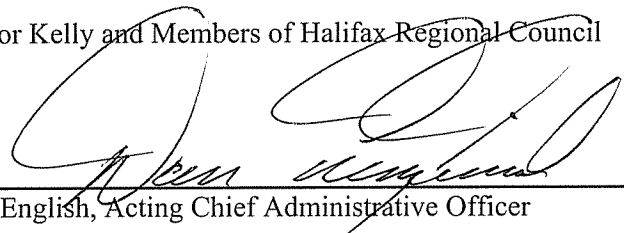


Halifax Regional Council  
August 27, 2002

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY:

  
Dan English, Acting Chief Administrative Officer

DATE: August 13, 2002

SUBJECT: Street Closure & Sale of Land - A Portion of Idlewylde Road, Halifax

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**SUPPLEMENTARY REPORT**

**ORIGIN**

At this meeting of July 9, 2002, Halifax Regional Council authorized staff to set a date for a public hearing for consideration of HRM Administrative Order SC-28 concerning the closure of a portion of Idlewylde Road, as shown on Attachment "A", and approve the sale of the portion of Idlewylde Road and PID# 00251033, subject to approval of the street closure, to Mr. Didier Theriault and Mr. & Mrs. William Field, containing approximately 4,605 square feet (exact area to be determined by survey), based on the key terms and conditions outlined in the staff report. It was further recommended that the closure of the portion of Idlewylde Road be subject to the closing of the Agreement of Purchase and Sale for conveyance of the parcels to Mr. Didier Theriault and Mr. & Mrs. William Field.

**RECOMMENDATION**

It is recommended that:

1. It is recommended that Halifax Regional Council close a portion of Idlewylde Road right-of-way, between Civic Number 7 and Civic Number 11, Idlewylde Road, Halifax, as shown on Attachment "A".

**BACKGROUND**

In April 1972, the City of Halifax expropriated all of Lot 145, “for the purpose of the installation of sewer and water services and road construction in the Kline Heights area of the city of Halifax.” This was part of the Kline Heights development program. The expropriation plan is the closest plan to an official street plan for this area, and it indicates that a portion of the former Lot 145 was used for a portion of the Idlewylde Road right-of-way, and the remaining portion created PID #00251033. The theory as to why this section of right-of-way was created is that its intended purpose was to be used as a ‘back up and turn’ opportunity for service vehicles as the end of Idlewylde Road did not terminate with a formalized cul-de-sac bulb/turn around.

**DISCUSSION**

Mr. Didier Theriault, owner of civic #7 Idlewylde Road, and Mr. & Mrs. William Field, owners of civic #11 Idlewylde Road, have requested to purchase this unused portion of the Idlewylde Road right-of-way and the adjacent HRM property PID #00251033, which are between their properties. They propose to acquire half the subject area each, and consolidate it with their respective properties.

The subject property was reviewed by the Real Property Review Committee as ‘9 Idlewylde Drive,’ and it was determined to be surplus to the requirements of HRM. During the review process, it was acknowledged that ‘9 Idlewylde’ consisted of PID #00251033 and a portion of the Idlewylde Road right-of-way, which would be required to be closed through the street closure process before being consolidated with PID #00251033.

The proposed consolidated PID #00251033 and portion of Idlewylde right-of-way would not meet the minimum requirements, therefore the lot can not be developed as a separate building lot.

The recommended key business terms and conditions of the transaction are as follows:

<b>Key Business Terms and Conditions of Transaction</b>	
<b>Property Address</b>	9 Idlewylde Road, Halifax
<b>PID #</b>	00251033
<b>Site Area</b>	4,605 square feet
<b>Zoning</b>	R-2, Two Family Dwelling Zone <sup>1</sup>
<b>Vendor</b>	Halifax Regional Municipality
<b>Purchaser</b>	Mr. Didier Theriault Mr. & Mrs. William Field
<b>Purchase Price</b>	<b>\$8,060</b>

<sup>1</sup>The subject property is zoned R-2, Two Family Dwelling Zone, and the minimum lot requirements are 5,000 square feet in area and 50' feet of street frontage.

<b>Special Conditions</b>	The closure of Idlewylde Road and PID #00251033 be subject to the closing of the Agreement of Purchase and Sale for conveyance of the parcel to Mr. Didier Theriault and Mr. & Mrs. William Field.
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**BUDGET IMPLICATIONS**

The net proceeds from the sale will be deposited to the Sale of Land Account Capital Reserve Q101.

**FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN**

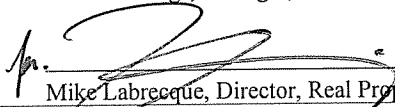
This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating reserves, as well as any relevant legislation.

**ALTERNATIVES**

Council could direct staff to renegotiate the terms of this transaction. However, it is the opinion of staff that further negotiations would not result in a more favorable settlement for HRM.

**ATTACHMENTS**

- Attachment "A" - Site Plan
- Attachment "B" - Administrative Order SC-28
- Attachment "C" - Site Photography

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:	Tom Crouse, Real Estate Officer, Real Property Services 490-5931
Report Reviewed/Approved by:	Peter Stickings, Manager, Real Estate, Real Property Services 490-7129
Report Approved by:	 Mike Labrecque, Director, Real Property Services 490-4851

**ATTACHMENT "A"**

**Street Closure &  
Sale of Land - A  
Portion of  
Idlewylde Road,  
Halifax**

Scale 1:416



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  
Datum: NAD 83  
Prepared by: E. Wall

**HERRING**

**HRM Property  
PID #00251033**

**Property of Mr.  
Didier Theriault**

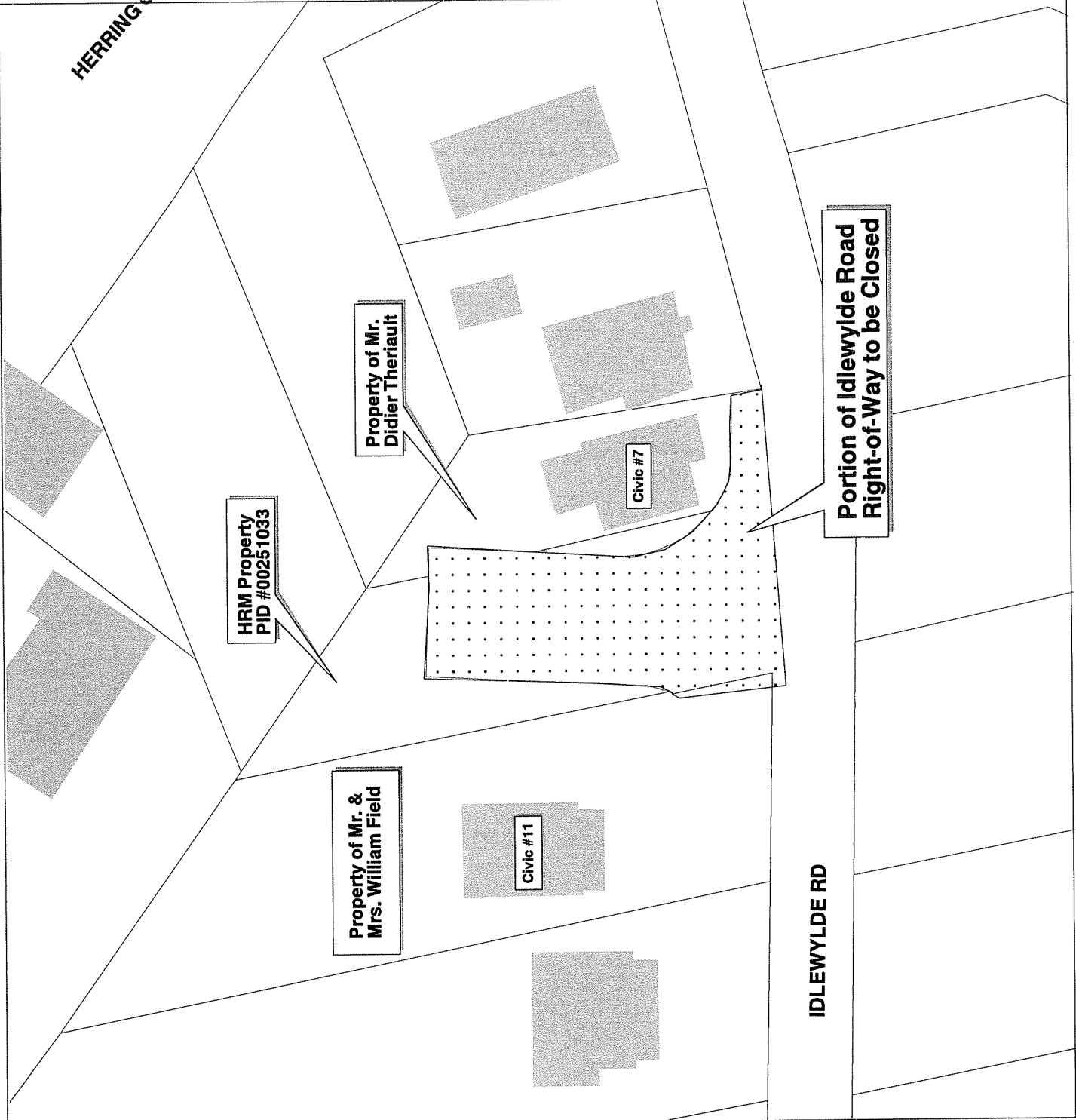
**Civic #7**

**Portion of Idlewylde Road  
Right-of-Way to be Closed**

**Property of Mr. &  
Mrs. William Field**

