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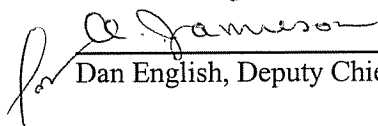


PO Box 1749  
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**Halifax Regional Council**  
**August 9<sup>th</sup>, 2005**

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

**SUBMITTED BY:**   
George McLellan, Chief Administrative Officer

  
Dan English, Deputy Chief Administrative Officer

**DATE:** July 12, 2005

**SUBJECT:** **Property Matter: Sale 101 Albro Lake Road (Lot 3A), Dartmouth, to Adsum for Women & Children**

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**SUPPLEMENTARY REPORT**

**ORIGIN**

At the meeting of Regional Council February 1<sup>st</sup>, 2005, the staff recommendation to sell the HRM owned property located at 101 Albro Lake Road (Lot 3A), Dartmouth for less than market value to Adsum House was approved in principle. It was agreed to schedule a public hearing to coincide with the development hearing so as to provide for consistency and an understanding of the sale within the context of the proposed 8-unit apartment building. Since the original report, the organization has changed its name to Adsum for Women & Children. Consequently, the wording of the motion to approve the sale of land has been revised to reflect the legal name of the purchaser.

**RECOMMENDATION**

It is recommended that Regional Council:

1. Authorize the Mayor and Municipal Clerk to enter into an Agreement of Purchase and Sale whereby the property located at 101 Albro Lake Road (Lot 3A) be conveyed to Adsum for Women & Children for the sum of \$1, subject to site survey and legal description, and the terms and conditions set out in the Discussion section of this report;

**BACKGROUND**

Adsum for Women & Children (formerly known as Adsum House) provides emergency shelter and transitional housing for women and children leaving domestic abuse. Adsum intends to consolidate the lot with their abutting property and construct an 8-unit apartment building. The conveyance of this land is recommended by the HRM Grants Committee.

**DISCUSSION**

<b>Summary of Key Terms and Conditions</b>	
<b>Civic Address</b>	101 Albro Lake Road, Dartmouth Lot 3A
<b>Site Area</b>	5,180.31 sq. ft
<b>Zoning</b>	R-1M Single Family (Modified) Residential Zone
<b>Appraised Value</b>	\$13,574 (\$2.70 sq/ft - includes 50% easement rights). Appraised in 2002.
<b>Specific Conditions</b>	<p>Conveyance of the lot shall be conditional upon Adsum for Women &amp; Children securing the required municipal approvals to construct the proposed multi-unit dwelling.</p> <p>Easement is required for existing storm sewer line traversing the property.</p> <p>Municipal property taxes shall be payable as per the assessment value and municipal tax rate. Any reduction in property tax shall be applied for under By-law T-200.</p> <p>Consolidation of the lot with the abutting property owned by Adsum for Women &amp; Children.</p> <p>The sale is subject to a Buy-Back Agreement with HRM.</p>
<b>Closing Date</b>	As soon as possible after development agreement approval to secure federal funding.
<b>Cost of Sale Recovery</b>	The purchaser shall pay all costs associated with this transaction, including HRM's.

**BUDGET IMPLICATIONS**

The land is valued at approximately \$20,000 and represents a revenue loss to HRM. However, there are no further costs to HRM; - all costs of the sale, including HRM's, are the responsibility of the buyer. Presently, the vacant lot does not generate property tax; if the development of a residential apartment unit is approved the sale will result in the collection of Residential property taxes.

**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. Regional Council may withhold approval of "Case 00749 - Amendment to the Pinecrest/Highfield Park Secondary Planning Strategy, Dartmouth". The sale of the property would then be revoked.
2. Regional Council could require a market value sale of the subject property.

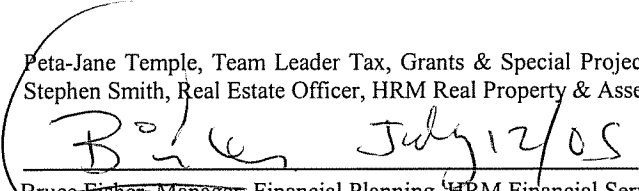
This action is not recommended: the land is vacant and of limited utility for development. The proposed construction of 8 units of affordable housing provides direct public benefit and HRM's in-kind property donation assists in leveraging federal and provincial cost-sharing.

**ATTACHMENTS**


1. Site map. 101 Albro Lake Road (Lot 3A), Dartmouth.

A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/cagenda.html> then choose the appropriate meeting date, or 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 and Stephen Smith, Real Estate Officer, HRM Real Property & Asset management Services

Financial Review:  Bruce Fisher, Manager, Financial Planning, HRM Financial Services

Report Approved by:  Dale McLennan, Director, Financial Services

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**ATTACHMENT 'A'**  
**101 Albro Lake Road**

**Site Map**

Scale 1:636



This map was produced for the internal use of  
Halifax Regional Municipality (HRM).  
HRM takes no responsibility for errors or omissions.  
Date of map is not indicative of the date of data creation.

Projection: Modified Transverse Mercator Zone 5  
Date: November 18, 2004  
Prepared by: E. Wal

