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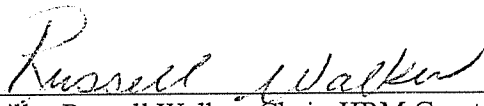


PO Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Halifax Regional Council
October 12th, 2004
IN CAMERA

DECLASSIFIED

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY: 
Councillor Russell Walker, Chair, HRM Grants Committee

DATE: September 20, 2004

SUBJECT: **Property Matter: Sale of Former Housing Demonstration Project Properties to Harbour City Homes Society, Halifax.**

Private and Confidential

ORIGIN

This report originates with a request to the HRM Office of the Chief Administrative Officer from Harbour City Homes Society for the donation of properties associated with affordable housing programs delivered under the auspices of the former City of Halifax and the Halifax Non-Profit Housing Society. The matter was referred to staff of HRM Real Property and Asset Management and the HRM Grants Program for review as a sale at less-than-market value. Staff of HRM Legal Services has also been consulted regarding the implications of such a donation in the settlement of an outstanding expropriation claim pertaining to a building formerly located on North Street, Halifax.

RECOMMENDATION

It is recommended that Regional Council:

- Authorize the Mayor and Municipal Clerk to enter into an Agreement of Purchase and Sale whereby the properties located at 2350 Gottingen Street, 2386-2388 Gottingen Street, 2014-2020 Maynard Street, portions (2 parcels) of PID#4048245, North Street; 2444-2450 Barrington Street, and 2559 Gottingen Street, Halifax, Lot D-2 Brunswick Street, and Lot E-1 Brunswick Street, Halifax, be conveyed to Harbour City Homes Society for the sum of \$1 each, plus all costs associated with this conveyance, subject to a Site Survey and Legal Description and the terms and conditions set out in the Discussion section of this report;
- Authorize staff to set a date for a public hearing;

PLEASE RETAIN FOR PUBLIC HEARING

BACKGROUND

In 1987, the former City of Halifax accessed federal funds for the construction of affordable housing projects through the creation of a non-profit organization, the City of Halifax Non-Profit Housing Society (Harbour City Homes). Elected members of Council served on the Society's Board of Directors and a partnership developed for the purpose of providing accommodations for urban, low-income families, seniors, and single parents. The Society also undertook several projects to provide emergency shelter for homeless persons and rooming houses for low-income single adults.

With amalgamation and the provincial/municipal service exchange the partnership was to be dissolved; responsibility for housing and the provision of social services were transferred to Nova Scotia Department of Community Services. However, the matter of property ownership was not resolved at that time and Harbour City Homes has continued to operate numerous properties owned by the Halifax Regional Municipality. **This report addresses only the requested donation of properties (6) financed through an inter-governmental Housing Demonstration Project Agreement and parking lots (3); a separate report has been forwarded for requests pertaining to other HRM-owned properties presently operated by Harbour City Homes.**

In June, 1986, the City of Halifax agreed to contribute \$1,344,000 towards an inter-governmental cost-sharing agreement to construct 132 units of affordable housing in the city's urban core. Of that amount \$797,200 consisted of City-owned lands which were to be leased to Harbour City Homes. The province contributed \$1,369,478, the federal government contributed \$290,787, and the balance of capital costs were secured under a mortgage "....arranged by Harbour City Homes as owner" (p.1, Item 5), guaranteed by the Nova Scotia Housing Development Corporation. In March, 1987, the former City of Halifax, Nova Scotia Department of Housing, and Harbour City Homes (the City of Halifax Non-Profit Housing Society) formally entered into a project agreement. It is important to note that under Clause 6 of the Project Agreement, Harbour City Homes was ultimately responsible for "....ownership and management of the completed project" (p.2).

The land lease agreements were finalized in November, 1987. The sites were to be used exclusively for the provision of "....continuing non-profit housing project" (Item 2.a). The lease agreement covered a total of six (6) properties to be developed under an inter-governmental Housing Demonstration Project as listed below¹:

2155 Barrington Street, Halifax - emergency men's night shelter
5528 North Street, Halifax - boarding house
2389-92 Gottingen Street, Halifax - low income housing [civic address correction: 2386-2388 Gottingen Street]
2444 Barrington Street, Halifax - low-income family housing
5515 Gerrish Street, Halifax - low-income family housing
2020 Maynard Street, Halifax - low income family housing

Under the terms of the agreement the lands owned by the former City of Halifax were leased to Harbour City Homes Society for \$1/year for a period of 30 years (expires 2017). The lease contains several terms

¹Of these sites, 5528 North Street, Halifax was expropriated and demolished for the MacDonald Bridge extension project in 1998. The compensation claim regarding this property will be addressed in a separate report from HRM Legal Services.

and conditions pertinent to the disposal of these properties:

- The lessee shall pay all applicable property taxes and charges (Item 1);
- The lessee shall at their sole expense construct, operate and maintain the premises (Item 2.a);
- Upon termination of the lease agreement by the lessee the lands were to revert to the lessor (Item 14);
- The lease recognized the right of any leasehold mortgage holder to participate in any arbitration proceedings (Item 16);
- If in default of the agreement the lessor [HRM] shall provide notice to the tenant and the leasehold mortgage holder of any intent to terminate or re-negotiate the lease (Item i.b.i).

The documentation cited above forms the basis of staff's recommendation to transfer title to four (4) properties, and five (5) vacant lots of land used for tenant parking, to Harbour City Homes Society and formally terminate the Municipality's participation in land lease agreements related to a prior inter-governmental Housing Demonstration Project. These recommendations are consistent with Regional Council's approval in principle (1979) for the dissolution of the former partnership between the former City of Halifax and Harbour City Homes Society.

DISCUSSION

Staff have placed their review of the following properties within the context of (1) the former City of Halifax's role in an inter-governmental cost-shared housing project, (2) HRM's present role in inter-governmental cost-shared initiatives related to homelessness and affordable housing, and (3) the settlement of an expropriation claim brought against HRM by Harbour City Homes Society. All properties listed below have been reviewed by HRM staff through the Real Property Review Committee process and deemed surplus; any conditional sales have been noted.

