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**Information Item No.2**  
**Grants Committee**  
**December 7, 2015**

**TO:** Chair and Members of Grants Committee

**SUBMITTED BY:** original signed  
Amanda Whitewood, Director of Finance & ICT/CFO

**DATE:** November 16, 2015

**SUBJECT:** Administrative Order 50: Disposal of Surplus Real Property: 2015 Update

**INFORMATION REPORT**

**ORIGIN**

April 9, 2013 – Administrative Order 50 approved by Regional Council.

**LEGISLATIVE AUTHORITY**

- *HRM Charter* (2008) s.61 and s.63 respecting less than market value sale or lease of municipal property.
- Administrative Order 50 Respecting the Disposal of Surplus Real Property.

**BACKGROUND**

Municipal property declared surplus to the municipality's operational requirements as approved by Council under Section 3(6) of Administrative Order 50 may be assigned to a Community Interest category as defined under the policy. Properties assigned to this category may be offered first to the non-profit sector prior to any open call for bids.

To date, there have been three reports to Council pursuant to Administrative Order 50; September 9, 2014, February 3, 2015 and October 6, 2015. As of October 16, 2015, there are nine (9) properties assigned to the Community Interest category.

## **DISCUSSION**

To accommodate HRM's staff resource capacity, the list of properties declared surplus and directed first through the Community Interest category is updated and prioritized as properties are added or removed. Safety concerns and HRM's risk/holding costs are placed ahead of chronological order. As such, vacant land has ranked with no known liability or outstanding claims has ranked low compared to other scenarios.

Since the September, 2015, update to the Grants Committee two (2) properties have been added to the Community Interest category and a decision on a property located in Mooseland has been deferred pending a supplementary staff report. Independent appraisals have been ordered for 30 Latter Pond Road, Herring Cove, and 80 Grono Road, Dutch Settlement.

**Table 1. Updated List of Properties for Disposal: Community Interest Category**

Rank	Civic Address	Known As/Formal Function	Rationale
1	220 Lake Loon Road, Cherry Brook	Former Cherry Brook Community Centre	Risk of structural failure/safety issues: demolition deferred. Vacant. <b>Call for Submissions pending.</b>
2	30 Latter Pond Road, Herring Cove	Former fire station	Technical complexity/safety issues; partial demolition and sub-division of land required, plan of survey, access across Crown land to be confirmed. (easement). Vacant.
3	80 Grono Road, Dutch Settlement	Former Riverline Community Centre	Holding cost of annual HRM operating subsidy ceases with conveyance, septic system/safety issue. Occupant.
4	1018 Fall River Road, Fall River	Former school	No lease but occupied by a daycare operator, occasional seniors group. Potential liability. Notification required and could delay closing date.
5	80 Sandy Cove Road, Terence Bay	Former fire station	No lease but occasional use by local group.
6	948 Pockwock Road, Upper Hammonds Plains	Former fire station	Vacant holding.
7	PID#40107153 – Lot 3, 379 Shore Road, Bedford	De-commissioned portion of a tennis court	No lease but land used for boat storage service by abutting non-profit property owner. Potential liability.
8	4 Fernhill Road, Dartmouth	Vacant land	Unsolicited request for land donation. No liability.
9	PID#40028193 Gerrard's Island, Spry Bay	Former school site	Vacant land. No liability.

## **FINANCIAL IMPLICATIONS**

None.

## **COMMUNITY ENGAGEMENT**

- Administrative Order 50 includes a mandatory public information session for all disposals considered under the Community Interest category. The policy is posted on the HRM web site at: <http://www.halifax.ca/>
- Section 63 of the *HRM Charter* permits the sale of public property at less than market value to a non-profit organization that Council considers to be carrying on an activity that is beneficial to the Municipality. Approval requires a two-thirds majority of Council present and voting. If the property is valued in excess of \$10,000 a public hearing is required.

- In accordance with Section 63(1) of legislation the public hearing notice must include: the date, time and location of the public hearing, location of the property under consideration; estimated value of the subject property; and the purpose of the proposed sale.
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### **ATTACHMENTS**

None.

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A copy of this report can be obtained online at <http://www.halifax.ca/commcoun/index.php> then choose the appropriate Community Council and meeting date, or by contacting the Office of the Municipal Clerk at 902.490.4210, or Fax 902.490.4208.

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Report Approved by: Original signed.  
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