



PO Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Item No. 11.1.1

**Halifax Regional Council
May 26, 2009**

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY:

A handwritten signature in cursive script, appearing to read "Dan English".

Dan English, Chief Administrative Officer

A handwritten signature in cursive script, appearing to read "Wayne Anstey".

Wayne Anstey, Deputy Chief Administrative Officer - Operations

DATE: May 8, 2009

SUBJECT: **Land Lease - a portion of PID#40665531, Lot 86-1ABC, Hammonds Plains Road, Upper Tantallon**

ORIGIN

A request was made to Crombie Property Holdings Limited for a land lease of **a portion of PID#40665531, Lot 86-1ABC, Hammonds Plains Road, Upper Tantallon**, as shown on the site plan contained in the Ground Lease herein as Attachment "A", for the purpose of operating a Park & Ride lot and Public Transit service.

RECOMMENDATION

It is recommended that Regional Council authorize the Mayor and Municipal Clerk to enter into a Land Lease with Crombie Property Holdings Limited as per the terms and conditions as outlined in this report.

BACKGROUND

At the 1 April 2008 council meeting, Regional Council approved in principle, the “Park & Ride, Express and Rural Transportation Study” prepared by Entra Consultants. Phase one of the study recommended the introduction of park & ride and express bus service along Highway 102 serving the communities of Enfield, Halifax Stanfield International Airport and Fall River; Highway 103 serving the communities of Tantallon and Hubley; and Highway 107 serving the communities of Musquodoboit Harbour, Porters’ Lake, Lake Echo and Preston.

Express bus service will be direct, limited stop service into downtown, terminating at Scotia Square.

DISCUSSION

The first express bus route, scheduled to be implemented in August 2009, will be from the Hubley Centre in Tantallon along highway 103 into downtown, terminating at Scotia Square.

The park & ride facility in Tantallon will be located on lands owned by Nova Scotia Public Works and Transportation and Crombie Property Holdings Limited. Both parties have agreed to the use of these lands, in principle, subject to an approved lease with Crombie Property Holdings and approved permits required by Nova Scotia Public Works and Transportation.

The park & ride facility is designed to accommodate approximately 185 vehicles, a passenger shelter and waiting platform and bus bay.

Additional property adjacent to the St. Margaret’s Arena is being negotiated to accommodate overload parking in the event it is required.

This report complies with the Real Estate & Facility Services Transaction Policy, as approved by Regional Council on October 8, 2002.

KEY BUSINESS TERMS AND CONDITIONS OF TRANSACTION	
Property Address	a portion of PID#40665531, Lot 86-1ABC, Hammonds Plains Road, Upper Tantallon
Landlord	Crombie Property Holdings Limited
Tenant	HRM
Site Area	subject to survey
Lease Term	Nineteen (19) years.
Rental Rate	\$1.00 annually
Additional Rent	Proportionate share of Property Tax

BUDGET IMPLICATIONS

An annual lease payment of \$1.00 plus proportionate share of property taxes will be charged to R638.6911.

ATTACHMENTS

Schedule "A" Site Plan

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: Carla Thistle, Real Estate Officer, TPW 490-5477
Brian Taylor, Senior Advisor, Regional Transit Planning, IAM
490-1665