**Civic #11**

**IDLEWYLDE RD**



HALIFAX REGIONAL MUNICIPALITY

ADMINISTRATIVE ORDER NUMBER SC - 28

RESPECTING CLOSURE OF  
A PORTION OF IDLEWYLDE ROAD

**BE IT RESOLVED AS AN ADMINISTRATIVE ORDER** of Council of the Halifax Regional Municipality pursuant to Section 315 of the Municipal Government Act as follows:

1. The "subject lands", a portion of Idlewylde Road, between Civic Number 7 and Civic Number 11, Idlewylde Road, more particularly described in Attachment "A" is hereby closed.

**I HEREBY CERTIFY THAT** the foregoing Administrative Order was duly adopted by Halifax Regional Council the \_\_\_\_ day of \_\_\_\_\_, 2002.

\_\_\_\_\_  
MAYOR

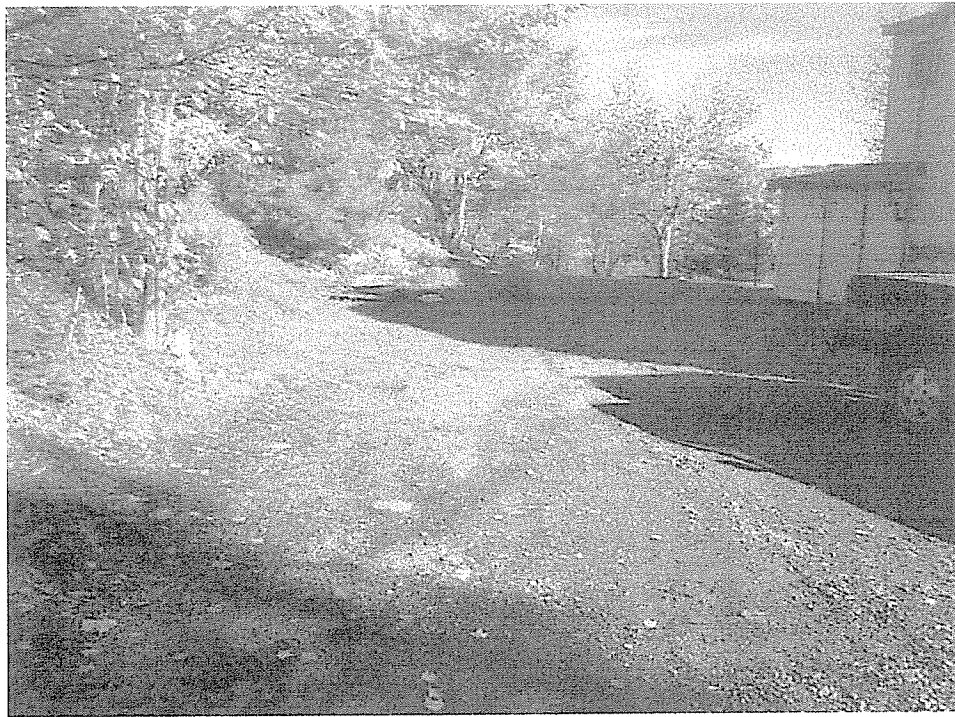
\_\_\_\_\_  
MUNICIPAL CLERK

I, Vi Carmichael, Municipal Clerk of the Halifax Regional Municipality, hereby certify that the above-noted Administrative Order was passed at a meeting of the Halifax Regional Council held on \_\_\_\_\_, 2002.

\_\_\_\_\_  
Vi Carmichael, Municipal Clerk

# ATTACHMENT "C"

## Street Closure & Sale of Land - A Portion of Idlewylde Road, Halifax SITE PHOTOGRAPHY



Looking North



Looking South

**ATTACHMENT "C"**  
**Street Closure & Sale of Land - A Portion of Idlewylde Road, Halifax**  
**SITE PHOTOGRAPHY**



Looking North



Looking South