Housing Demonstration Project Properties:

Property	Type	Land Area	Zoning	Assessment
2014-2020 Maynard Street	4-unit residence which houses low-income families	2,586 sqft	R2	\$169,700
<i>Staff recommend the sale of 2014-2020 Maynard Street, Halifax, to Harbour City Homes Society with a Buy-Back Agreement.</i>				

Property	Type	Land Area	Zoning	Assessment
2386-2388 Gottingen Street	24-unit residence for low- income family housing	12,546 sqft	R3	\$701,300
<i>Staff recommend the sale of 2386-2388 Gottingen Street, Halifax, to Harbour City Homes Society with a Buy-Back Agreement.</i>				

Property	Type	Land Area	Zoning	Assessment
2350-2356-2362 Gottingen Street	16-unit residence which houses low-income families, with street level retail and office space		C2	\$629,300 and \$528,200 respectively
<i>Staff recommend the sale of 2350 Gottingen Street, Halifax, to Harbour City Homes Society with a Buy-Back Agreement.</i>				

Property	Type	Land Area	Zoning	Assessment
2444-2450 Barrington Street, Halifax	23-unit residence zoned R-3 Multiple Dwelling, for low income housing and the administrative office of Harbour City Homes		R3	\$880,000
<i>Staff recommend the sale of 2444-2450 Barrington Street, Halifax, to Harbour City Homes Society with a Buy-Back Agreement.</i>				

Tenant Parking Lots:

Property	Land Area	Zoning	Assessment
5228-36 North Street		R2A	
Background	<p>The subject property is a remnant lot and was formerly leased to Harbour City Homes for a 10-unit residence which was expropriated and demolished for road-widening for the MacDonald Bridge approach and ramps project. The lot totals 14,709 sq.ft and is zoned R-2A, General Residential Conversion. The land is presently assessed as Exempt Commercial. Harbour City Homes has requested two (2) small parcels of land to serve the parking needs of tenants located at 2581 Brunswick Street and 2579/2573 Brunswick Street, Halifax.</p> <p>Through the HRM Real Property Review Committee process this property was identified by HRM Streets & Roads staff as a potential future bike corridor/walkway. HRM Real Property Services staff shall include final engineering design of an intended bike/walkway in the land survey for the Agreement of Purchase and Sale. Further, as a condition of sale Harbour City Homes shall be required to consolidate these small parcels of land with their abutting residential properties.</p> <p>The value of the proposed lots has been assigned using the appraisal conducted by Hardy Appraisals, September, 1998, obtained by HRM as part of the expropriation settlement negotiations: \$5,333 for the lot abutting 2581 Brunswick Street (corner of North Street and Brunswick Street) and \$10,661 for the parcel located to the rear of 2569 Brunswick Street. The balance of the vacant land shall be retained by HRM. Although the remaining lot configuration is irregular, there may be a future opportunity for the sale of a remnant for a single unit family dwelling once the proposed bikeway routing has been established.</p>		
<p><i>Staff recommend the sale of two small parcels of land to Harbour City Homes Society to provide parking for tenants at 2581 Brunswick Street (1 parking space) and 2579/2573 Brunswick Street (4 parking spaces). The sale shall be conditional upon site survey, the consolidation of each lot with the abutting residential property owned by Harbour City Homes Society, and easement provisions in a form satisfactory to HRM to provide public access for a walkway/bikeway as required. A Buy back Agreement shall not be required due to 'payment' by Harbour City Homes.</i></p>			

Property	Land Area	Zoning	Assessment
Lot D-2 Brunswick Street (PID # 40286940)		R2	\$25,900
Background	<p>The subject property is a remnant of land between 2275 Brunswick Street (owned by Harbour City Homes Society) and 2263 Brunswick Street (owned by the Roman Catholic Episcopal Corporation of Halifax). The lot has been used by Harbour City Homes to provide parking for tenants. The lot does not meet the minimum lot size requirements under the present zoning and cannot be developed unless consolidated.</p> <p>HRM Real Property and Asset Management have determined that in 1980, as part of the Block ‘A’ Uniacke Square Sub-Division Plan, Lot D-3 owned by the former City of Halifax and the abutting Lot D-2 (2275 Brunswick Street) were to be consolidated. No easement was in effect. It appears that the intent of the development agreement was to align property boundaries with existing building structures. However, undeveloped (vacant) land was not transferred. Hence “ownership” of the property has remained in the name of HRM at the Registry of Deeds.</p>		
<i>Staff recommend the sale of Lot D-2, PID # 40286940, Brunswick Street, Halifax, to Harbour City Homes Society conditional upon the consolidation with 2275 Brunswick Street, Halifax, to provide unencumbered title. There shall be no Buy Back Agreement.</i>			

Property	Land Area	Zoning	Assessment
Lot E-1 Brunswick Street, Halifax (PID # 40286932)	3,299 sqft	R2	\$49,500
Background	<p>The subject property is a remnant of land between 2263 Brunswick Street (owned by the Roman Catholic Episcopal Corporation of Halifax) and 2237 Brunswick Street (owned by Harbour City Homes). The site is zoned R-2 General Residential Peninsula North Area 7. The land is assessed as Exempt Residential and valued at \$49,500. The property has been used by Harbour City Homes for tenant parking. The site survey indicates a lot size of #,299 sq.ft which conforms to the zoning requirements of 3,000 sq. ft minimum lot size and 30 ft. minimum frontage. This lot could be developed for a single family dwelling.</p> <p>HRM Real Property and Asset Management have determined that in 1980, as part of the Block ‘A’ Uniacke Square Sub-Division Plan, Lot D-32 owned by the former City of Halifax and the abutting 2237 Brunswick Street, Halifax, owned by Harbour City Homes were to be consolidated. Title to the vacant land has not been transferred and remains registered as owned by HRM.</p>		
Staff recommend the sale of Lot E-1 Brunswick Street, Halifax to Harbour City Homes Society conditional upon the consolidation with 2237 Brunswick Street, Halifax, to provide unencumbered title. There shall be no Buy Back Agreement.			

In summary, the combined assessed value of the donated properties is estimated to be ~\$2,471,694: this amount constitutes the combined assessed value of both land and buildings.

