



Committee of the Whole Report

Report Number: RS2024-011

Meeting Date: March 5, 2024

Title: **Proposed Surplus Declaration and Sale of City-Owned Property located at 910 Hartley Road, Woodville (Palestine Community Centre)**

Description: Proposed Surplus Declaration and Sale of City-Owned Property located at 910 Hartley Road, Woodville and Legally Described as Part Lot 15, Concession 10, as in VT93528, in the Geographic Township of Eldon, City of Kawartha Lakes (PIN: 63175-0085 (LT))

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

Recommendations:

That Report RS2024-011, **Proposed Surplus Declaration and Sale of City-Owned Property located at 910 Hartley Road, Woodville (Palestine Community Centre)**, be received;

That the subject property, being a City-owned property located at 910 Hartley Road, Woodville and legally described as Part Lot 15, Concession 10, as in VT93528, in the Geographic Township of Eldon, City of Kawartha Lakes (PIN: 63175-0085 (LT)), be declared surplus to municipal needs;

That the subject property be prepared and marketed for sale to the general public in accordance with City of Kawartha Lakes By-Law 2018-020, as amended, and the Municipal Act, 2001, and any policies in effect as of the date of sale, and sold for no less than the appraised value plus any and all costs associated with the transaction;

That a By-Law (with and amendments deemed necessary) to authorize the disposition of the subject property shall be passed, if appropriate;

That the Manager of Realty Services be permitted to fully execute all surplus municipal land listing documentation and any documentation associated with the receipt of an

Department Head: _____

Financial/Legal/HR/Other: _____

Chief Administrative Officer: _____

offer to purchase surplus municipal land for the full appraised value plus any and all costs associated with the transaction;

That all costs associated with investigating, preparing or marketing the property be financed from the Property Development Reserve;

That the revenue from the sale be placed in the Parkland Reserve;

That the Mayor and Clerk be authorized to execute all documents to facilitate the conveyance of the lands; and

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

Background:

At their meeting of May 8, 2023, the Land Management Team reviewed the subject property, being 910 Hartley Road, Woodville (location of the Palestine Community Centre), for potential surplus declaration and sale on the open market, at the request of Community Services. Community Services advised that the Palestine Community Centre had paused operations during Covid lockdowns (April 2020) and, as the Volunteer Management Board has disbanded, has now permanently closed. The building was boarded up in the summer of 2020 due to multiple incidents of trespass, vandalism, and issues with squatters.

Accordingly, the Land Management Team had no objections to advancing the subject property to Council for consideration as surplus land and sale on the open market.

Public Notice advertising the potential surplus declaration and sale of the subject property was completed by posting said notice on the City of Kawartha Lakes website commencing February 5, 2024. In addition, a "Potential Surplus Property" sign was installed on-site on February 7, 2024. As of the date of authoring this report, Realty Services has not received any public concerns with regards to the proposed surplus declaration and sale of the subject land. Realty Services has received comments from several parties noting their interest in purchasing the land and inquiring as to when the property will be listed for sale.

Appendix A is a general location map, Appendix B is an aerial map, Appendix C is a map, Appendix D is a copy of registered By-Law 2019-010.

The purpose of this report is to advise Council that the Land Management Team recommends that the subject property be declared surplus to municipal needs and that approval be given, in principle, for the property to be prepared and listed for sale on the open market.

Rationale:

The subject property was originally used as the location of the local one room school house. The school closed in 1964 and the property was conveyed to The Corporation of the Township of Eldon in 1968 by The Public School Board of the Township School Area of the Township of Eldon. The building was then repurposed and served as the Palestine Community Centre until 2020.

Initial records and land registry searches have been completed and there do not appear to be any restrictions noted on title which would prevent the City from selling the subject property.

The property is zoned Community Facility (CF) as per Eldon Zoning By-Law 94-14. The property would be sold “as is”, with a note that the successful purchaser will need to satisfy themselves that the property can be rezoned by Residential or Commercial (depending on the purchaser’s plans for future use of the property).

The subject property has been designated as being of cultural heritage value and interest, as per By-Law 2019-010 (attached as Appendix D). The By-Law stipulates that the façade characteristics visible from the street that distinguish the building as the former local school house should be preserved. Specific façade features to be conserved include the original roofline and roof-mounted belfry with bell, the front façade of the building with the central front entrance and transom windows, the triptych style arched upper window and the original windows with decorative glass transoms in the front of the building. Conservation of these features does not preclude renovations to the building which are deemed necessary for the efficient use of the building, but any changes must be in consultation with the Municipal Heritage Committee. This will be noted on the property listing.

Section 1.4 of CP2021-033 Disposal of Real Property Policy specifies that monies received from the disposal of any real property shall be deposited to the City’s Property Development Reserve, unless otherwise required by the Planning Act or directed by City Council. In this case, the subject lands are not dedicated as parkland, therefore, there is no statutory requirement for the funds to be deposited to the Parkland Reserve. However, as the subject land has been used consistently as a public gathering space, Community Services requested that consideration be given to depositing the sale revenue to the Parkland Reserve. This was discussed by the Land Management Team and the Team had no objections to this request.

Other Alternatives Considered:

Council may decide not to sell the subject property and derive no financial benefit whatsoever. That would be inconsistent with past practice and is not recommended in this circumstance.

Alignment to Strategic Priorities

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

- Good Government
 - Effective management of the municipal building and land portfolio

Financial/Operation Impacts:

The subject property will be listed for a price inclusive of the appraised value and all associated costs. This shall be the minimum price which may be accepted by the City. The property will be listed for sale on the City's website, as well as on MLS. All offers will be held for a 10-day period following listing. The highest offer will then be accepted.

The property has an MPAC value of \$111,000.00. The property will be appraised prior to listing. It is expected that the appraised value will exceed the MPAC value and the City would net a revenue higher than \$111,000.00.

The revenue from the sale will be deposited in the Parkland Reserve, unless Council directs otherwise.

Consultations:

Land Management Team

Manager – Parks, Recreation, and Culture

Attachments:

Appendix A – General Location Map



Appendix A -
General Location Map

Appendix B – Aerial Map



Appendix B - Aerial
Map.pdf

Appendix C – Map



Appendix C -
Map.pdf

Appendix D – By-Law 2019-010



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By-Law 2019-010 (Re

Department Head E-mail: rcarlson@kawarthalakes.ca

Department Head: Robyn Carlson

Department File: L06-18-RS008