

The Corporation of the City of Kawartha Lakes

Committee of the Whole Report

Report Number RS2019-010

Date: January 22, 2019
Time: 1:00 p.m.
Place: Council Chambers

Ward Community Identifier: 7

Title: Surplus Declaration and Proposed Conveyance of City-Owned Property – Portion of Hamilton Park, Lindsay

Author and Title: Robyn Carlson, City Solicitor and Acting Manager of Realty Services

Recommendation(s):

That Report RS2019-010, **Surplus Declaration and Proposed Conveyance of City-Owned Property – Portion of Hamilton Park, Lindsay**, be received;

That a portion of the City-owned property known as Hamilton Park and legally described as Part of Parklot U and L on Plan 8P; Part of George Street Closed by A22780, Parts 1 to 3 on Plan 57R1614, Except Part 1 on Plan 57R3495, in the Geographic Town of Lindsay, City of Kawartha Lakes (Part of PIN: 63235-0029 (LT)) and more specifically identified in Appendix A, be declared surplus to municipal needs;

That a portion of the road allowance legally described as George Street on Plan 93, in the Geographic Town of Lindsay, City of Kawartha Lakes (Part of PIN: 63235-0003 (LT)) and more specifically identified in Appendix B, be declared surplus to municipal needs;

That staff be directed to commence the process to stop-up and close the said portion of the road allowance;

That Council adopt a by-law (with any amendments deemed necessary) to authorize the disposition of the subject properties to Kawartha Lakes Haliburton Housing Corporation for the purpose of affordable housing development, for nominal cost,

Department Head: _____

Financial/Legal/HR/Other: _____

Chief Administrative Officer: _____

That the sale be made on the condition that the development will incorporate environmentally friendly standards into the design of the build, such as a living roof, gray water system, geothermal heating, solar panels, and/or be LEED Certified;

That the Mayor and Clerk be authorized to execute all legal closing documents required for the sale of the subject property; and

That this recommendation be brought forward to Council for consideration at the next Regular Council Meeting.

Background:

At the Council Meeting of June 19, 2018 Council adopted the following resolution:

CR2018-397

Moved By Councillor James

Seconded By Councillor Dunn

That the matter of the Surplus Declaration and Proposed Sale of City-Owned Property – Portion of Shaft Park, Lindsay, be referred back to staff to report to Council on other options for land in the City with potential for the development of affordable housing.

Carried

This report addresses that direction.

At the Land Management Committee meeting held on November 12, 2018, Hope Lee, Administrator/Manager of Housing and Chief Executive Officer of Kawartha Lakes Haliburton Housing Corporation (hereinafter referred to as “KLHHC”), presented four options as alternatives to the Shaft Park site. A copy of the presentation is attached as Appendix A.

The options presented included:

1. Using just the Lindsay Street North site
2. Combination of Lindsay Street North and Hamilton Park sites
3. Combination of Lindsay Street North and Colborne Street (portion of Wilson Fields) sites
4. Combination of Lindsay Street North and Hogan Park/Lindsay Water Tower sites

KLHHC's preferred option is to proceed with Option 2 (combination of Lindsay Street North and Hamilton Park sites) and the Land Management Committee was in agreement with this proposal. The subject portion of Hamilton Park and a portion of the abutting road allowance, which are more specifically identified on Appendix B, is proposed to be declared surplus to municipal needs for the purpose of a gift to KLHHC. KLHHC proposes to develop an affordable housing development on the site.

Public Notice advertising the potential surplus declaration and conveyance of the subject property was completed by newspaper circulation in the Kawartha Lakes This Week on the 27th day of December, 2018 and the 3rd and 10th days of January, 2019. In addition, a "Potential Surplus Property" sign was posted on the subject property for a three week period and a notice was posted on the City's website.

Appendix A is a copy of KLHHC's presentation of City-Owned Land Considerations for KLH Affordable Housing, Appendix B is an aerial photo of the subject property, Appendix C is a map of the subject property, and Appendix D is a general location map.

The Land Management Committee recommends that the subject property be declared surplus to municipal needs and that approval be given, in principle, for disposition to KLHHC in accordance with City of Kawartha Lakes By-law 2018-020, as amended. The Land Management Committee recommended that the development incorporate environmentally friendly building design concepts.

Rationale:

Hamilton Park was acquired by the former Corporation of the Town of Lindsay in 1977 by purchase from a private owner. At the Land Management Committee meeting on November 12, 2018, Community Services confirmed that the Parks, Recreation and Culture Division determined that the subject portion of Hamilton Park could be declared surplus for Parks purposes and used for other municipal or KLHHC purposes as the subject portion of Hamilton Park is not used for any programming.

Other Alternatives Considered:

Council could decide to put this property on the open market and obtain proceeds from the sale. Although this would increase the City's annual net revenue, the City, via KLHHC, would be looking to purchase land at the expense of the City. KLHHC optimally would like this property, as it is in proximity to existing affordable housing in the area.

Financial/Operation Impacts:

As the recommendation is to gift the land, rather than sell the land, the City will not obtain revenue from this land transfer. Moreover, as per section 10.03 of By-law 2018-020, the City will not recover from the KLHHC any of the expenses associated with the transfer. These costs include: legal fees of approximately \$1,500.00, survey costs of approximately \$3,000.00 and staff time of \$1,500.00.

Relationship of Recommendation(s) To The 2016-2019 Strategic Plan:

The recommendations in this report, to surplus and gift land for affordable housing, are in line with Goal 2 of the Council Adopted Strategic Plan: An Exceptional Quality of Life.

The City of Kawartha Lakes is the Municipal Service Manager (SM) for housing and homelessness programs and services for both the City of Kawartha Lakes and the County of Haliburton as mandated by the Province of Ontario through the Housing Services Act. In addition to goals and objectives of the Council approved (February 2014) 10 Year Housing and Homelessness Plan, a requirement of the Act, and more the recently the adoption of the Affordable Housing Framework by Council in December 2017, gifting land to our own initiatives is in line with the strategic enabler of “Responsible Fiscal Resource Management”.

In requiring the gift be made on the premise that the development is done in an environmentally conscious manner, these recommendations align with the Strategic Goal of “A Healthy Environment” and the value of Innovation.

Review of Accessibility Implications of Any Development or Policy:

The Accessibility Committee will review and have input into the site plan and engineering drawings for the building for this portion of the site, at the site plan stage of the development process, in accordance with section 29 of the Ontario Accessibility for Ontarians with Disabilities Act, 2005, S.O. 2005, c. 11.

Servicing Implications:

The proposed development shall be on full municipal services: water and sewer. Engineering is not aware of capacity constraints affecting the proposed units, however, through the development process, the proponent’s Engineer must provide the City with the Functional Servicing Report and Servicing Design, to confirm that existing municipal infrastructure can service the proposed residential growth.

Consultations:

Land Management Committee
Administrator/Manager of Housing and Chief Executive Officer of Kawartha
Lakes Haliburton Housing Corporation

Attachments:

Appendix A – City-Owned Land Considerations for KLH Affordable Housing



Appendix A - CKL
Land Options for KLH

Appendix B – Aerial Photo



Appendix B - Aerial
Photo.pdf

Appendix C – Map



Appendix C -
Map.pdf

Appendix D – General Location Map



Appendix D - General
Location Map.pdf

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