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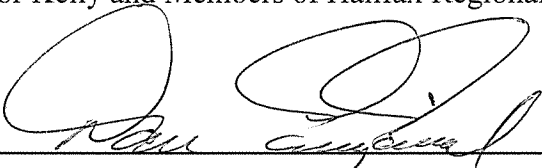


PO Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

**Public Hearing
Halifax Regional Council
June 8, 2004**

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY:



Dan English, Acting Chief Administrative Officer

DATE: June 1, 2004

SUBJECT: Sale and Street Closure - Polar Place, Halifax

SUPPLEMENTARY REPORT

ORIGIN

At its meeting of May 11, 2004, Halifax Regional Council authorized staff to set a date for a public hearing for consideration of HRM Administrative Order SC-33 concerning the closure of Polar Place, Halifax, as shown on Attachment "A", and approved the sale of Polar Place, Halifax, subject to approval of the street closure, to Mr. Daniel Chedrawe of Westwood Developments Limited, containing approximately 17,210 square feet (exact area to be determined by survey), based on the key terms and conditions contained in the staff report

RECOMMENDATION

It is recommended that Halifax Regional Council close the Polar Place right of way, Halifax, as shown on Attachment "A".

BACKGROUND

Real Estate received a request from Mr. Chedrawe, Westwood Developments Limited, to close and purchase the Polar Place Right of Way, Halifax. Westwood Developments would like to acquire the Right of Way to facilitate a proposed commercial development on the former Taylor Ford Lincoln property.

DISCUSSION

Polar Place is on the north side of Almon Street near the corner of Almon and Robie Streets (*see Attachment "A"*). The Polar Place Right of Way is approximately 278 feet in length and 60 feet in width, for an area of approximately 17,210 square feet. It bisects the former Taylor Ford Lincoln car dealership, and runs from Almon Street to the Pierceys Building Supplies, a property owned by FS Industries Limited.

Staff has reviewed the request to close the Polar Place Right of Way, and consider it surplus to the requirements of the Municipality, subject to Mr. Chedrawe providing suitable access from Almon Street to Pierceys Building Supply property, as they are the only abutter affected by this street closure. Mr. Chedrawe and the Pierceys land owner, FS Industries Limited, have had discussions, and FS Industries has confirmed that they have entered into a formal agreement with Westwood Developments which will allow Pierceys continued access to Almon Street, subject to the closure of Polar Place.

The key terms and conditions of the street closure and conveyance are as follows:

KEY BUSINESS TERMS AND CONDITIONS OF TRANSACTION	
Property Address	Polar Place Right of Way
Area of ROW to be closed	17,210 sq. ft. +/-
Purchaser	Mr. Daniel Chedrawe, Westwood Developments Limited
Purchase Price	Market Value
Special Conditions	<ul style="list-style-type: none">• Sale is subject to closing of the Right of Way by Council; and• Purchaser will pay advertising costs, survey costs and HRM's legal costs and applicable taxes.
Closing Date	ASAP after street closure is approved.

BUDGET IMPLICATIONS

The net proceeds from the sale shall be credited to the Sale of Land Reserve Account Q101. Applicable deductions to the Purchase Price include, but are not limited to, appraisal, survey, environmental, deficiencies, legal, marketing and administrative costs.

Environmental and or deficiency allowances resulting from the purchaser's due diligence inspection, if required, shall be to a maximum of 15 percent of the purchase price.

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 recommended.

ATTACHMENTS

Attachment "A"- Site Plan

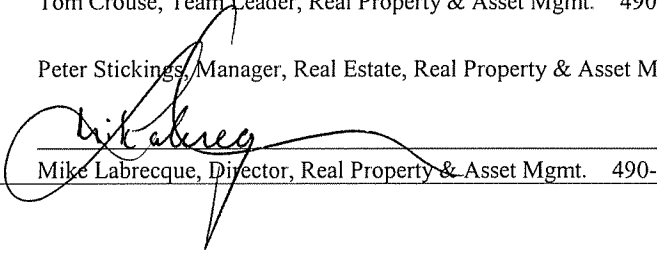
Attachment "B"- Administrative Order SC- #33

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, Team Leader, Real Property & Asset Mgmt. 490-5931

Report Reviewed/Approved by: Peter Stickings, Manager, Real Estate, Real Property & Asset Mgmt. 490-7129

Report Approved by: 
Mike Labrecque, Director, Real Property & Asset Mgmt. 490-4851

