

The Corporation of the City of Kawartha Lakes

Council Report

Report Number RS2017-005

Date: June 27, 2017

Time: 2:00 p.m.

Place: Council Chambers

Ward Community Identifier: Ward 7

Subject: Victoria Road Hall

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

Recommendation(s):

RESOLVED THAT Report RS2017-05, “**Victoria Road Hall**”, be received; and,

THAT the Realty Services Division, be authorized to proceed with the disposition of the Victoria Road Hall property located at 11 Richmond Street East, Victoria Road, Kawartha Lakes, ON, K0M 2B0 as per the Surplus Property Disposition Policy.

Department Head:_____

Financial/Legal/HR/Other:_____

Chief Administrative Officer:_____

Background:

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

CR2016-1237

RESOLVED THAT the deputation of and written submission from Michael Poulton, Victoria Road Community Association, regarding the sale of the Victoria Road Hall, be received and forwarded to Realty Services for review.

CARRIED

This report addresses that direction.

Rationale:

The community hall facility known as Victoria Road Hall has been discussed at Council many times during budget deliberations, due to facility conditions, because of lack of use and more recently during the Core Services Review. It has now not been utilized for approximately ten years.

Up until 2006, the Victoria Road Hall had been operating as a municipally owned community centre. The facility was not well used, and permit history indicates an annual use of only 6.5 hours to 11 hours in any given year. For the purposes of comparison, the City operates a total of 28 other community centres with use ranging between 780 and 4,000 hours per year. Previously staff prepared Report CS2005-11 which provided various statistics in regard to municipal community centres. The report illustrated the fact that while the average cost recovery percentage for our community centre facilities was 47.2%, Victoria Road Hall was shown to have a cost recovery ratio of just 3.1%, generating only \$147 in gross annual revenue.

In 2006 the facility was temporarily closed due to water quality concerns. While these concerns were addressed in the short-term to be able to re-open the hall, well water issues remained and adverse samples continued to be received. For the balance of 2006 and 2007 no bookings were received for the Hall. In the winter of 2007 a water pipe burst causing significant damage to the facility. The facility was never re-opened for public use.

During the Core Services Review staff recommended, and Council resolved, that the Victoria Road Hall be declared surplus and no longer operated as a Community Hall by the City of Kawartha Lakes.

CR2015-1347

RESOLVED THAT Report CS2015-017, Core Service Review - Recreation Facilities, be received;

THAT municipal ice pads be reduced from a total of ten (10) ice pads to eight (8) ice pads by 2026 through the consolidation of six (6) single pad facilities into two (2) twin pad facilities;

THAT staff be directed to consult and investigate the implementation of this plan;

THAT stand alone municipal Community Halls be reduced from a total of eighteen (18) to twelve (12) by 2018 with a phased in approach to reduce by two (2) in 2016, 2017 and 2018 respectively;

THAT staff be directed to consult and investigate the implementation of this plan; and

THAT staff be directed to implement an action plan to dispose of both the Victoria Road Hall and Mariposa Hall in 2016.

Carried

The Realty Services Division has considered the deputation of and written submission from Michael Poulton, Victoria Road Community Association, submitted to the City on December 31, 2016 and has concluded as follows: There is no viable plan to continue to operate the facility as a Community Hall and as such the facility and 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.

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

<http://links/corpdocs/Corporate/2016%20Final%20Draft%20Strategic%20Plan%20-City%20of%20Kawartha%20Lakes.pdf>

Consultations:

Realty Services Division

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

Department Head: Craig Shanks, Director of Community Services

Department File: