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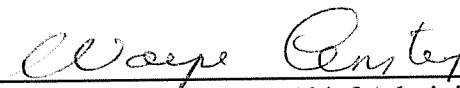
PO Box 1749  
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**Halifax Regional Council**  
**March 6, 2007**

**TO:** Mayor Kelly and Members of Halifax Regional Council

**SUBMITTED BY:**

  
\_\_\_\_\_  
Dan English, Chief Administrative Officer

  
\_\_\_\_\_  
Wayne Anstey, Deputy Chief Administrative Officer - Operations

**DATE:** February 27, 2007

**SUBJECT:** Capital District Health Authority Land Requirement

**ORIGIN**

This report originates from a formal request from the Capital District Health Authority/Province of Nova Scotia for the acquisition of a portion of the Queen Elizabeth High School property to facilitate the expansion of the QEII Health Sciences Centre Emergency Department in 2007/08.

**RECOMMENDATION**

It is recommended that Halifax Regional Council authorize staff to enter into formal land negotiations with the Capital District Health Authority and Province of Nova Scotia to facilitate the planned expansion of the QEII Health Sciences Centre, Emergency Department as outlined in this report;

## **BACKGROUND**

The Capital District Health Authority's (CDHA) request for a portion of the Queen Elizabeth High School land was formally brought forward to HRM staff by Chris Power, the CDHA President and CEO, in October 2006.

The CDHA's request is driven by its Emergency Department Redesign Project which includes the acquisition of land for the construction of a new Emergency Department wing on the QE High School property. The existing QEII ER was designed for 35,000 patients per year and the ER is now seeing approximately 60,000 patients per year. It was not built to be the provincial trauma and adult tertiary care center for the Maritimes, a role it now has. Noise and infectious spread are difficult to control and wait times are increasingly unbearable for patients and relatives.

Provincial funding, at \$16.5M, for the Project has been confirmed by CDHA, and consultants have been engaged to complete the detailed design work for the 48,000 square foot ER addition with a desired construction commencement in 2007.

## **DISCUSSION**

### ***Land Required by Capital District Health Authority (See Attachment 1)***

The entire QE High School property is 6 acres in area (261,360 square feet) and the area required by CDHA for their immediate purposes is approximately 60,000 square feet or 23 percent of the parent parcel. Attachment 1 to this report shows the proposed ER expansion wing in relation to the QE High School and CBC properties.

Council should note that the CDHA are also interested in securing Council commitment on the balance of the QE High School site for future long term hospital growth.

### ***Halifax Regional School Board - New High School and Transition Timing***

The School Board has written to both HRM and CDHA to confirm its agreement in principle to the ER expansion. Conditions of the School Board's agreement would be the completion of Citadel High by September 2007, and continued uninterrupted access to the QE High School property after occupancy of the new Citadel High.

The School Board has further advised staff that they will likely require access, at a reduced capacity, to the QE High School property for up to one (1) year following full occupancy of Citadel High. During this time the Board would determine which school buildings, if any, would be declared surplus to the Board's needs.

*Additional Provincial and Municipal Land Interests and Outcomes*

With Council's recent approval in principle of the Provincial and Municipal Joint Public Lands Plans in responding to the request from the CDHA, staff is recommending that the CDHA's land requirement be considered, potentially, as part of a broader arrangement of conveyances between HRM and the Province. The negotiations authorized to date by Council are as outlined below.

Provincial Interests or Public Requirement/Outcome	Municipal Property of Interest
Provincial Office Construction Government Office Accommodation	1741 Barrington Street

Municipal Interests or Public Requirement/Outcome	Provincial Property of Interest
Central Library Site	Spring Garden at Queen Street
Urban Development - Spring Garden District	Infirmity Property, Queen Street

**SUMMARY**

Staff is asking Council to authorize negotiations of the terms and conditions of conveyance for the QE High School property for the immediate expansion of the QE II Emergency Department Wing.

This objective could be achieved as:

- ▶ a single sales transaction, or
- ▶ as part of a series of land transactions, inclusive of those recommended in the Joint Public Land Plans.

It is staff's intent to proceed with negotiations on this basis with the detailed terms and conditions of the land conveyance(s) to come back to Council for approval.

### **BUDGET IMPLICATIONS**

There are no immediate budget implications resulting from the recommendation herein as any final negotiated arrangement for the subject site and/or consideration of other public land conveyances would be returned to Council for approval.

### **FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN**

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating reserves, as well as any relevant legislation.

### **ALTERNATIVES**

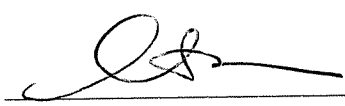
1. In addition to the recommendation, Council could provide specific directions and/or conditions to staff with respect to the conveyance of part or all of the QEHS property to the Province/CDHA.
2. Council could defer its decision pending further communication from the Halifax Regional School Board with respect to its future requirements for QE and St. Pats High Schools.

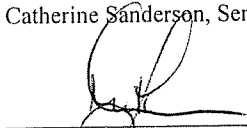
### **ATTACHMENTS**

1. Area Map, showing proposed expansion area and current property interests and ownership

Additional copies of this report, and information on its status, can be obtained by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

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# Property Boundaries

- Queen Elizabeth High School Property
- CBC Property
- HRM Easement
- QEH Health Sciences Property
- Proposed Emergency "Wing" Property