Key Terms and Conditions of Transactions:

Purchase Price and Payment Schedule:	<p>Harbour City Homes shall pay HRM the sum of \$1 for each of nine (9) properties; namely 2350 Gottingen Street, Halifax; 2386-2388 Gottingen Street, Halifax; 2014-2020 Maynard Street, 2559 Gottingen Street, 2444-2450 Barrington Street, Halifax; Lot D-3 Brunswick Street; Lot E-1 Brunswick Street, Halifax.</p> <p>Harbour City Homes shall pay HRM the sum of \$5,333 for Lot I abutting 2581 Brunswick Street, Halifax; and \$10,661 for Lot II abutting 2579 Brunswick Street, Halifax, located at North Street (PID# 4048245) as shown on the site maps attached to this report.</p>
Property Taxes:	<p>Municipal property taxes shall be payable as per the assessment value and urban tax rate. Any reduction in property taxes shall be applied for under HRM By-law T-201. There shall be no retroactive application of property tax concessions as per legislation. For clarification, any portion of the property used for non-residential purposes shall be taxed at the Commercial or Business Occupancy rate as applicable and is ineligible for subsidy under By-law T-201.</p>
Permitted Use:	<p>The rationale for this municipal in-kind donation is for the continued use of the properties as affordable housing for low-income families and single persons. It is expected that the properties shall operate for this sole purpose, as per the terms and conditions of the <u>Housing Demonstration Project Agreement</u> (1987).</p>
Right of First Refusal:	<p>Harbour City Homes Society shall have title to the former Housing Demonstration Projects properties listed in this report, namely 2014-2020 Maynard Street, 2386-2388 Gottingen Street, 2350-2362 Gottingen Street, and 2244-2450 Barrington Street, Halifax with a Buy Back Agreement. In the event that the operations of Harbour City Homes Society cease, the property use is amended for a purpose other than affordable housing, or Harbour City Homes Society seeks to dispose of any single or group of properties listed in this report, HRM shall have first right of refusal to re-acquire the property subject to the terms and conditions of the applicable Buy-Back Agreement.</p> <p>Harbour City Homes shall have unencumbered title to the properties located at Lot I North Street, and Lot II North Street, Lot D-2 Brunswick Street, and Lot E-1 Brunswick Street, Halifax.</p>
Cost of Sale Recovery:	<p>HRM Real Property and Asset Management shall be reimbursed for any expenses incurred in appraisal, advertising costs, site survey etc as applicable. The legal fees incurred by HRM for the sale of these properties shall be waived. There shall be no cost for HRM labour.</p>

Partnership Approvals:	In conformity with the <u>Housing Demonstration Project Agreement</u> (1987), page 3, the conveyance of land and/or property title by HRM to Harbour City Homes Society shall be with expressed written consent of the Nova Scotia Department of Housing, Canada Mortgage and Housing Corporation, and applicable mortgage-holder.
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COMMUNITY IMPACTS

The right of first refusal has been offered to a long-term tenant of HRM-owned properties that are surplus to the Municipality's needs. The six (6) residential properties identified in this report were constructed through an inter-governmental cost-sharing agreement; given that HRM no longer has a mandate in the direct delivery of social services it would be prudent to resolve outstanding title claims and transition the organization towards independent ownership of the subject properties.

BUDGET IMPLICATIONS

1. Sale Revenues:

While the combined assessment value of the properties to be conveyed to Harbour City Homes is estimated to be ~\$2,471,694 this value is not a precise gauge of the potential sales revenue that a competitive market sale might attract. However, it is unlikely that HRM would realize the full market value because the building structures located on HRM-owned lands were capitalized through public funds, including other levels of government, and a commercial loan to a charitable organization. HRM owns the land, and has only a partial cash investment in the buildings. Staff have not recommended a market sale because documentation indicates an intent to convey "ownership" to Harbour City Homes Society for those buildings constructed through the Affordable Housing Project Agreement (1987). The public's financial interest in the buildings is protected through a Buy Back Agreement on applicable sales.

2. Property Tax Revenues:

Of the nine (9) properties listed in this report, four (4) have existing Residential tax accounts; one (1) is Exempt Residential; three (3) presently have no tax account, and one (1) is Exempt Residential and should be reviewed. The existing tax accounts generate approximately \$24,722/yr in property tax revenues. The balance of properties which are presently not taxed (or are Exempt Residential) should realize approximately \$14,500/yr. These \$-values do not include any discretionary partial tax exemption that could be awarded under the *HRM Tax Exemption for Non-Profit Organizations Program* (By-law T-201).

If the property title transfers recommended in this report are approved by Regional Council, HRM staff will notify the Service Nova Scotia and Municipal Relations: Assessment Division regarding a change in ownership and request property assessments be updated.

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 other relevant legislation.

Project Agreement Re: Provincial/Municipal Demonstration Housing Project Agreement, March 16th, 1987. Lease Agreement Between City of Halifax and City of Halifax Non-Profit Housing Society, 1987. Municipal Government Act (1999).

ALTERNATIVES

1. Regional Council could defeat the recommendation and direct staff to offer Harbour City Homes Society the right of first refusal to purchase the properties for appraised value under favourable payment terms and conditions.

This action is not recommended based on a liberal interpretation of the term “ownership” staff recommend the sale of these properties to Harbour City Homes Society for the continued provision of affordable housing. The former City of Halifax’s equity is in the land only, HRM are only a partial investor in the buildings. Independent appraisals would be required to assess the separate value of the land and the building(s) for each property, the cost of which would then be transferred to Harbour City Homes Society through the Cost of Sale Recovery clause in the Agreement of Purchase and Sale.

2. Regional Council could defeat the recommendation and direct staff to pursue an open bidding process for the sale of the properties at market value.

This action is not recommended given the stated intent of the initial agreement was that Harbour City Homes Society would “own” the properties located on HRM lands. Further, because the former City of Halifax was only a partial contributor to the development of these sites, HRM would be a financial beneficiary of public investment made under the auspices of provincial and federal governments.

ATTACHMENTS

1. Letter from Harbour City Homes to HRM dated September 20, 2002.
2. Site map and photographs - 2014-2020 Maynard Street, Halifax.
3. Site map and photographs - 2386-2388 Gottingen Street, Halifax.
4. Site map and photographs 2350-2356-2362 Gottingen Street, Halifax.
5. Site map and photographs 2444-2450 Barrington Street, Halifax.
6. Site map showing proposed 2 parcels of land North Street, Halifax.
7. Lot D-2 Brunswick Street, Halifax.
8. Lot E-1 Brunswick Street, Halifax.

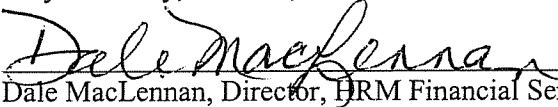
Done Sep 28/04.

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: Peta-Jane Temple, Regional Coordinator, HRM Grants Program 490-5469; Tom Crouse, Real Estate Officer, HRM Real Property and Asset Management; Karen Brown, HRM Legal Services; Jim Donovan, HRM Planning & Development; Rudy Vodicka, Coordinator, Real Property and Asset Management; Bruce Fisher, Manager Financial Planning, HRM Financial Services; Peter Stickings, Manager, Real Estate, HRM Real Property and Asset Management; Holly Powers-Cole, Financial Consultant, HRM Financial Services.

Report Approved By: 
Mike Labrecque, Director, Real Property and Asset Management


Wayne Anstey, Director, HRM Administrative Services


Dale MacLennan, Director, HRM Financial Services

HARBOUR CITY HOMES
2444 BARRINGTON STREET
HALIFAX, NS B3K 2W9
490-6277
FAX: 490-6280

COPY

September 20, 2002

Mr. Rudy Vodicka
Co-ordinator, Real Estate Planning
Halifax Regional Municipality
P.O. Box 1749
Halifax, Nova Scotia B3J 3A5

RE: 1) Confirmation of HCH-Requested Transfer of HRM-Vested Properties
2) Letter of Indemnification
3) Request for HCH Information
4) Process Review

Dear Mr. Vodicka:

Thank you for your letter of August 12, 2002 in which you address Harbour City Homes' concerns. First let me apologize for the delay in sending this information, but the Board could not meet until this week. As we have waited so long to reach this point, you will understand the need to have all members participate fully in this important process. You are to be commended for the time and effort you spent in researching this complicated matter and subsequently moving the issue along to an apparent solution, perhaps by year-end. The Board of Harbour City Homes met yesterday and gave this document its approval. You will note I have retyped the Addendum (Property List) and made several changes to it which are covered in the Additional Information column.

There are several points the Society wishes to make at this time. First, on the Letter of Indemnification: Harbour City Homes gives this indemnity subject to the condition that deed titles transferred (as requested in Attachment 1) are effectively implemented. It is understood that these transfers are not subject to additional assessments or to deed transfer tax.

In answer to your request for information on Harbour City Homes, I provide the following:

The City of Halifax Non-Profit Housing Society, operating as Harbour City Homes, was the former municipal non-profit housing society. It was created in 1979 and its mandate included the rehabilitation of 21 Victorian buildings in the Brunswick Street neighbourhood. These structures became the nucleus for our program of housing persons in core need within the inner city. We continued to work in partnership with the three levels of government and used federal and provincial dollars to build new infill housing on land obtained through federal NIP funding. We now house 188 families and individuals in 30 buildings. Harbour City Homes provides affordable housing to people who cannot afford appropriate housing on the open market. Located close to the downtown, Harbour City Homes attracts those who need to be within walking distance of jobs, daycare, schools/universities, social agencies and health care facilities. We provide stability to families and individuals by providing affordable rents in clean and suitable accommodations. Many move on as their needs change; others stay for the long-term and become valued members of the community. This, in turn, helps stabilize the neighbourhood.

We have often proved to be a place where troubled lives have been restarted. The most needy segments of our client base are those who might otherwise be living on the street, in shelters, or are at the mercy of unscrupulous landlords. We house families, singles, and the elderly. We welcome new Canadians and, in small ways, help them to adjust to their new country. This group comprises about a third of our waiting list. Harbour City Homes takes referrals from shelters and institutions as well as social service agencies. In the open market, assisted incomes will buy little more than a bed in a shelter or a shared space in a rooming house for individuals. Poor working families, or those depending on assisted incomes, face many challenges in finding housing that is affordable, safe and suitable. For many of these people, Harbour City Homes can and often does make a difference.

The Board and Staff of Harbour City Homes believe that suitable and affordable housing is a critical building block in helping every citizen attain their full potential. Members of the Board of Directors are volunteers, drawn from the community at large. They bring with them various expertise along with an interest in social issues, particularly those issues related to housing. I have attached a list of board members for your information.

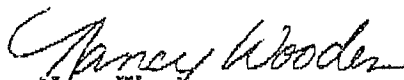
I should say a few words about our funding and operating costs. Of course, high operating costs along with increased responsibility are today's reality for all who try to provide service to the public. The challenge for not-for-profit housing providers is how to do more with less. Harbour City Homes' revenue source is primarily the rents paid by low-income tenants. The balance comes from ever-shrinking government funding. In fact, it is becoming difficult to qualify for HST rebates as government contributions decrease. But there are bright spots: last year, through the Grants Committee, HRM provided a \$5,000. grant to help replace a fire escape. And we also received a provincial/federal RRAP grant for repairs to three Brunswick Street buildings.

Since Harbour City Homes' beginning, we have seen our utility bill climb, property taxes increase, insurance rates skyrocket. We have absorbed new costs such as HST, garbage removal and sidewalk snowplowing. Our buildings are aging, and replacement costs are rising. Along with the on-going program of replacing appliances, water heaters, flooring, windows, etc. we are facing some very big expenses. For example, twenty-nine oil tanks are overdue for replacement. We cannot pass these costs to our tenants as most are on low or fixed incomes. The new federal/provincial social housing program might come to our aid, but that is yet to be determined.

Before we can progress to new projects, the issue of deeded title is paramount. We lack insurable interest in the attached list of properties still with deeds vested with HRM. Many deeds were transferred when we were a Board of the City, but others weren't. This was not a concern while the Society was part of the municipal unit, but now that we are separate, lack of title is a real concern. Our mortgage lenders, loan guarantors and our insurers require deeded title.

By careful stewardship, Harbour City Homes has rehabilitated the once derelict Brunswick Street streetscape and returned this important asset to the community. We will soon reach our 25th year of operation. Having title deeds transferred to the Society would be a cause for celebration. It would also encourage us to not only continue, but to expand our work. On behalf of Harbour City Homes' Board of Directors, I want to assure you that we will help with this process that you have outlined. Thank you again for your assistance.

Sincerely,


Nancy Woodger

General Manager

ATTACHMENT "2"

2014-2020 Maynard Street (PID #00159749)

SITE MAP and PHOTOGRAPHY

Property	Type	Land Area	Zoning	Assessment
2014-2020 Maynard Street	4-unit residence which houses low-income families	2,586 sqft	R2	\$169,700

Staff recommend the sale of 2014-2020 Maynard Street, Halifax, to Harbour City Homes Society with a Buy-Back Agreement.



2014-2020 Maynard Street

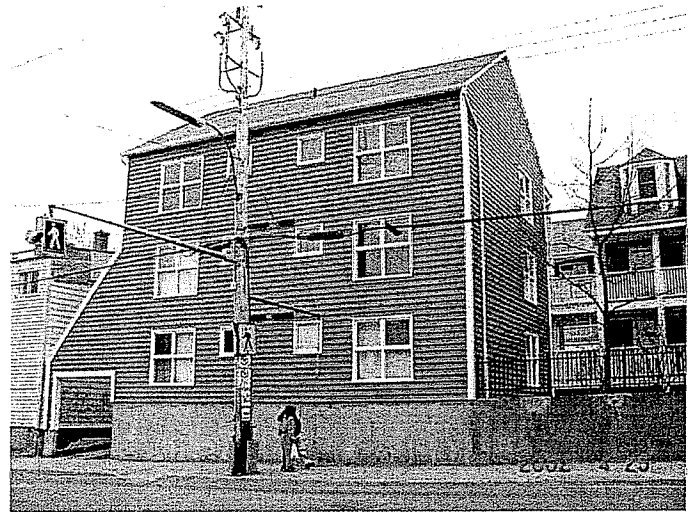
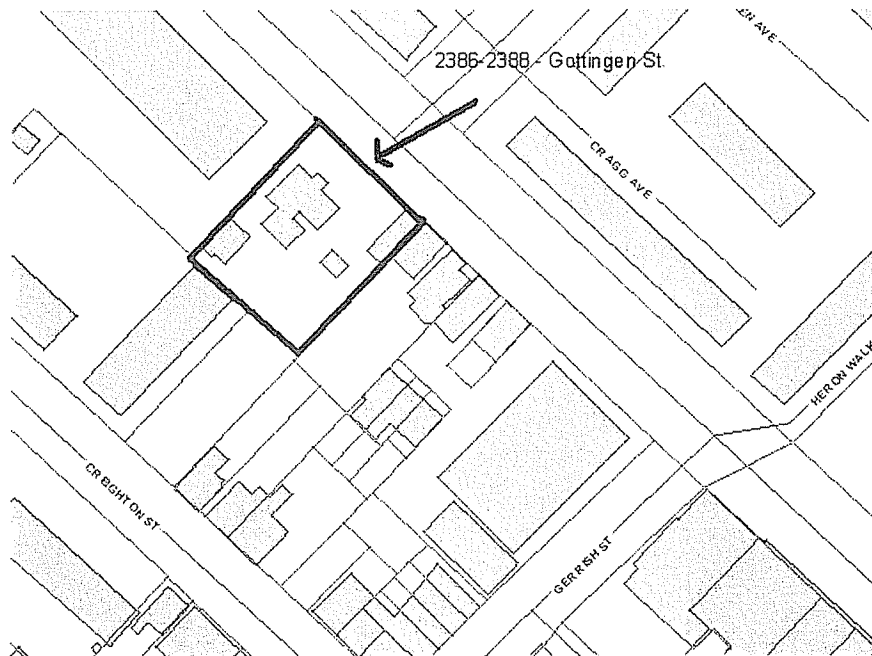
ATTACHMENT "3"

2386 Gottingen Street (PID #00148817)

SITE MAP and PHOTOGRAPHY

Property	Type	Land Area	Zoning	Assessment
2386-2388 Gottingen Street	24-unit residence for low-income family housing	12,546 sqft	R3	\$701,300

Staff recommend the sale of 2386-2388 Gottingen Street, Halifax, to Harbour City Homes Society with a Buy-Back Agreement.



Looking across Gottingen Street

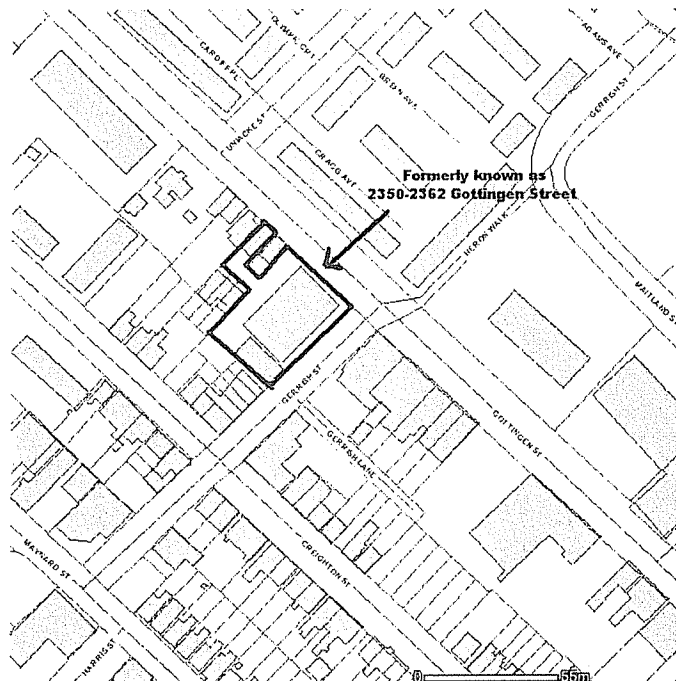
ATTACHMENT "4"

2350 Gottingen Street (PID #00148908)

SITE MAP and PHOTOGRAPHY

Property	Type	Land Area	Zoning	Assessment
2350-2356-2362 Gottingen Street 5515 Gerrish St.	16-unit residence which houses low-income families, with street level retail and office space		C2	\$629,300 and \$528,200 respectively

Staff recommend the sale of 2350 Gottingen Street, Halifax, to Harbour City Homes Society with a Buy-Back Agreement.



Former 2350 Gottingen Street (now 5515 Gerrish Street)

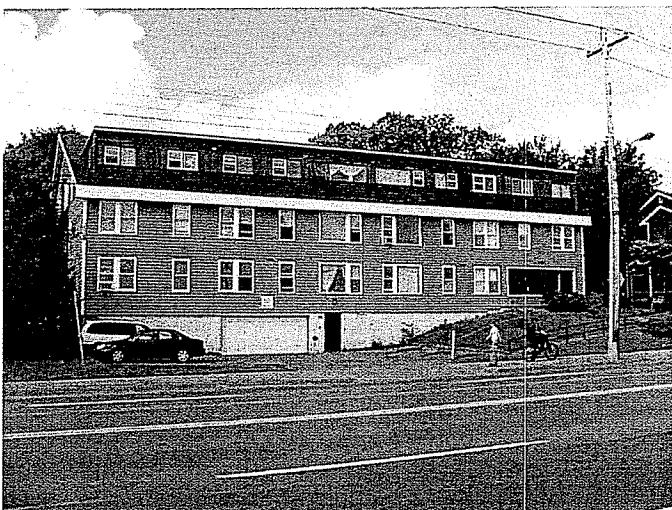
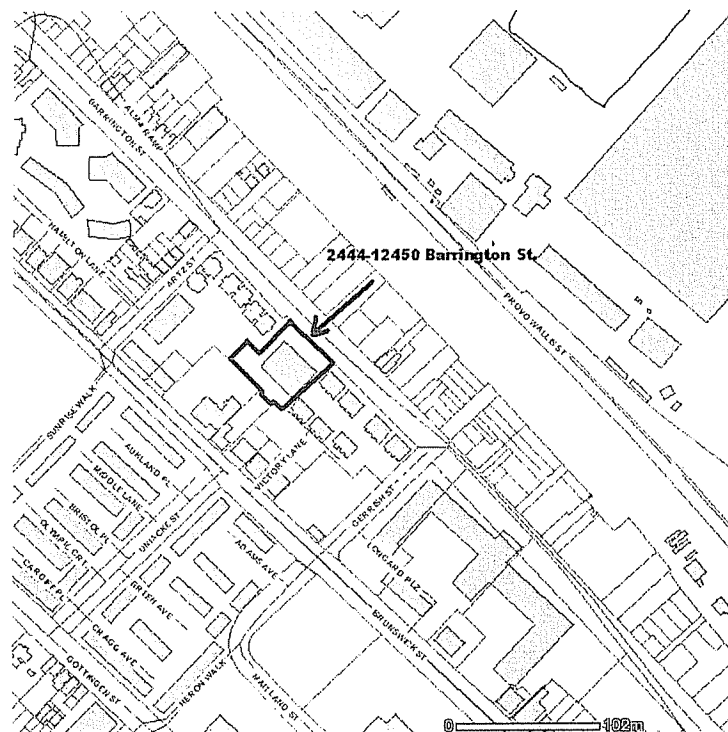
ATTACHMENT "5"

2444-2450 Barrington Street (PID #00127910)

SITE MAP and PHOTOGRAPHY

Property	Type	Land Area	Zoning	Assessment
2444-2450 Barrington Street, Halifax	23-unit residence, zoned R-3 Multiple Dwelling, for low income housing and the administrative office of Harbour City Homes		R3	\$880,000

Staff recommend the sale of 2444-2450 Barrington Street, Halifax, to Harbour City Homes Society with a Buy-Back Agreement.



2444-2450 Barrington Street

ATTACHMENT “6”
North Street (PID #40428245)
SITE MAP and PHOTOGRAPHY

Page 1 of 2

Property	Land Area	Zoning	Assessment
5228-36 North Street		R2A	

Background

The subject property is a remnant lot and was formerly leased to Harbour City Homes for a 10-unit residence which was expropriated and demolished for road-widening for the MacDonald Bridge approach and ramps project. The lot totals 14,709 sq.ft and is zoned R-2A, General Residential Conversion. The land is presently assessed as Exempt Commercial. Harbour City Homes has requested two (2) small parcels of land to serve the parking needs of tenants located at 2581 Brunswick Street and 2579/2573 Brunswick Street, Halifax.

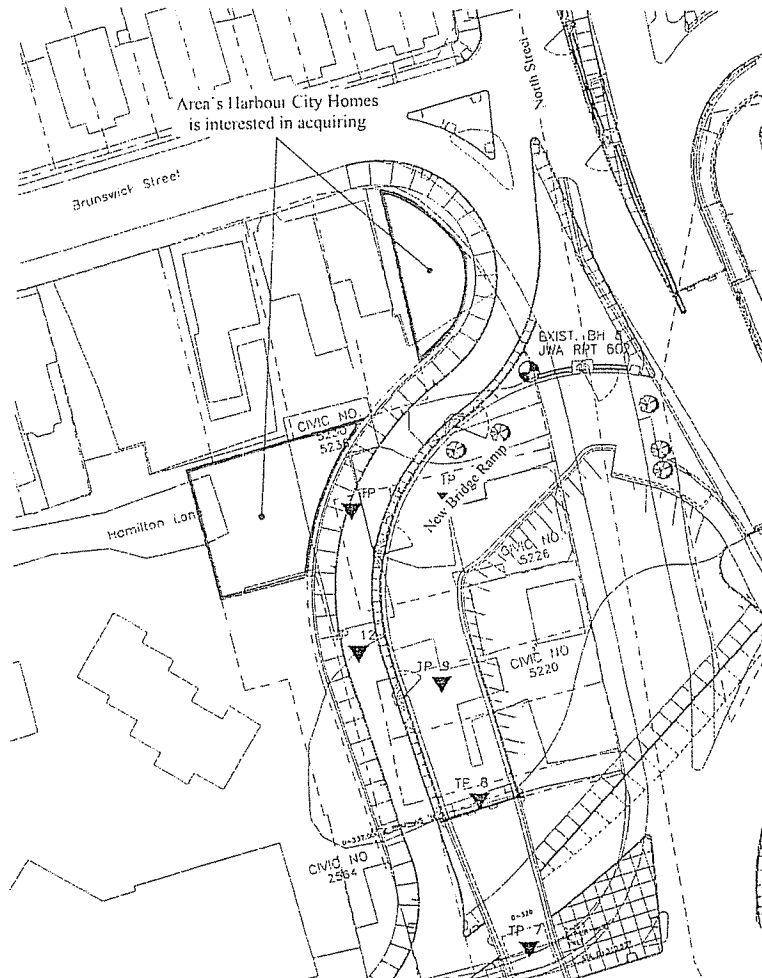
Through the HRM Real Property Review Committee process this property was identified by HRM Streets & Roads staff as a potential future bike corridor/walkway. HRM Real Property and Asset Management staff shall include final engineering design of an intended bike/walkway in the land survey for the Agreement of Purchase and Sale. Further, as a condition of sale Harbour City Homes shall be required to consolidate these small parcels of land with their abutting residential properties.