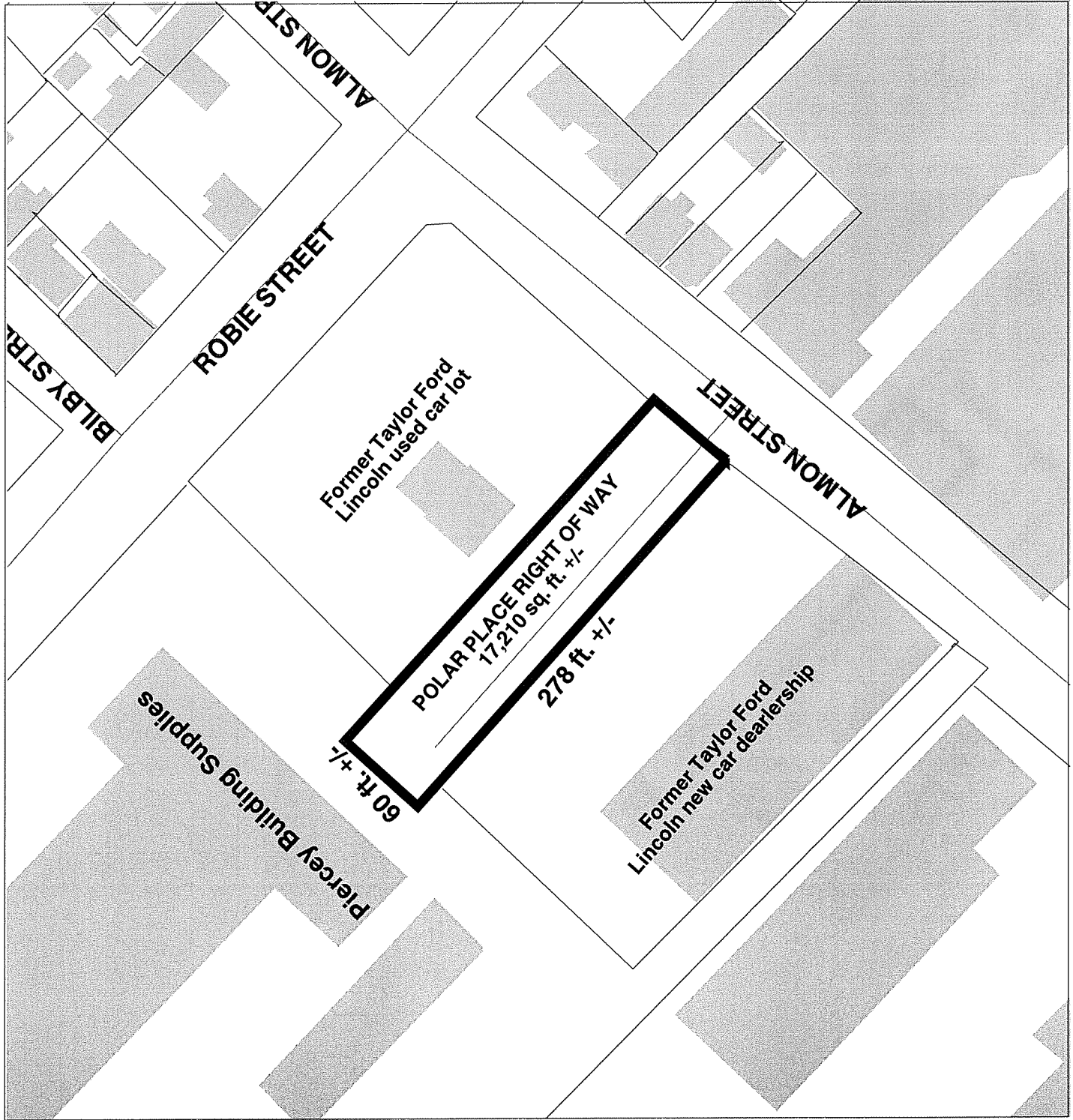
ATTACHMENT "A"
Street Closure -
Polar Place, Halifax
Site Plan

Scale 1:1064



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: April 29, 2004
Prepared by: E. Wall



HALIFAX REGIONAL MUNICIPALITY
ADMINISTRATIVE ORDER NUMBER SC-33

RESPECTING CLOSURE OF
POLAR PLACE

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", Polar Place, Parcel A, 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 _____, 2004.

MAYOR

MUNICIPAL CLERK

I, Jan Gibson, Acting Municipal Clerk of the Halifax Regional Municipality, hereby certify that the above-noted Administrative Order was passed at a meeting of Halifax Regional Council held on _____, 2004.

Jan Gibson, Acting Municipal Clerk

ATTACHMENT "C"
Street Closure - Polar Place
SITE PHOTOGRAPHY



View of Polar Place from Almon Street