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Halifax Regional Council  
January 13th, 2004  
IN CAMERA

**DECLASSIFIED**

*February 17/04*  
**DECLASSIFIED**

TO: Mayor Kelly and Halifax Regional Council

SUBMITTED BY:

*Russell Walker*  
for Councillor Russell Walker, Chair, HRM Grants Committee

DATE: December 10, 2003

SUBJECT: **Property Sale - 64-66 Lakecrest Drive, Dartmouth**

**ORIGIN**

An unsolicited request was received July 25, 2003 for the acquisition of HRM-owned property located at 64-66 Lakecrest Drive, Dartmouth, by the Affirmative Industry Association of Nova Scotia; a non-profit organization serving mental health consumers. The staff recommendation to sell the property at less than market value was approved by the Grants Committee, November 17th, 2003.

**RECOMMENDATIONS**

1. It is recommended that Regional Council approve in principal an Agreement of Purchase and Sale whereby 64-66 Lakecrest Drive, Dartmouth, be conveyed to Affirmative Industry Association of Nova Scotia for the sum of \$1.00, plus cost of sale expenses;
2. Approve proceeding to a public hearing process concerning the sale of municipal property at less than market value.

**Please Retain for Public Hearing**

## BACKGROUND

In July, 2003, HRM received a request from the Affirmative Industry Association of Nova Scotia (AIANS) requesting the donation of two HRM properties located at 64-66 Lakecrest Drive, Dartmouth, for the construction of an affordable housing project for mental health consumers. The Association has completed a comprehensive needs analysis, the *Building for Independence Study* and have identified this site in accordance with the criteria established through the consultation process with clients.

AIANS is a non-profit organization devoted to improving the lives of mental health consumers by providing sustainable living options. The aim of such initiatives is to assist clients break the cycle of dependency, gain a degree of economic and personal independence while maintaining access to necessary support networks and services.

## DISCUSSION

The location identified through AIANS site selection process is approximately 20,760 sq. ft in area, with 100 feet of frontage on Lakecrest drive and 50 feet of frontage on Main Street (see Attachment 1). The property is encumbered with three easements: two HRM drainage easements and one Nova Scotia Power Inc. easement. The property was listed in the former City of Dartmouth Catalogue of Surplus Property (November, 1995) and has been listed with real estate firms. It is presently listed on HRM's behalf with Novacorp Properties at a sale price of \$144,000. The property is presently vacant.

### **Key Terms and Conditions:**

#### **Cost of Sale Recovery:**

HRM Real Estate shall be compensated for any expenses incurred in appraisal fees, legal fees, or site survey as applicable. There shall be no cost for HRM staff labour.

#### **Property Tax:**

Municipal property taxes shall be payable as per the assessment value. Any reduction in property tax shall be applied for under By-law T-201. There shall be no retroactive application of property tax concessions as per By-law T-201.

#### **Permitted Use:**

The property is zoned C-3, General Business Zone and application for re-zoning to permit residential development shall be required.

The rationale for this municipal "in-kind" contribution is for the construction of affordable housing. It is expected that the facility shall operate accordingly for this sole purpose.

#### **First Right of Refusal:**

In the event that the project does not proceed as intended, or the operations of the Association cease, HRM shall have first right of refusal to re-acquire the property for \$1, excluding any reasonable reimbursement of fees, capital costs or property enhancements less depreciation.

**Public Consultation:**

A public hearing before Regional Council shall be required. Staff also recommend a community meeting to advise local residents of the proposed development.

**BUDGET IMPLICATIONS**

The assessed value of the property is \$144,000 and represents an in-kind donation in support of affordable housing initiatives in HRM. The development of vacant land will result in residential property tax revenue for HRM.

**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 other relevant legislation.

Under Section 51 of the Municipal Government Act (1996) any sale of municipal property at less than market value exceeding \$10,000 must have the approval of two-thirds of Regional Council present and voting. A public hearing is required.

**ALTERNATIVES**

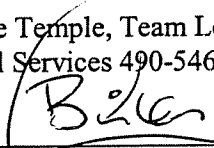
Regional Council could defeat the Grants Committee recommendation and direct staff to negotiate a full market value sale, or a revised sale price.

**ATTACHMENTS**

1. Site Plan.
2. Site Photographs.

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.

Report Prepared By: Peta-Jane Temple, Team Leader Tax, Grants & Special Projects, HRM  
Financial Services 490-5469;

Report Approved By:   
Bruce Fisher, Manager, Financial Planning, HRM Financial Services



**ATTACHMENT "1"**  
**PROPERTY SALE**  
**64-66 Lakecrest Drive**  
**Dartmouth, N.S.**  
**Site Plan**

Scale 1:763



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Projection: Modified Transverse Mercator Zone 5  
Date: November 17, 2003  
Prepared by: E. Wall





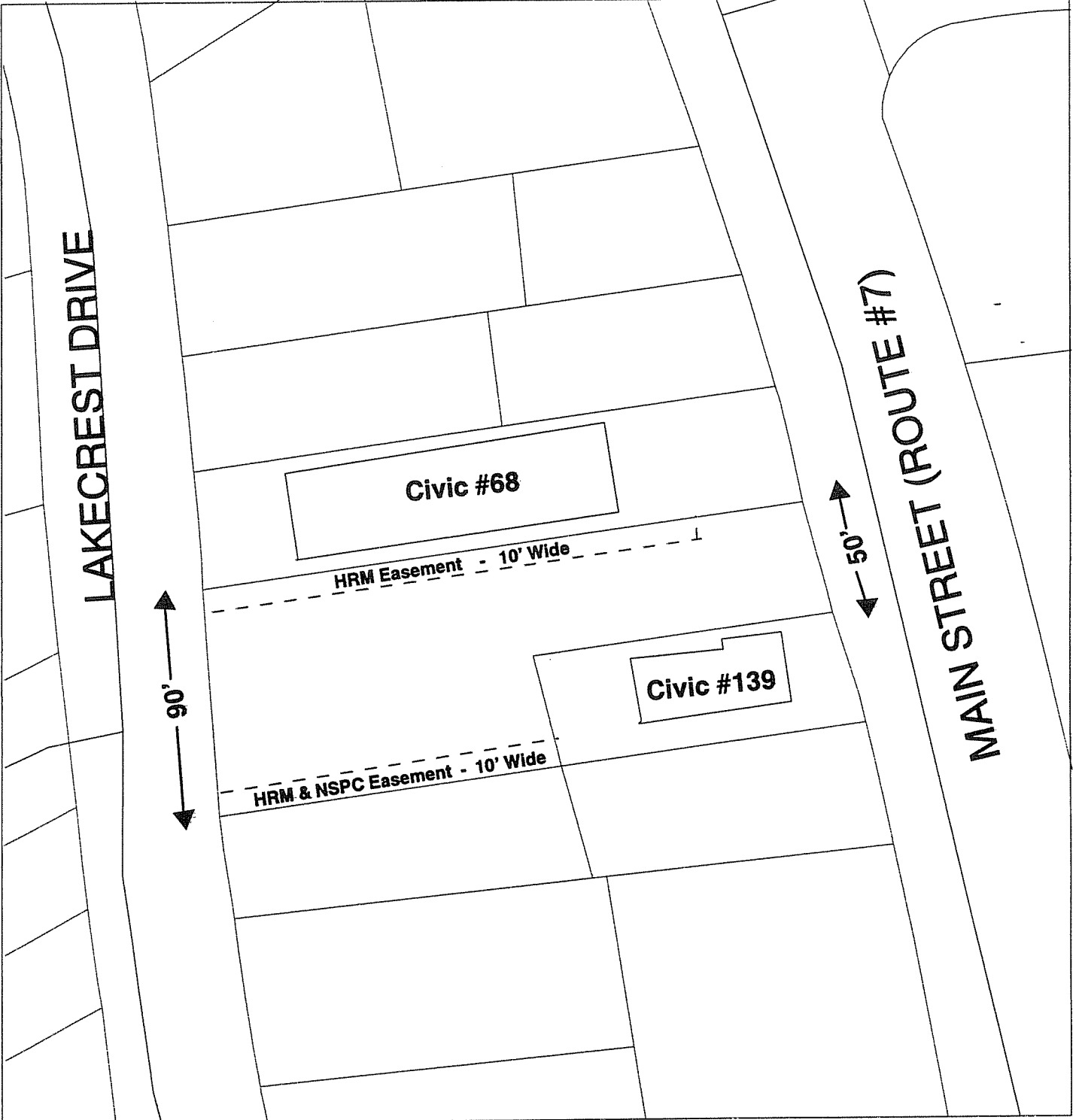
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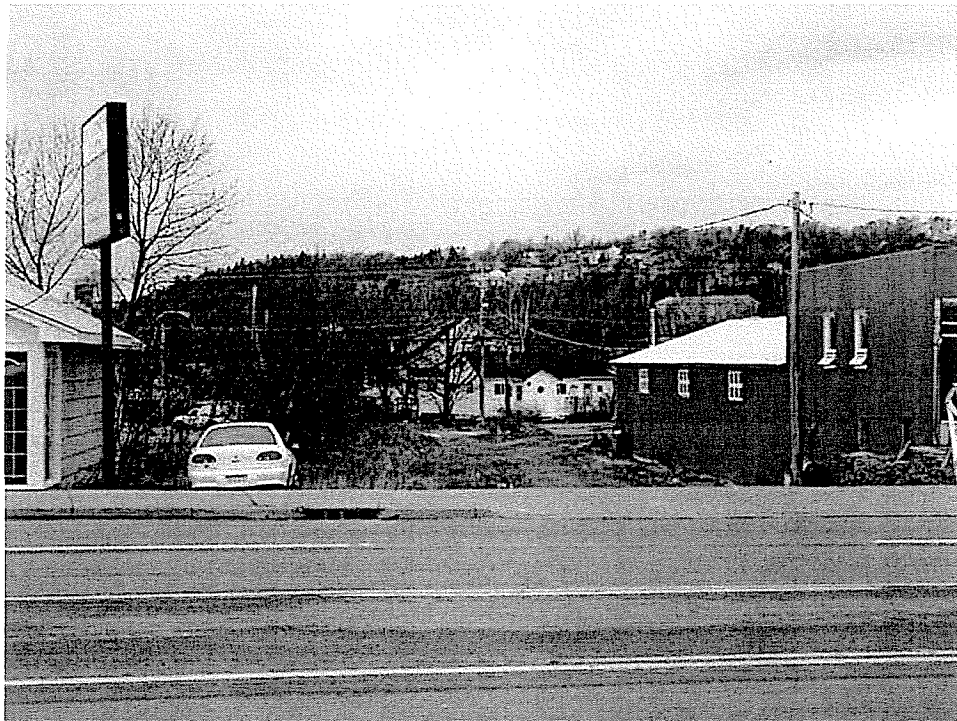


# ATTACHMENT "2"

## Property Sale - 64-66 Lakecrest Drive, Dartmouth SITE PHOTOGRAPHY



View of subject property from Lakecrest Drive



View of subject property from Main Street