

The Corporation of the City of Kawartha Lakes

Council Report

Report Number RS2017-014

Date: October 24, 2017
Time: 2:00 p.m.
Place: Council Chambers

Ward Community Identifier: All

Subject: Surplus Declaration of Mariposa Community Hall (building only) and Proposed Land Lease of 1010 Eldon Road, Oakwood, Legally Described as Pt Blk A to Pt Blk D Plan 80, in the former Geographic Township of Mariposa, City of Kawartha Lakes

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

Recommendations:

RESOLVED THAT Report 2017-014, Surplus Declaration of Mariposa Community Hall (building only) and Proposed Land Lease of 1010 Eldon Road, Oakwood, Legally Described as Pt Blk A to Pt Blk D Plan 80, in the former Geographic Township of Mariposa, City of Kawartha Lakes, be received;

THAT the City-owned property known as Mariposa Community Hall (building only), located at 101 Eldon Road, Oakwood, be declared surplus to municipal needs;

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

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;

Department Head: _____

Financial/Legal/HR/Other: _____

Chief Administrative Officer: _____

THAT the conveyance of the subject building for nominal consideration to a not-for-profit organization (the Oakwood and District Lions Club) be supported;

THAT The Mayor and Clerk be authorized to sign all documents to facilitate the conveyance of the building; and

THAT The Mayor and Clerk be authorized to execute the agreement, in the form substantially as attached as Appendix A, on behalf of the Corporation of the City of Kawartha Lakes.

Background:

On December 8, 2015, Council passed the following resolution (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.”

This Report addresses Council’s direction that staff dispose of Mariposa Hall (in 2016).

The Oakwood and District Lions Club made a request to purchase the Mariposa Community Hall and lease the land on which the building is located. This request was circulated to the Land Management Committee members for review and comment on June 28, 2017. No objections have been received from the committee members to having this building declared surplus to municipal needs and conveyed to the Lions Club for nominal consideration and entering into a land lease.

Rationale:

The subject property is located at 1010 Eldon Road, Oakwood, also known as Mariposa Community Hall. The building is a one-storey community hall with a gross floor area of 8,044 square feet. The current value assessment of this building is \$41,000.00. The exterior cladding at the building is brick masonry. The windows are double-paned in original refurbished wood frames. The roof

has a sloped metal finish. Heating is provided by unit heaters and a furnace. Domestic water is provided by a hot water storage tank. The site features vehicular access from Eldon Road and features an internal asphalt roadway. There are no elevators at the building. The building was constructed in 1908 and is 107 years old. Attached as Appendix B is the Facility Condition Report (2016) for Mariposa Hall.

The land on which Mariposa Hall sits is partially used (by an arena and a works depot) and cannot be severed. See Appendix C, being an aerial view of 1010 Eldon Road. Mariposa Hall is the small building closest to the front (West) of the property. The arena is the largest building to the back (East) of the property. A Public Works salt and sand depot is to the North side of the property. Ball diamonds are to the South side of the property. Severance would require cross easements for access, parking, and servicing. A further easement would be required for the continued location of a statute on Hall property. Lions Club wants ownership of the building itself, rather than a lease, as it has stated that this will assist it in its fundraising efforts.

According to the Facility Condition Assessment completed by Altus on April 19, 2016 for the City, future capital costs associated with this building are for: oil storage tank replacement (in 1 year; \$5k), furnace replacement (in 5 years; \$7k), hot water storage tank (in 10 years; \$7k), electrical service replacement (in 13 years; \$47k) and kitchen renovations (15 years; \$7k).

Other Alternatives Considered:

None.

Financial Impacts:

None. The lease is a full cost recovery model, and the Lions Club will be covering the cost of the registration on title of the agreement to sell the building to the Lions Club.

In deciding not to demolish the building, the City saves the cost of demolition but also chooses not to cost recover for any components of the building (windows, light fixtures) that may have a market value. Netted out, it is unlikely that the cost recovery associated with selling components of the building would be greater than the costs of demolition.

Relationship of Recommendations to the 2016-2019 Strategic Plan:

This conveyance and land lease aligns with the strategic enabler of “Efficient Infrastructure & Asset Management”.

Consultations:

Land Management Committee

Attachments:

Appendix A – Draft Agreement for Sale of Building (Mariposa Hall) and Lease of Land at 1010 Eldon Road, Oakwood



Appendix A - Draft
Agreement to Sell & L

Appendix B – Facility Condition Report, Altus Group, 2016, Mariposa Hall



Appendix B - Facility
Condition Report - Ma

Appendix C – Aerial – 1010 Eldon Road, Oakwood



Appendix C -
Aerial.pdf

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