

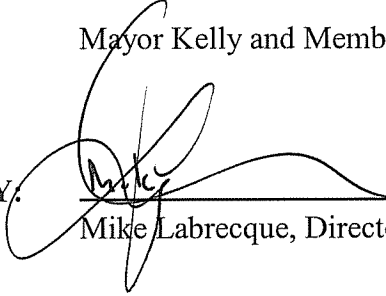


PO Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

6.

Halifax Regional Council
October 21, 2003

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY: 
Mike Labrecque, Director, Real Property and Asset Management

DATE: October 6, 2003

SUBJECT: Status Former C.A. Beckett School

INFORMATION REPORT

ORIGIN

Resident Petition, dated September 20, 2003, submitted to Councillor Mosher requesting the status of the clean-up and proposed open space improvements for the subject property.

BACKGROUND

The subject property located on Crown Drive was transferred to the Municipality from the Halifax Regional School Board (HRSB) in 1999. In 1993 the property was the site of an extensive fuel oil spill which temporarily closed the school while the HRSB completed a full remediation program of the school property and the adjacent private property at 15 Fenerty Drive which was also severely impacted. Subsequent to the transfer of the property to HRM the building was demolished by HRM in 2002.

DISCUSSION

The future opportunities for the property were reviewed by the Municipality's Real Property Review Committee and it was recommended that the majority of the property be retained for municipal purposes, specifically 1/3 as a road reserve to allow for the construction of a turning circle at the end of Fenerty Drive and 1/3 for open space, likely to be improved as a neighborhood park, subject to business planning. The residual portion was considered for residential development; however, after further review of the post building demolition soil conditions, it was determined that the residential development of the balance was too cost prohibitive.

The Municipality has conducted extensive assessments of the subject and the adjacent property at 15 Fenerty Drive and it became apparent that the 1993 scope of work completed by the HRSB to remediate the contaminated soils was incomplete. In particular the work performed by the HRSB at the neighboring privately owned property at 15 Fenerty Road.

Staff appreciate the resident's concerns over the appearance of the property but given the time required to fully capture the site data, and complete the required assessments, we have been unable to take any action to reinstate the property until all the information was gathered.

Staff is proposing that the school site itself be risk managed and developed as open space in full compliance with Nova Scotia Department of Environment and Labor with the appropriate road reserve captured for the future. However, the same cannot be done for 15 Fenerty Road, and a more disruptive remediation program must be undertaken to protect the owner's interest.

Subject to the owner's approval, the work will proceed and HRM will be seeking recovery from HRSB.

BUDGET IMPLICATIONS

The project tender for the environmental remediation program and reinstatement of the property (grading, soft landscaping and fencing) will be scheduled following agreement with the owner of 15 Fenerty Drive and it is expected that partial works could be completed before winter with the

balance of the program being completed in the spring of 2004.

The HRSB has been advised of the Municipality's intent to recover from the Board the cost to complete the clean-up work. The HRSB has advised their insurer of the situation and staff is awaiting a response.

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

None at this time.

ATTACHMENTS

Attachment 'A' - Site Plan

Attachment 'B' - Letter from HRSB dated September 25, 2003

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: Peter Stickings, Manager, Real Estate, Real Property & Asset Mgmt.
Phil Townsend, manager, Capital Projects

