

The Corporation of the City of Kawartha Lakes
Council Report

Report Number RS2017-006

Date: July 11, 2017

Time: 2:00 p.m.

Place: Council Chambers

Ward Community Identifier: Ward 6

Subject: Old Fenelon Falls Arena Site

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

Recommendation(s):

RESOLVED THAT Report RS2017-006, “**Old Fenelon Falls Arena Site**, be received; and,

THAT the Realty Services Division, be authorized to proceed with the disposition of the Old Fenelon Falls Arena property, 45 Bond Street West, Fenelon Falls, K0M 1N0, as per the Surplus Property Disposition Policy.

Department Head:_____

Financial/Legal/HR/Other:_____

Chief Administrative Officer:_____

Background:

At the Council Meeting of August 30, 2016 Council adopted the following resolution:

CR2016-755

RESOLVED THAT Report RS2016-001, Surplus Declaration of City Owned Properties, be received;

THAT the following City owned properties be declared surplus to municipal needs;

165124000226800

Vacant Land – Former location of Fenelon Falls Arena

45 Bond Street West, Fenelon Falls

PT MARKET SQUARE PL 17 FENELON PT 1 & 10 57R8606;

THAT staff be authorized to conduct the necessary investigations on the identified properties to determine the best use, utility and cost benefit to the City and whether or not they can be sold;

THAT any identified suitable properties be disposed of in accordance with the City of Kawartha Lakes Disposal of Real Property Policy No. C-204-DEV-001 and By-law 2010-118, as amended;

THAT the Director of Development Services be authorized to initiate official plan amendment(s) and/or zoning by-law amendment application(s) for any of the listed properties in order to prepare for sale and in keeping with the City's Official Plan policies applicable to the subject lands and surrounding lands;

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

THAT all costs associated with investigating, preparing or marketing the properties be taken from the Property Development Reserve;

THAT the Manager of Realty Services or CAO be permitted to negotiate the legal fees, appraisal costs, survey costs, registry costs and advertising costs with a potential purchaser of any municipal property identified above;

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

THAT the Manager of Realty Services or the CAO be permitted to fully execute all surplus municipal land listing documentation and any documentation associated with the receipt of an offer to purchase surplus municipal land for the full appraised value plus any and all costs associated with the transaction;

THAT the Mayor and Clerk be authorized to execute all legal closing documents required for the sale of any surplus municipal property; and

THAT By-law 2010-118 be amended to remove sections 11.01, 11.02, 11.03 and 11.04.

Notice of the potential disposition of this land was published in the Kawartha Lakes This Week newspaper in the City of Kawartha Lakes on the 3rd, 10th, and 17th days of November, 2016.

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

CR2016-1236

RESOLVED THAT the deputation of and written correspondence from Samantha Handley, regarding the sale of the former Fenelon Falls Arena land at 45 Bond Street West in Fenelon Falls, be received and forwarded to Realty Services for review.

CARRIED

CR2016-1239

RESOLVED THAT the November 23, 2016 correspondence from the Fenelon Farmer's Market, regarding the sale of the former Fenelon Falls Arena lands, be received.

CARRIED

This report addresses that direction.

Appendix A is a map showing the general area of the subject property.

Rationale:

In 2010 the City decided to prioritize the replacement of the Fenelon Falls Arena facility with a new Fenelon Falls Arena/Community Centre. The City applied for Infrastructure Canada Funding for this project and was successful in receiving \$3.5 Million from each of the Federal and Provincial Governments (with a matching \$3.5 Million of municipal dollars) for a total budget of \$10.5 Million to construct a replacement facility. The construction for this new state of the art facility located at 27 Veteran's Way was initiated in 2010 and in the Fall of 2012 the new facility was opened to the public while the old facility was closed.

The original intent was that the new facility would be a replacement for the old facility and the old facility would be demolished. This demolition took place in 2015. There is no known demand for another municipal purpose for this property at this time.

Currently, and for the past two (2) summers, the property has been leased to the Fenelon Falls Farmers' Market for the purpose of acting as a location for the Friday afternoon Market from May to October. This use will continue again for the 2017 season. Should the property be sold and therefore become unavailable for use by the Fenelon Falls Farmers' Market, the Agriculture Development Officer

will work with the Market organizers to identify alternate, and potentially suitable sites for the market operations in future years.

There has been recent interest shown by a private developer in the purchase and development of the property. Such a development would provide a one-time property sale revenue to be achieved while also increasing the City's tax base.

The Realty Services Division has considered the deputation and written submission submitted to the City on November 23, 2016 and December 13, 2016 and has concluded as follows: There is no viable plan or need to continue to operate the property for municipal purposes and as such the property is surplus to Municipal needs. There is nothing from the deputant that would alter this or to impact the Municipal Act and cause the City to change direction. If the deputant, and local community, is interested in purchasing the property this can take place during the disposition and sale.

Other Alternatives Considered:

There are no alternatives being considered as part of this report.

Financial/Operation Impacts:

There are no financial impacts as a result of this action. Any revenues received through the disposition and sale of the property will be dealt with in accordance with the Surplus Property Disposition Policy.

If the City were to retain this property there would continue to be operational costs associated to ensure property was safe for public use.

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

This report addresses Enablers 1 and 4 of the City's Strategic Plan.

- Enabler 1 – Responsible Fiscal Resource Management
- Enabler 4 – Efficient Infrastructure and Asset Management

Through this action the City is working in a financially responsible way while managing our assets in the most effective way.

Link to Strategic Plan

[Strategic Plan](#)

Consultations:

Realty Services Division

Manager of Corporate Assets
Agriculture Development Officer

Attachments:



Appendix A
RS2017-006.pdf

Department Head E-Mail: cshanks@city.kawarthalakes.on.ca

Department Head: Craig Shanks, Director of Community Services

Department File: