



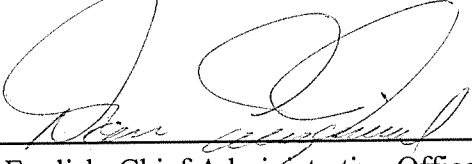
PO Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

10.1.10


Halifax Regional Council
June 26, 2007

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY:



Dan English, Chief Administrative Officer



Wayne Anstey, Deputy Chief Administrative Officer - Operations

DATE: June 8, 2007

SUBJECT: **Parkland Acquisition - The Edwards Family Charitable Foundation
Land Donation**

ORIGIN

The Edwards Family Charitable Foundation has offered to donate four properties on the Shubenacadie River in the Rockcliffe Park Subdivision in Enfield to HRM.

RECOMMENDATION

It is recommended that:

1. Halifax Regional Council authorize an increase to Capital Account CP300845 of \$107,000 with funding through a \$5,000 withdrawal from the Parkland Reserve Account # Q107 and \$102,000, value of the land donated as per the Budget Implications section of this Report to facilitate the acquisition of PID 40491508, PID 40491466, PID 40491474, and PID 40491480 , via donation, from The Edwards Family Charitable Foundation.
2. Halifax Regional Council authorize an unbudgeted withdrawal from Parkland Reserve Q107 in the amount of \$5,000 to cover closing costs and property tax.

BACKGROUND

Staff was contacted by Mr. William Frank, a representative of The Edwards Family Charitable Foundation, with an offer to donate to HRM four residential parcels located along the Shubenacadie River in the Rockcliffe Park Subdivision near Enfield Community.

DISCUSSION

The subject properties are four vacant undeveloped lots located between the Shubenacadie River and Rockcliffe Drive in the Rockcliffe Park Subdivision near Enfield Community (see Attachment 'A'). The total combined area of the four properties is approximately 12.88 acres. All four properties have very convenient access and frontage to accommodate public recreation uses. The configuration and topography of the lots provide an opportunity for excellent visibility to the entire site. The shoreline of all four parcels is also visible from residential development located on the other side of the river as well as the RCMP station located in the Enfield Community.

The entire area is generally level throughout with a marginal slope toward the river, and is naturally treed throughout with mixed types of vegetation. A small section of the vegetation has been damaged by Hurricane Juan and will require some restoration work. The removal of this vegetation will create an excellent opportunity for open space to accommodate future parking and possible other recreation use. This will also provide a convenient access and view from the road to the river.

The lower portions of all four lots are located partially within a flood plain zone of the Shubenacadie River. This portion of land may flood on occasion for an extended period of time. Despite this fact, the slow running current in this area provides excellent river access for water related recreation activities. The close proximity to Exit 7 of Highway 102 make the site suitable and highly desired for a regional scale access to the Shubenacadie River.

The property was appraised by Fennell & Associates Appraisers Limited on behalf of HRM, and established a market value of \$102,000 for all four lots. Even though this is a land donation, an appraisal was necessary as the HRM Taxation Department will not issue a tax receipt without a recent appraisal of the property. The Edwards Family Charitable Foundation has requested a tax receipt for this donation. The Foundation is also looking for the Municipality to pay taxes owing for this fiscal year, which to date equates to a total of \$176.00 for all four properties.

Furthermore, the Foundation has requested that the Edwards family name be recognized in the naming of the park.

KEY BUSINESS TERMS AND CONDITIONS OF TRANSACTION				
Property Address	Lot 21, Rockcliffe Drive	Lot 22 Rockcliffe Drive	Lot 23, Rockcliffe Drive	Lot 24 Rockcliffe Drive
PID Number	40491508	40491466	40491474	40491490
Site Area	2.92 acres	3.35 acres	3.52 acres	3.09 acres
Water Frontage	330 ft.	235 ft.	255 ft.	370 ft.
Road Frontage	250 ft.	250 ft.	250 ft.	250 ft.
Zoning	R-1b, Suburban Residential Zone			
Vendor	The Edwards Family Charitable Foundation			
Purchaser	Halifax Regional Municipality			
Market Value	\$102,000			
Purchase Price	Donation			
Special Conditions	<ul style="list-style-type: none"> • Tax Receipt to be issued to The Edwards Family Charitable Foundation for \$102,000; • HRM to pay taxes owing, \$176.00; • The Edwards family name be recognized in the naming of the park. 			
Closing Date	ASAP			

BUDGET IMPLICATIONS

Approval of this report will result in an increase to Capital Account CP300845 for \$107,000. The increase is comprised of the market value of the four vacant undeveloped lots donated by the Edwards Family Charitable Foundation for \$102,000 and other acquisition and closing costs to a maximum of \$5,000.

Funding to a maximum of \$5000.00 (HST exempt) will be provided from Account # Q107 -

**Parkland Acquisition - The Edwards Family
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Parkland Reserve to Capital Account CP300845 New Park Development to cover appraisal costs, taxes, legal, and administrative closing expenses. The availability of funds has been confirmed by Financial Services.

Budget Summary	Capital Account CP300845 New Park Development	
	Cumulative Unspent Budget	\$ 0
	Plus: Donation of Land (Market Value)	\$102,000
	Plus: Withdrawal from Reserve	\$ 5,000
	Less: Record Donation of Land to Asset Account	\$102,000
	Less: Closing Costs	<u>\$ 5,000</u>
	Uncommitted Balance	\$ 0

FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN

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

If approved this will increase the gross capital budget and reserve withdrawals.

