



Committee of the Whole Report

Report Number: RS2023-033

Meeting Date: September 12, 2023

Title: **Proposed Amendments to CP2021-033 Disposal of Real Property Policy – Affordable Housing First**

Description: Amendments to Include Provisions for Review of Potential Surplus Property for Suitability for Affordable Housing Initiatives

Author and Title: Laura Carnochan, Law Clerk – Realty Services

Recommendations:

That Report RS2023-033, **Proposed Amendments to CP2021-033 Disposal of Real Property Policy – Affordable Housing First**, be received;

That the proposed amendments to Council Policy CP2021-033, Disposal of Real Property Policy, consolidated with the existing policy in track change format at Appendix B and in clean format at Appendix C, be approved; and

That these recommendations be brought forward to Council for consideration at the next Regular Council Meeting.

Department Head: _____

Financial/Legal/HR/Other: _____

Chief Administrative Officer: _____

Background:

The framework of CP2021-033 Disposal of Real Property Policy sets out the processes to be followed by the City of Kawartha Lakes in the disposal of its real property and ensures that returns are fair, reasonable and in the best interests of the City of Kawartha Lakes.

The purpose of this Report is to provide Council with proposed amendments to CP2021-033 Disposal of Real Property Policy, which will specify that any City-owned property proposed for surplus declaration will be reviewed by the Land Management Team and the Manager of Housing to determine if the property would be suitable for an affordable housing development.

This Report further identifies a number of City-owned properties which may be available for affordable housing developments to assist with meeting the 2019-2029 Affordable Housing targets, as well as properties that could become available in 2031-2051.

Rationale:

Proposed Amendments to CP2021-033 Disposal of Real Property Policy

The proposed amendments to CP2021-033 Disposal of Real Property Policy (attached as Appendix A) adds details to note that any City-owned properties being considered for surplus declaration and sale will be reviewed in consideration of current affordable housing initiatives, as set by Council.

This recommended approach will assist the City in achieving provincially-mandated housing targets, and assist in achieving the City's affordable housing targets forecasted to 2031.

The proposed changes further amend the policy with some general updates and housekeeping amendments. The proposed changes are set out in track changes at Appendix B and in clean version at Appendix C.

Future Affordable Housing Developments

The City Solicitor, in consultation with the Land Management Team and the Manager of Housing, has identified a number of City-owned properties which may be suitable for affordable housing developments. These properties were reviewed by the Land Management Team at its meeting on March 13, 2023. The Team had no general

objections, but the properties will need to be reviewed in further detail as each property is proposed for surplus declaration and development.

City-Owned Properties Available for Potential Affordable Housing Developments (2019-2029)

Coboconk Train Station/Summit Wellness Centre Property, Coboconk (Portion thereof)

This property (shown on the maps attached as Appendix D and Appendix E) is on private well and municipal septic, with frontage on a fully assumed/maintained road. The property is currently undergoing a capital project, so will not be available until 2025, once the Summit Wellness Centre has been completed. Preliminary review suggests the property could be suitable for a 20-unit build.

Vacant Land on Sibley Avenue, Omeme

In this area, the City owns three parcels of land (shown on the maps attached as Appendix F and Appendix G), which front on a fully assumed/maintained road. The properties are currently unserved. The existing municipal well would need to be expanded and sewer infrastructure would need to be extended in order to facilitate development on the properties.

On the west side of Sibley Avenue, the City also has a road allowance running between its two properties. This road allowance (running east/west) could be stopped up and closed to merge the two properties and create a larger parcel for development.

A preliminary review suggests the western properties could be suitable for a 20-unit build, with the balance of the property (if any) sold at fair market value. The revenue from the sale could assist with funding the affordable housing development. The property on the east side could also be suitable for a 20-unit build.

City-Owned Properties Available for Potential Affordable Housing Developments (2031-2051)

The following City-owned properties could become available once the Municipal Comprehensive Review is complete, the properties are redesignated (from Industrial or Open Space, as the case may be) to Residential, servicing capacity at the water and wastewater treatment plants is available, and the road network is expanded if required, with associated linear water and sewer infrastructure.

68 Lindsay Street North, Lindsay (north of Human Services/affordable housing building)

This property (shown on the maps attached as Appendix H and Appendix I) fronts on a fully assumed/maintained road. The property is currently unserviced (as it is vacant land), but municipal water and sewer are available.

The property has been approved for long-term lease to Kawartha Lakes Haliburton Housing Corporation (as per CR2018-385). A preliminary review suggests that 50 units could be possible with reduced parking standards (which will require an amendment to the City's Zoning By-Law).

Denfield Road, Lindsay

This property (shown on the maps attached as Appendix J and Appendix K) is currently unserviced (as it is vacant land), but municipal water and sewer are available.

A preliminary review suggests this property could be suitable for development of approximately 178 townhouses (a percentage of which could be set aside for affordable housing).

Other Alternatives Considered:

None

Alignment to Strategic Priorities

The recommendations set out in this Report align with the following strategic priorities:

- An Exceptional Quality of Life
 - Build Social Infrastructure
- Good Government
 - Asset Management

Financial Impacts:

Financial implications will be considered in a future reporting to Council.

Consultations:

City Solicitor
Land Management Team
Manager of Housing

Attachments:

Appendix A – CP2021-033 Disposal of Real Property Policy



Appendix A -
CP2021-033 Disposa

Appendix B – Proposed Amendments to CP2021-033 Disposal of Real Property Policy (Track Changes)



Appendix B -
Proposed Amendme

Appendix C – Proposed Amendments to CP2021-033 Disposal of Real Property Policy (Clean Copy)



Appendix C -
Proposed Amendme

Appendix D – Map (Coboconk Train Station/Summit Wellness Centre Property)



Appendix D - Map
(Coboconk Train Sta

Appendix E – Aerial Map (Coboconk Train Station/Summit Wellness Centre Property)



Appendix E - Aerial
(Coboconk Train Sta

Appendix F – Map (Vacant Land on Sibley Avenue)



Appendix F - Map
(Vacant Land on Sib

Appendix G – Aerial Map (Vacant Land on Sibley Avenue)



Appendix G - Aerial
(Vacant Land on Sib

Appendix H – Map (68 Lindsay Street North – North of Existing Building)



Appendix H - Map
(68 Lindsay Street North)

Appendix I – Aerial Map (68 Lindsay Street North – North of Existing Building)



Appendix I - Aerial
(68 Lindsay Street North)

Appendix J – Map (Denfield Road Property)



Appendix J - Map
(Denfield Road Property)

Appendix K – Aerial Map (Denfield Road Property)



Appendix K - Aerial
(Denfield Road Property)

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