CROWN DRIVE
BOOK 2143 PAGE 184

16
PID 00299214
MARK GORDON LUMMIS
HEATHER LEIGH LUMMIS
BOOK 5243 PAGE 342

LOT FR-1
Proposed R1 / R2
AREA 818.49 m²

Civic # 56
C. A BECKETT SCHOOL

FENERY T
BOOK 1347 PAR

PARCEL FR-4
Proposed Walkway
Area 107.27 m²

A = 27.131
R = 16.500

R = 6.000
A = 6.718

PARCEL FR-2
Area 908.45 m²

Catchbasin

CIVIC # 14

21
PID 00299370
CHARMAINE ROSALIE KASSNE
BOOK 5718 PAGE 41

HALIFAX REGIONAL MUNICIPALITY
BOOK 828 PAGE 1005
BOOK 1010 PAGE 761
BOOK 1011 PAGE 625

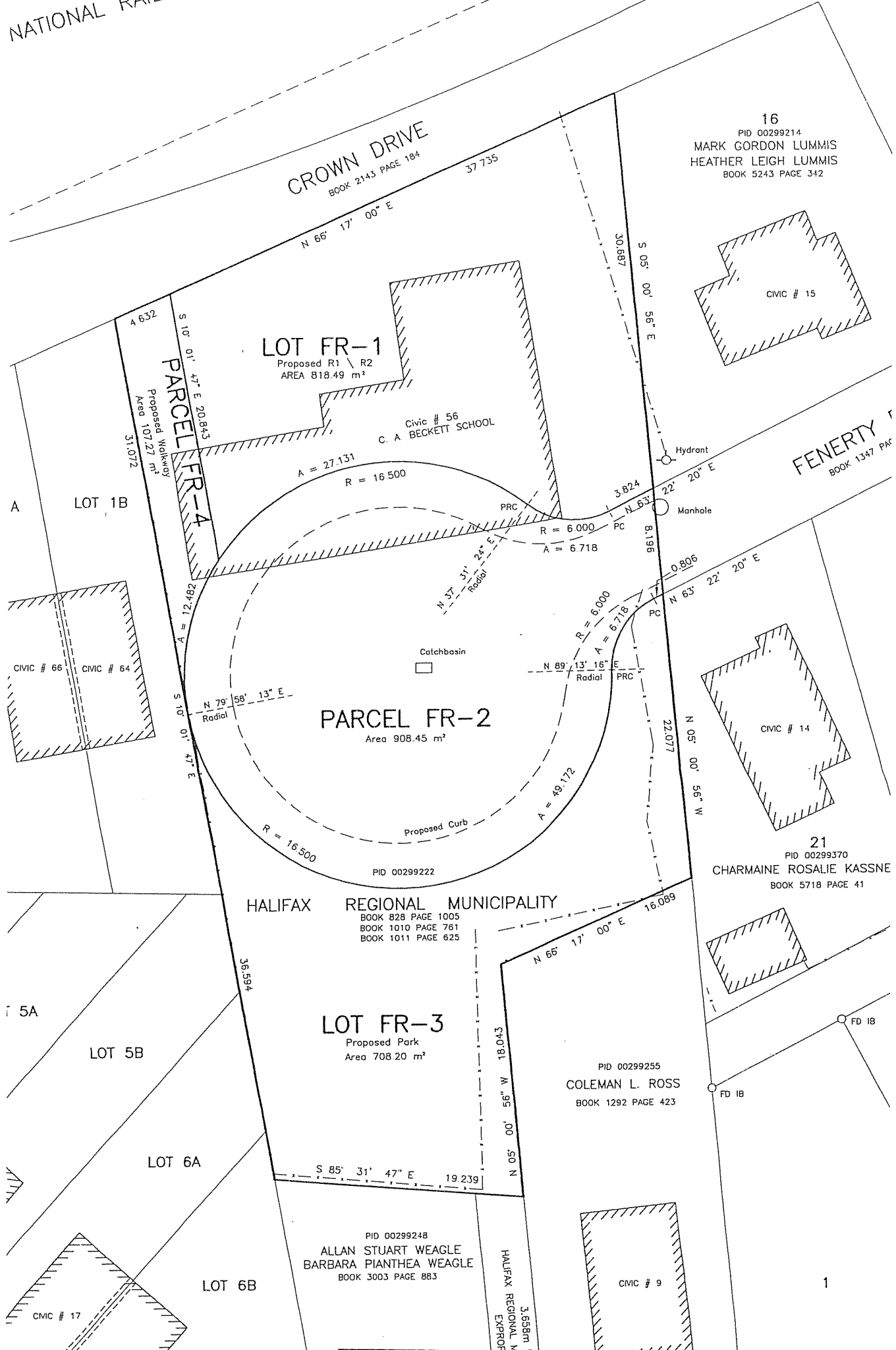
LOT FR-3
Proposed Park
Area 708.20 m²

PID 00299255
COLEMAN L. ROSS
BOOK 1292 PAGE 423

PID 00299248
ALLAN STUART WEAGLE
BARBARA PIANTHEA WEAGLE
BOOK 3003 PAGE 883

CIVIC # 9

HALIFAX REGIONAL MUNICIPALITY
EXPROPRIATED





Legal Services

September 25, 2003

Peter Stickings
Manager, Real Estate
Halifax Regional Municipality
P. O. Box 1749
Halifax NS B3J 3A5

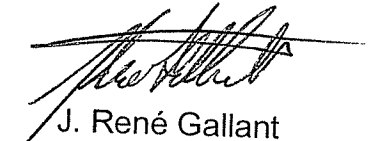
Dear Mr. Stickings:

Re: Former C.A. Beckett Elementary School

Further to your letter of September 25, 2003 to Senior Staff Advisor Don Buck, please be advised that I have forwarded your letter to our insurer, the School Insurance Program.

Should you require further information, please do not hesitate to contact me.

Yours truly,



J. René Gallant
General Counsel

/sat

c: Don Buck, Senior Staff Advisor
Doug Creamer, Executive Director, School Facilities