

Robin Pereira

Tue 2025-06-17 12:47 PM

Mayor and Council, thank you for accepting my deputation.

## **Introduction**

I would have preferred the Nobleton Community Hall be used by and for the community, but I understand that this is not the direction in which the staff of the township wish to proceed. I am not totally against this intention, but I believe it is important to make public some concerns and requests.

We have now reached a pivotal juncture for the future of the Nobleton Community Hall.

First, let's remember that this Hall remains a physical representation of the spirit of community and volunteerism in King Township. According to Colin Pang, the Nobleton Community Hall is the SOLE Depression era institutional building in all of King Township. In other words, you won't find one in Schomberg, nor King City, nor Kettleby, nor Pottageville. Not anywhere. This is it! As such, it is prudent to proceed with caution.

The use of the Hall can be disputed, but I will provide one example of intentional disuse. The summer camp has been moved from the Hall (which is air conditioned and free to use) to a church (which is not air conditioned, and comes with a cost). Also, the Junior A hockey team was using the building last year.

In 1971, regional government incorporated the small communities in King Township. According to the Nobleton Women's Institute, there was talk at the Township of demolishing the Nobleton Hall in 1976. This Hall has been under threat, on and off for decades. And, the Hall has

not been properly cared for nor updated for years; therefore, you can understand that there are concerns and requests moving forward.

## **Concerns**

I am concerned that the municipality does not have a Municipal Lease Policy.

What is the framework staff is following for managing the lease to ensure fairness, transparency and accountability? In the case we have before us, I am concerned about transparency. When the Karate Club wanted to rent the premises, we knew who they were and exactly what they wanted to do. Now, we are dealing with a numbered company. Is this a restaurateur or a developer?

How do you ensure that the returns to the Municipality are fair, reasonable and in the best interest of the Municipality?

Can you ensure that a municipal lawyer is advising staff in the development of the lease and reviewing and confirming satisfaction of leasing documents by the Municipality?

Will the tenant be required to complete a pre-screening survey to identify in detail all materials, pollutants or chemicals that may be used on the leased property?

Who will hold the insurance on the property? Will the municipality be named as an additional insured?

As the lease is over 5 years will provisions be included in the lease which permit rent to be reviewed at market rates of no more than 5 year intervals?

## **Requests**

I am requesting that guardrails be put in place to protect the future of the Nobleton Community Hall.

Please expect clarity from staff as this process unfolds.

Please ensure that the Nobleton Community Hall maintain its heritage designation throughout the entire duration of the lease and beyond.

Please ensure the Hall retain the physical heritage features which made it a heritage building throughout the entire duration of the lease and beyond.

Please ensure that any changes made to the Hall are completed under the guidance of a heritage building expert.

Please ensure that the municipality retain ownership throughout the duration of the lease and continue to hold that ownership after the lease has expired.

Please ensure that the lessee is not given the option to sublet the premises.

Please ensure that there are provisions in the lease for upkeep and repair. For example, if the consortium leasing the building decide at some point that they do not wish to complete all the work necessary for a restaurant. Maybe they find the renovations too expensive. Please ensure there are conditions included in the lease that require care of this public building. No demolition by neglect.

## **Conclusion**

Please remain cognizant of the fact that the Nobleton Community Hall is owned by the taxpayers. As such, any and all repercussions from poor decisions will be borne by the ratepayers.

According to the report, the income generated by the Hall rental “will provide additional revenue to the township to help future operating budget pressures.” Ironically, the revenue from this lease could assist in the funding other heritage projects somewhere else.

It is you who will be responsible for the fate of the Nobleton Community Hall, a rare heritage building. It is you, and only you, who can ensure that this truly unique representation of our collective heritage is maintained for future generations of the Township of King. Maybe you already have all the answers to my questions and concerns but, if not, I suggest a vote to pause the suggested negotiations between the numbered company and the municipality in order to prepare for the difficult discussions ahead. Thoughtful planning is more important than speed.

Thank you.  
Robin Pereira