ALTERNATIVES

There are no recommended alternatives.

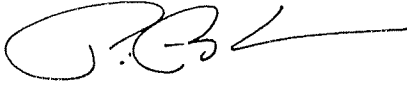
ATTACHMENTS


- Attachment "A" - Site Plan
- Attachment "B" - Site Photography

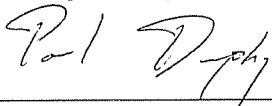
A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/cagenda.html> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.


Report Prepared by: Tom Crouse, Manager Acquisitions & Disposals, Transportation & Public Works 490-5931
Jan Skora, Coordinator - Real Property Planning, Community Development 490-6783

Report Reviewed by: 
Peter Stickings, Manager, Real Property, TPW 490-7129


Peter Bigelow, Manager, Real Property Planning, Com. Dev. 490-6047

Report Approved by: 
Mike Labrecque, P.Eng., Director, TPW 490-4855

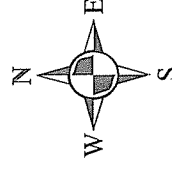

Paul Dunphy, Director, Community Development 490-4933


Cathie O'Toole, A/Director, Finance, 490-6308

ATTACHMENT "A"

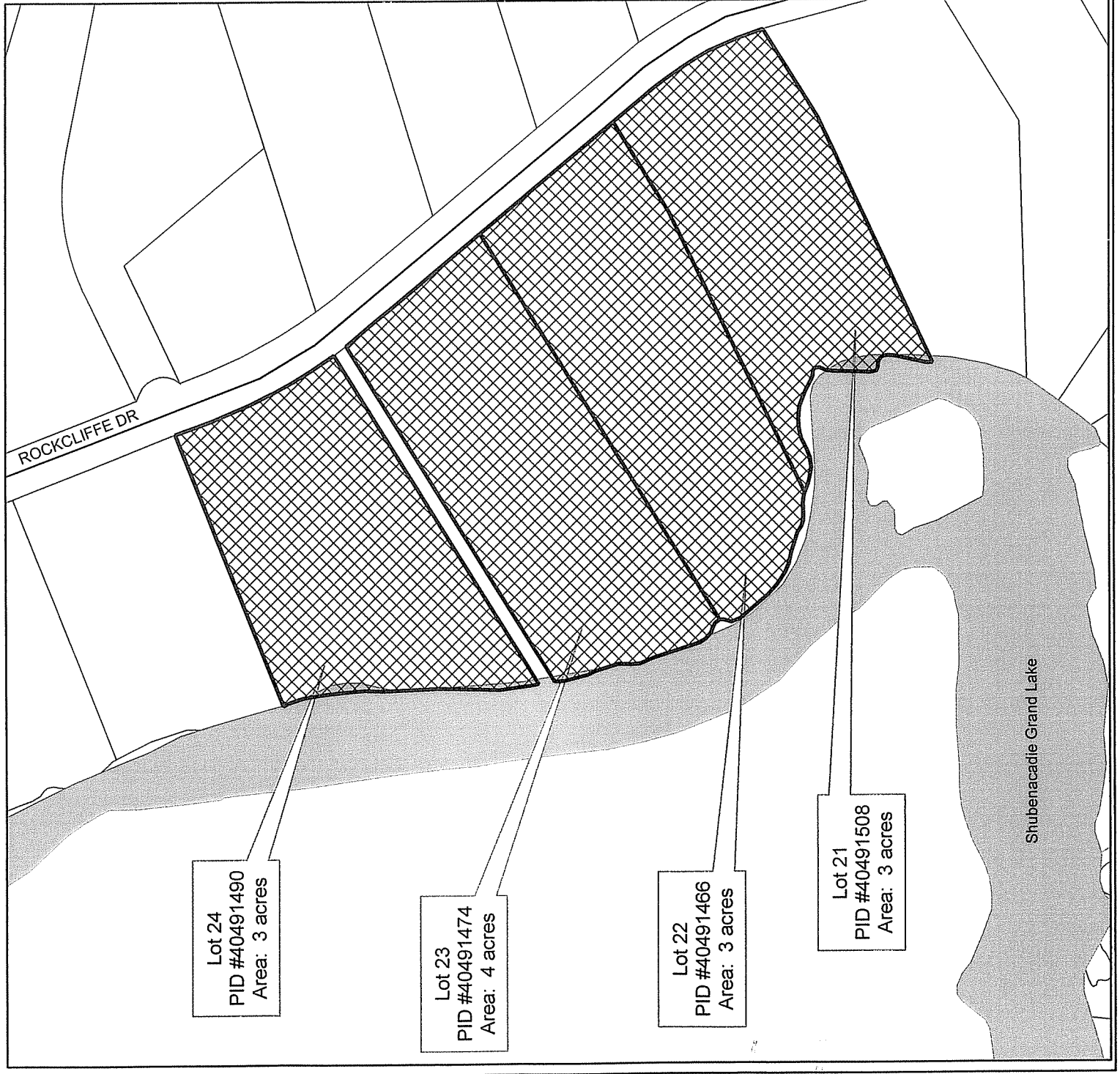
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SITE PLAN



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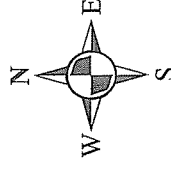
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ATTACHMENT "B"

Parkland Acquisition -
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SITE PHOTOGRAPHY



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