

Item No. 11.1.7
Halifax Regional Council
January 14, 2014

TO: Mayor Savage and Members of Halifax Regional Council

SUBMITTED BY: Original signed by 
Richard Butts, Chief Administrative Officer

Original Signed by 
Mike Labrecque, Deputy Chief Administrative Officer

DATE: December 12, 2013

SUBJECT: Property Disposal – 199 Bedford Highway, Halifax

ORIGIN

- Council's May 14, 2013, motion to:
 1. Cease operations of the Rockingham Community Centre effective August 31, 2013, and formally thank the members of the Rockingham Community Centre Board for their dedicated service on behalf of HRM;
 2. Declare 199 Bedford Highway surplus to recreation requirements and refer the property to the real property review process for consideration under Administrative Order 50.
- Council's August 6, 2013, motion to declare the former Rockingham Community Centre building and its associated lands, surplus to municipal requirements as per Administrative Order 50, under the category "Ordinary Properties", for disposal at market value.

LEGISLATIVE AUTHORITY

This report complies with the Municipality's powers with regard to real property under Section 61 and Section 63 of the *HRM Charter*. The property was declared surplus and categorized as "Ordinary Properties" for disposal at market value, by resolution of Regional Council on August 6, 2013.

RECOMMENDATION

It is recommended that Halifax Regional Council authorize the Mayor and Municipal Clerk to enter into a Purchase and Sale Agreement with Stockbridge Investors Group, for HRM property at 199 Bedford Highway, Halifax, as per the terms and conditions outlined in this report and Table 1 in the Confidential Report dated December 12, 2013.

BACKGROUND

The HRM owned property at 199 Bedford Highway is the former Rockingham fire station (circa 1956), which was converted into the Rockingham Community Centre (RCC) in the mid 1980's.

In August 2012, Regional Council passed a motion to direct staff to undertake a detailed building assessment on the condition and viability of the RCC, a programming and needs assessment, cost analysis, and bring forward options, recommendations, and opportunities on the future use and ownership of this municipal property.

In May 2013, Regional Council passed a motion to cease operations of the Rockingham Community Centre effective August 31, 2013, and that Council declare 199 Bedford Highway surplus to recreation requirements and refer the property to the real property review process for consideration under Administrative Order 50.

In August 2013, Regional Council passed a motion to declare the former Rockingham Community Centre building and its associated lands, surplus to municipal requirements as per Administrative Order 50, under the category "Ordinary Properties", for disposal at market value.

DISCUSSION

The subject property is bordered by the Bedford Highway to the west, a residential apartment building to the north, CN rail line to the east, and a National Historic park (owned by HRM) to the south. The property area to be subdivided and disposed is 7,459 square feet (693m²).

The subject site was listed by Commercial Real Estate Broker Novacorp Properties Limited on November 12, 2013. Marketing of the property included site signage and notifying industry and the general public that the site was available for purchase. The listing generated interest which resulted in offers from multiple parties, as detailed within the Confidential Information Report dated December 12, 2013. Due to the number of offers, a final offer end date of December 6, 2013, was placed on the listing by the broker. All interested parties were advised to submit final offers on/or before December 6, 2013.

The subject property's characteristics are as follows:

General Property Information – 199 Bedford Highway & Associated Lands	
Property Address*	199 Bedford Highway (as is, where is)
PID*	00291658 (<i>portion of</i>)
List Price**	\$395,000 (<i>excluding applicable taxes</i>)
Zoning	C-2A, Minor Commercial Zone, Halifax Mainland
Area	7,459 square feet

*Subject to change upon final submission of site survey and subdivision approval by HRM.

**Based on 2013 Listing Proposal and Market Value Assessment completed by Novacorp Properties.

FINANCIAL IMPLICATIONS

The net proceeds from the sale of the property will be placed in the Regional Facility Expansion Reserve, Q145. The park dedication requirement of \$7,460.00, for the creation of Lot H-1 by HRM, will be paid from the proceeds of the sale at the time of closing. The list price indicated in the preceding table excludes HST.

COMMUNITY ENGAGEMENT

There was no further community engagement required under Administrative Order 50 in this instance.

ENVIRONMENTAL IMPLICATIONS

A Phase 1 ESA Report, Remediation Report, Monitoring well decommissioning plan, and Site Management Plan, have been done for the property due to a fuel tank release.

Documentation has been submitted to Nova Scotia Environment (NSE) for review, and if accepted, then decommissioning of monitoring wells can occur and a Certification of Compliance can be issued. If NSE does not accept the site closure request, and groundwater and air quality results are not acceptable and do not meet the applicable regulatory criteria, then additional monitoring and/or mitigative measures may be recommended at that time.

ALTERNATIVES

Council could choose to not approve the disposal of 199 Bedford Highway to Stockbridge Investors Group and retain the property. This alternative is not recommended, as 199 Bedford Highway was deemed surplus to HRM requirements by Council on August 6, 2013.

ATTACHMENTS

Attachment “A” – Preliminary site plan

Attachment “B” – Property Photo

A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/agenda.html> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

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ATTACHMENT "B"

**PROPERTY DISPOSAL
199 BEDFORD HIGHWAY, HALIFAX**

PROPERTY PHOTO