The value of the proposed lots has been assigned using the appraisal conducted by Hardy Appraisals, September, 1998, obtained by HRM as part of the expropriation settlement negotiations: \$5,333 for the lot abutting 2581 Brunswick Street (corner of North Street and Brunswick Street) and \$10,661 for the parcel located to the rear of 2569 Brunswick Street. The balance of the vacant land shall be retained by HRM. Although the remaining lot configuration is irregular, there may be a future opportunity for the sale of a remnant for a single unit family dwelling once the proposed bikeway routing has been established.

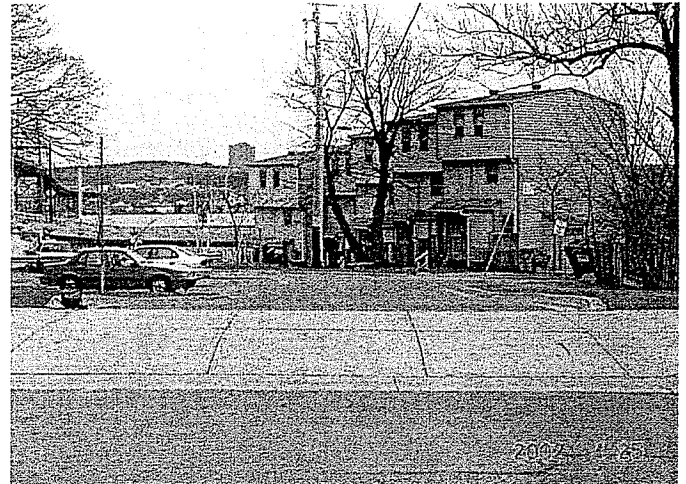
Staff recommend the sale of two small parcels of land to Harbour City Homes Society to provide parking for tenants at 2581 Brunswick Street (1 parking space) and 2579/2573 Brunswick Street (4 parking spaces). The sale shall be conditional upon site survey, the consolidation of each lot with the abutting residential property owned by Harbour City Homes Society, and easement provisions in a form satisfactory to HRM to provide public access for a walkway/bikeway as required. A Buy back Agreement shall not be required due to 'payment' by Harbour City Homes.

ATTACHMENT "6"
North Street (PID #40428245)
SITE MAP and PHOTOGRAPHY

Page 2 of 2



Looking towards Brunswick Street



Looking towards Dartmouth

ATTACHMENT "7"

Lot D-2 Brunswick Street (PID #40286940)

SITE MAP and PHOTOGRAPHY

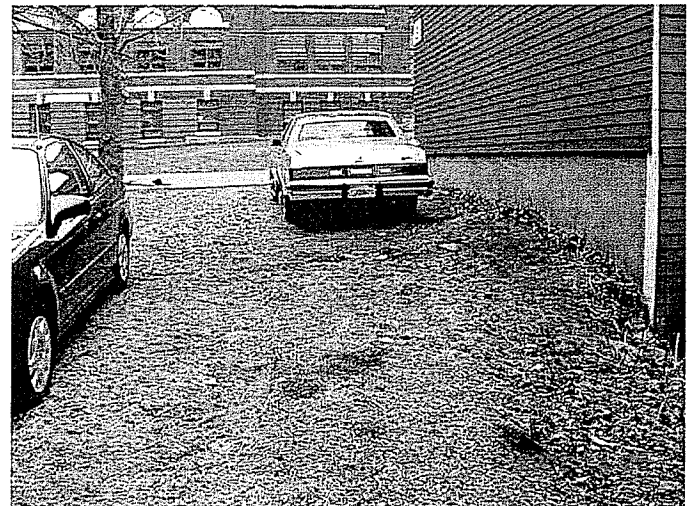
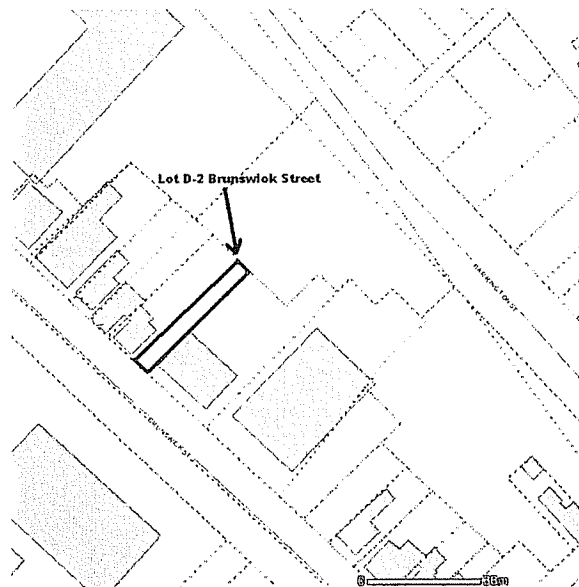
Property	Land Area	Zoning	Assessment
Lot D-2 Brunswick Street		R2	\$25,900

Background

The subject property is a remnant of land between 2275 Brunswick Street (owned by Harbour City Homes Society) and 2263 Brunswick Street (owned by the Roman Catholic Episcopal Corporation of Halifax). The lot has been used by Harbour City Homes to provide parking for tenants. The lot does not meet the minimum lot size requirements under the present zoning and cannot be developed unless consolidated.

HRM Real Property and Asset Management have determined that in 1980, as part of the Block 'A' Uniacke Square Sub-Division Plan, Lot D-3 owned by the former City of Halifax and the abutting Lot D-2 (2275 Brunswick Street) were to be consolidated. No easement was in effect. It appears that the intent of the development agreement was to align property boundaries with existing building structures. However, undeveloped (vacant) land was not transferred. Hence, "ownership" of the property has remained in the name of HRM at the Registry of Deeds.

Staff recommend the sale of Lot D-2, PID#40286940, Brunswick Street, Halifax, to Harbour City Homes Society conditional upon consolidation with 2275 Brunswick Street, Halifax, to provide unencumbered title. There shall be no Buy Back Agreement.



Parking Lot beside 2275 Brunswick Street

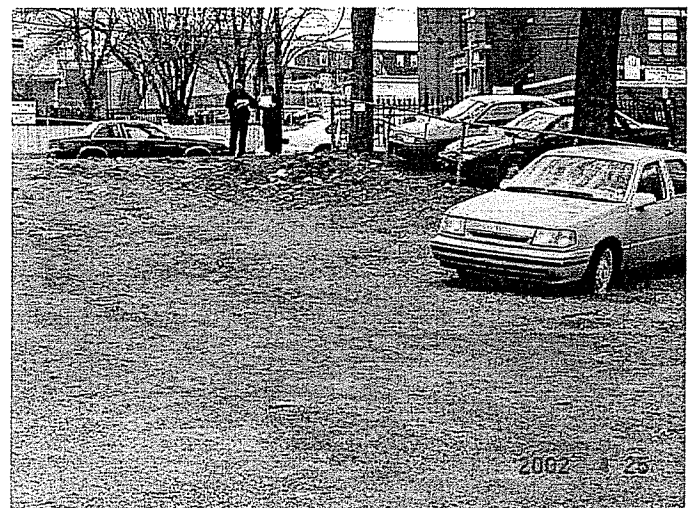
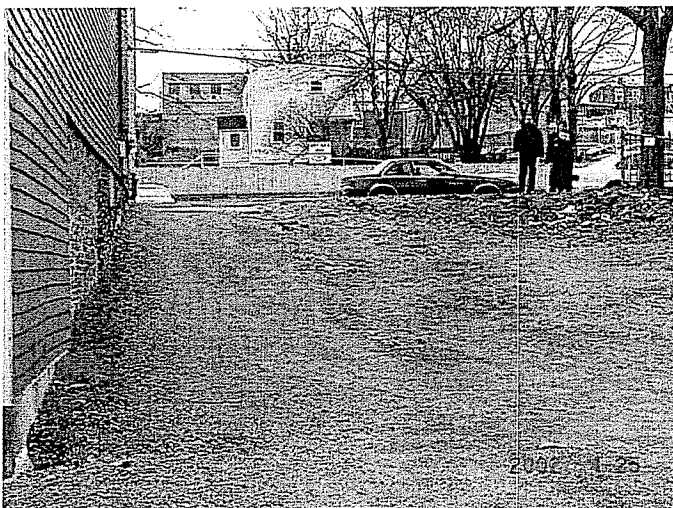
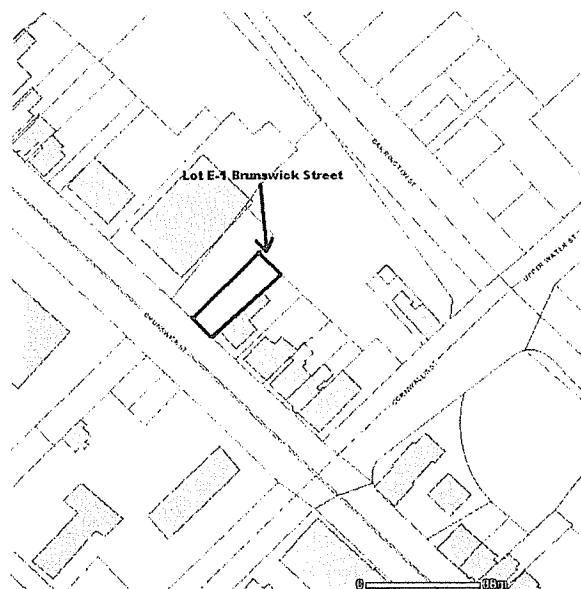
ATTACHMENT "8"

Lot E-1 - Brunswick Street (PID #40286932)

SITE MAP and PHOTOGRAPHY

Property	Land Area	Zoning	Assessment
Lot E-1 Brunswick Street	3,299 sqft	R2	\$49,500
Background	<p>The subject property is a remnant of land between 2263 Brunswick Street (owned by the Roman Catholic Episcopal Corporation of Halifax) and 2237 Brunswick Street (owned by Harbour City Homes). The site is zoned R-2 General Residential Peninsula North Area 7. The land is assessed as Exempt Residential and valued at \$49,500. The property has been used by Harbour City Homes for tenant parking. The site survey indicates a lot size of 3,299 sq.ft which conforms to the zoning requirements of 3,000 sq. ft minimum lot size and 30 ft. minimum frontage. This lot could be developed for a single family dwelling.</p> <p>HRM Real Property and Asset Management have determined that in 1980, as part of the Block 'A' Uniacke Square Sub-Division Plan, Lot D-32 owned by the former City of Halifax and the abutting 2237 Brunswick Street, Halifax, owned by Harbour City Homes were to be consolidated. Title to the vacant land has not been transferred and remains registered as owned by HRM.</p>		

Staff recommend the sale of Lot E-1 Brunswick Street, Halifax, to Harbour City Homes Society conditional upon consolidation with 2237 Brunswick Street, Halifax, to provide unencumbered title. There shall be no Buy Back Agreement.



Parking Lot beside 2237 Brunswick Street