



Council Report

Report Number: BP2023-002
Meeting Date: December 12, 2023
Title: Facility Use and Disposition
Description: Update on Bethany Library, Bobcaygeon Service Centre and Boyd Museum buildings and future use and surplus declaration
Author and Title: Craig Shanks, Director of Community Services

Recommendation(s):

That Report BP2023-002, **Facility Use and Disposition**, be received; and,

That Council declare the municipally owned portion of the Boyd Museum facility and lands known as 21 Canal Street, Bobcaygeon, as surplus to municipal needs for the purpose of transferring ownership to the Sheila A. Boyd Foundation, and;

That staff prepare the required agreements with the Bobcaygeon Chamber of Commerce and the Manvers Historical Society for approval by Council for the use of the Bobcaygeon Service Centre and the Bethany Service Centre respectively by the appropriate parties.

Department Head: _____

Financial/Legal/HR/Other: _____

Chief Administrative Officer: _____

Background:

The City has received interest from both the Manvers Historical Society and the Bobcaygeon Chamber of Commerce for expanded and new use of the Bethany Service Center and the Bobcaygeon Service Centre, respectively.

As a result of the Bobcaygeon Chamber of Commerce request (and the previous Bobcaygeon Library Branch relocation) the City's need of the Boyd Museum facility is no longer required and the opportunity for transitioning full ownership back to the Sheila A. Boyd Foundation presents itself.

This report addresses these requests.

Rationale:

The City currently has agreements with both the Manvers Historical Society and the Bobcaygeon Chamber of Commerce for their respective uses of the Pontypool Grain Elevator and the Bobcaygeon Boyd Building. They each have requested expanded/changed use and our Realty Services team will be bringing forward agreements in the New Year to reflect these. This report is being brought forward at this time in advance to advise Council and to allow for some preparatory work.

The Manvers Historical Society currently has an agreement to utilize and manage, on behalf of the City, the Pontypool Grain Elevator heritage facility. They also utilize the Bethany Library for display/educational purposes and the basement of the facility for storage. The Bethany Library facility has some currently unused space, as a result of the Nurse Practitioner no longer being located within that facility and other internal changes to the use of the building. The Society has requested to use two small office spaces for further display and educational purposes. With their role within the community and the City, and the natural fit between the Public Library and the Historical Society mandates, this is seen as an excellent opportunity to expand their services and maximize use of City space. The Library, Economic Development and Building and Property are all supportive of this use. A formal updated agreement to recognize this will be brought forward to Council in Q1 2024.

The Bobcaygeon Chamber of Commerce currently occupies space in the City owned portion of the Bobcaygeon Boyd Museum facility (21 Canal St). The Bobcaygeon Chamber of Commerce operates out of this facility and they have an agreement with the Province to allow for Service Ontario provision as well. With the re-location of the Library to the Bobcaygeon Service Centre, and the move of the Service Centre operations to the upper level of the facility, the Chamber has requested use of the unused portions of the lower level of the Bobcaygeon Service Centre (and Service

Ontario). They view this as a better fit to allow for City operations, Chamber of Commerce operations and Service Ontario operations all out of the same building. The City has a partnership with the various Chamber of Commerce within the Kawartha Lakes and this arrangement would be better suited to fulfilling that partnership. Within the current agreement for the Chamber's use of 21 Canal St they have the right to provide 60 days notice of move out and have provided this on the basis of a new agreement to have an agreement for use of the lower level of the Bobcaygeon Service Centre. The Library, Economic Development, Building and Property, Customer Services, Public Works and Realty Services are all in support on this new use. A formal updated agreement to recognize this will be brought forward to Council in Q1 2024.

The City currently owns, jointly with the Sheila A. Boyd Foundation, the property located at 21 Canal St in Bobcaygeon. This is mainly operated by the Boyd Foundation for the purposes on operating the Boyd Museum. With the re-location of the Library, the Foundation has been utilizing the old library section of the facility for further display, art shows, book sales, etc. for community use purposes. As the Bobcaygeon Chamber of Commerce/Service Ontario wishes to re-locate, the City will have no further use of the facility and it can be deemed surplus to municipal needs. As the Sheila A. Boyd Foundation is the original owner of the complete building and they have an interest in full ownership once again it is recommended that the City transition full ownership back to the Foundation. Discussion has taken place with the Foundation and they are fully supportive of this action. This would allow for full use and protection of the property from a heritage and historical perspective, allow them to use the full facility for such purposes, generate additional revenue opportunities for their operational benefit and access Grants and have the complete asset as leverage in application.

Other Alternatives Considered:

The City could choose not to expand the respective agreements. This is not recommended as this decision would not be in alignment with current agreements, the partnerships that the City has with various Chambers of Commerce or provide the opportunity for these organizations to better partner with the City and provide their services.

The City could maintain their partial ownership of the Boyd Museum Building, however this is not recommended because it is surplus to City needs, would not allow the Sheila A. Boyd Foundation to best manage their operations and would continue to create confusion and question regarding the ownership of and responsibilities for the facility.

Alignment to Strategic Priorities

The following strategic priorities within the 2020-2023 Kawartha Lakes Strategic Plan are aligned with the recommendations of this report:

1. An Exceptional Quality of Life
2. A Vibrant and Growing Economy
3. Good Government

The Strategic Plan is available on SharePoint at the following link:

[Kawartha Lakes Strategic Plan 2020-2023](#)

Financial/Operation Impacts:

There is limited financial impacts in relation to the recommendations within this report. The expenses to operate the Bethany Library and Bobcaygeon Service Centres as a result of these actions will be minimal. There will be a minor impact on operational use but it will serve to increase use and attendance at those location which is positive, meets and in fact better reflects and allows for the agreements with those organizations to be met and increases the City partnerships with some of our community organizations.

There will be a positive impact on future Capital and Operating Budgets for the Boyd Museum facility as the City will be disposing of this asset therefore removing it from our Asset Registry. The intent will be, once declared surplus, to transition ownership back to the Sheila A. Boyd Foundation, as the agreement prescribes, and negotiate for various short-term requirements and operational funding assistance within the transfer.

Consultations:

Ward Councillors

Building & Property Division

Realty Services Division

Economic Development Division

Kawartha Lakes Public Library

Sheila A. Boyd Foundation

Bobcaygeon Chamber of Commerce

Manvers Township Historical Society

Attachments:



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Manvers Township Hi:



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Bobcaygeon and Area:



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Foundation - Apportic

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