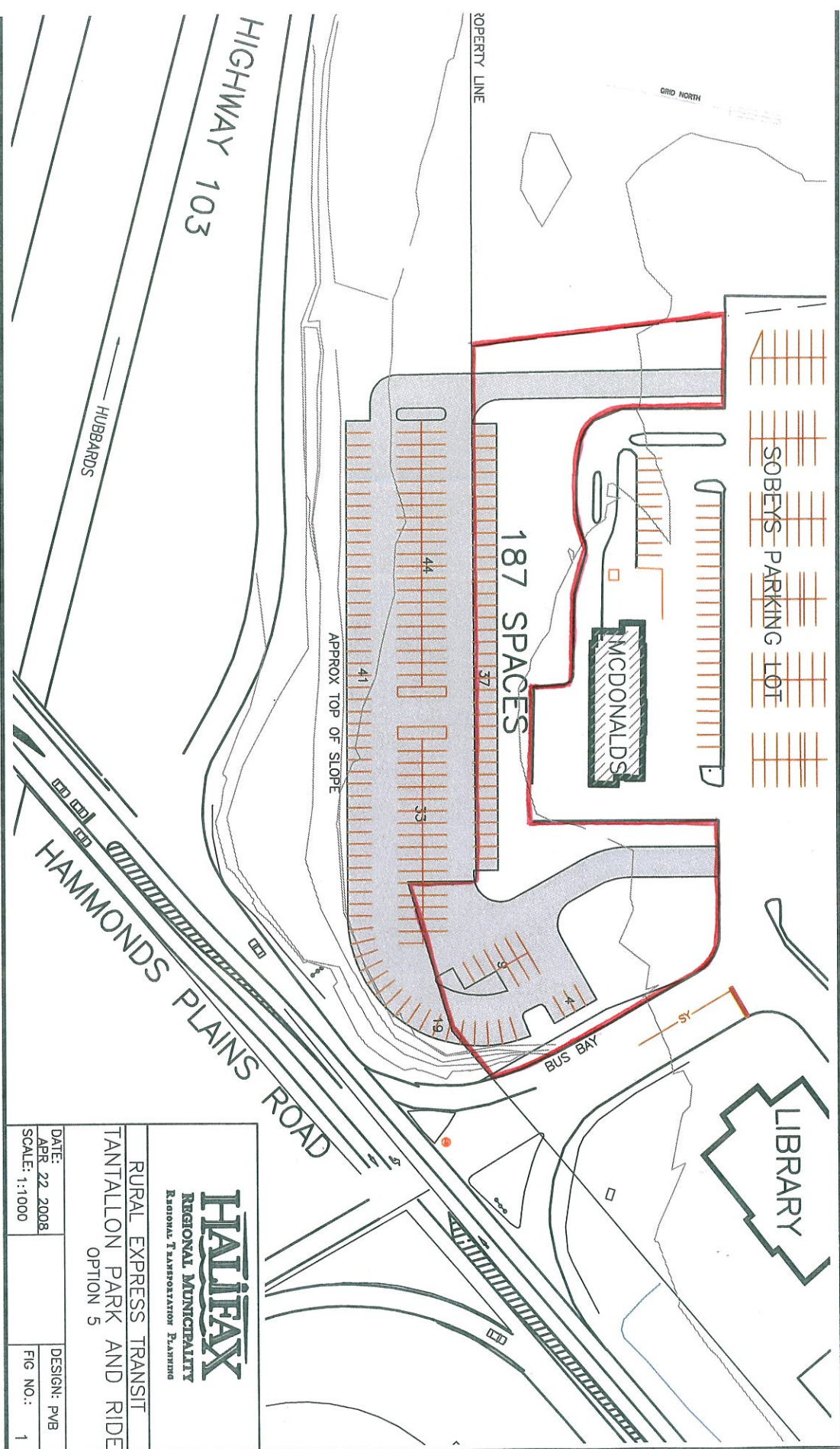
Report Reviewed by: Tom Crouse, Acquisition & Disposal Manager, RE&FS, TPW 490-5931
David McCusker, Manager, Regional Transportation, IAM 490-6696

Report Reviewed by: _____
Peter Stickings, Manager, Real Estate & Facility Services,, TPW 490-7129

Financial Review by: _____
Catherine Sanderson, Senior Manager, Financial Services 490-1562

Report Reviewed & Approved by: _____
Mike Labrecque, Director, TPW 490-4855

Report Reviwed & Approved by: _____
Phil Townsend, Acting Director, IAM, 490-7116



HALIFAX
 REGIONAL MUNICIPALITY
 REGIONAL TRANSPORTATION PLANNING

RURAL EXPRESS TRANSIT
 TANTALLON PARK AND RIDE
 OPTION 5

DATE: APR 22 2008	DESIGN: PVB
SCALE: 1:1000	FIG NO.: 1