-10596 for the purpose of developing Block B as Municipal Parkland; and

THAT a By-law for the sale of the Municipally Owned Property Legally Described as Block A Plan 152 in the Geographic Township of Manvers, City of Kawartha Lakes Described as Parts 1 and 2 on Plan 57R-10596 Being Part of PIN: 63260-0203 (LT) and to Authorize a Grant of Easement in Favour of Hydro One Networks Inc. over Part 2 on Plan 57R-10596 be forwarded to Council for adoption.

Option 3 - Continue with the disposition of both Blocks A and B

That a By-Law for the sale of the Municipally Owned Property Legally Described as Block A and B Plan 152 in the Geographic Township of Manvers, City of Kawartha Lakes Described as Parts 1 and 2 on Plan 57R-10596 Being Part of PIN: 63260-0203 (LT) and to Authorize a Grant of Easement in Favour of Hydro One Networks Inc. over Part 2 on Plan 57R-10596 be forwarded to Council for adoption.

Financial/Operation Impacts:

There is no impact to the 2018 Community Services budget based on the information within this report. If Council chooses to “un-declare” property as surplus there will be a potential loss of revenues from the sale of the land for the Corporation. If Council chooses to proceed with the development of a portion of the land for park purposes there will be a future cost implication of approximately \$100,000 - \$137,500 for Capital needs.

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.

Consultations:

Parks, Recreation & Culture Division
Realty Services
Community residents

Attachments:

Appendix A – Deputation from Christie Slalom Drive



PRC2018-007
Appendix A.pdf

Appendix B – Staff Report LM2013-009



PRC2018-007
Appendix B.docx

Appendix C – Bylaw to Authorize Sale of Block A



PRC2018-007
Appendix C.docx

Appendix D – Bylaw to Authorize Sale of Block B



PRC2018-007
Appendix D.docx

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Department Head: Craig Shanks

Department File: