



PO Box 1749  
Halifax, Nova Scotia  
B3J 3A5 Canada

**Item No. 10.1.2**

**Halifax Regional Council  
October 6, 2009**

**TO:** Mayor Kelly and Members of Halifax Regional Council

**SUBMITTED BY:**

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Geris Kaiser, Acting Chief Administrative Officer

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Paul Dunphy, Acting Deputy Chief Administrative Officer - Operations

**DATE:** Sept 11, 2009

**SUBJECT:** Laurie Lively Park - Parkland Reserve Withdrawal

**ORIGIN**

Requirement for Phase 3 of park development.

**RECOMMENDATIONS**

It is recommended that Halifax Regional Council approve an increase to Capital Account CPX01023 Park Upgrades by \$21,000 to be dedicated to improvements to Laurie Lively Park with funding from the Parkland Reserve Q107 as per the budget implications of this report.

## **BACKGROUND**

Laurie Lively Park is in the Berry Hill Subdivision adjacent to the Newridge Subdivision in Middle Sackville. It is a ten acre district park located on the site of a former gravel pit. It provides the community with a playground, bike park, basketball pad and a skating area. It also has the capability to accommodate a trail system, a future playing field and several other minor park amenities.

For several years a local residents association and Councillor Johns have been involved in the ongoing development of the park. The group is working with staff to further develop the park's facilities and has successfully attracted additional funding from the province of Nova Scotia.

## **DISCUSSION**

At its meeting of October 7, 2008, Regional Council approved partial funding for the development of Laurie Lively Park by way of a transfer from the Parkland Reserve Q107, to Capital Account CPX01023 Park Upgrades. Although Q107 funds are typically used for the purchase of parkland, the 2008, staff report *Laurie Lively Park - Parkland Reserve Withdrawal* explains the unique circumstances of the project and the rationale for the use of Q107 funds for a capital works project (see Attachment A).

The current phase of park development requires an additional \$21,000 to be transferred from Q107 to CPX01023 Park Upgrades that will enable the construction of a trail system in the park as well as improvements to a skating area. Funds will also support continued filling and grading leading to the future development of a playing field

The withdrawal from parkland reserve will be replenished as Raymar Developments moves through the current Phase 4 of the development of the Newridge Subdivision.

Raymar has received final design approval to construct the roads in phase 4 of this development and are presently constructing said roads. Once the roads are constructed to HRM's satisfaction, the proposed lots can be approved. This lot approval is contingent upon the developer paying the parkland cash-in-lieu contribution which, in this case, is a sufficient amount to cover the \$21,000.00 withdrawal from Q107.

It is anticipated that this transaction would occur within the next twelve months.

**BUDGET IMPLICATIONS**

The budget availability has been confirmed by Financial Services.

**Budget Summary:**

Parkland Reserve Q107	
<b>Current Balance</b>	<b>\$87,131</b>
<b>Less: Transfer to CPX01023 Park Upgrades</b>	<b>\$21,000</b>
<b>Reservation 1428.9</b>	
<b>Total Remaining</b>	<b>\$66,131</b>

**Capital Account No. CPX01023 Park Upgrades  
Reservation 1428.9**

Cumulative Unspent Budget	\$34,625
Add: Transfer from Parkland Reserve Q107	<u>\$21,000</u>
Balance	\$55,625

**FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN**

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating budget, policies and procedures regarding withdrawals from the utilization of Capital and Operating reserves, as well as any relevant legislation. If approved, this report will increase the gross Capital budget and Reserve withdrawals for 2009/10.

**ALTERNATIVES**

Council could choose not to approve the withdrawal of the funds from the Parkland Reserve in which case the funds would remain in the reserve for other parkland related uses.

**ATTACHMENTS**

Attachment A: Laurie Lively Park-Parkland Reserve Withdrawal - Oct 7/08

**Laurie Lively Park - Parkland Reserve Withdrawal  
Council Report**


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**October 6, 2009**

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: John Charles , Planner, Real Property Planning, IAM 490-5771

Report Approved by:



Peter Bigelow, Manager, Real Property Planning, IAM 490-6047

Financial Approval by:



Catherine Sanderson, Senior Manager, Financial Services, 490-1562

Report Approved by:



Phillip Townsend, Director, Infrastructure and Asset Management - 490-7166

Report Approved by:



Cathie O'Toole, CGA, Director of Finance, 490-6308



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**Halifax Regional Council**  
**October 7, 2008**

**TO:** Mayor Kelly and Members of Halifax Regional Council

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**SUBMITTED BY:** \_\_\_\_\_  
Dan English, Chief Administrative Officer

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

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Wayne Anstey, Deputy Chief Administrative Officer - Operations

**DATE:** September 23, 2008

**SUBJECT:** Laurie Lively Park - Parkland Reserve Withdrawal

**ORIGIN**

Requirement for parkland dedication for Newridge Subdivision.

**RECOMMENDATIONS**

1. It is recommended that Regional Council;

1) Approve the withdrawal of \$54,625 from the Parkland Reserve Q107, to fund Capital Account CPX01023 Park Upgrades.

2) Increase Capital Account CPX01023 Park Upgrades by \$54,625 to be dedicated to improvements to Laurie Lively Park.

## **BACKGROUND**

Raymar Developments has undertaken a multi-phase residential development, Newridge Subdivision in the community of Upper Sackville. The development is small in scale and long and narrow. Under the permitting process, HRM staff determined that no physical park property was required for the subdivision as the project is across the street from Laurie Lively Park in the Berry Hill Subdivision. Laurie Lively Park is a ten acre district park located on the site of a former gravel pit. It provides the community with a playground, dirt bike jump course and a sport court. It also has the capability to accommodate a future sports field and several other minor park amenities.

A local residents association had been working with staff and the area Councillor towards the development of Laurie Lively Park. That group has been successful in developing the playground and has attracted funding from the province of Nova Scotia. The group is working with staff to further develop the park's facilities and attract additional funding from the province of Nova Scotia.

During the subdivision approval process, as no park land would be required for Newridge subdivision, the developer offered to improve Laurie Lively Park. This entailed providing and placing necessary fill to a value equal to that of the park land owing (\$54,625). Staff and the local community association worked to determine the areas to be filled and developed. After all parties had come to an agreement it was determined that Raymar Developments could not generate suitable fill from its Newridge project. Raymar and HRM staff determined that cash towards the improvement of Laurie park would be a substitute for the work in kind. However the developer and the community still wished the cash be put towards work required in Laurie Lively Park to better serve the additional residents of Newridge.

## **DISCUSSION**

In accordance with the Municipal Government Act and the HRM Subdivision Bylaw's parkland dedication requirement, the municipality may accept land for parks, work in kind towards new or existing parks to directly serve the subdivision, or cash value in lieu of parkland to meet the parkland dedication requirement. In the instance of cash in lieu of parkland, all funds must be deposited in the Parkland Reserve (HRM Parkland Reserve Q107). In HRM, the Parkland Reserve is primarily used for purchases of parkland, however it is sometimes used for park development. In this case, whereby the original intent and agreement was to accept work in kind, which did not work out, it is justifiable the cash funds be used to improve the park which is to serve the Newridge subdivision. In accordance with regulations the funds have been deposited in the Parkland Reserve and require the approval of Regional Council to withdraw them and apply them Laurie Lively Park.

The funds will be used to further develop Laurie Lively Park and to leverage additional funds from Recreation Facility Development grants of the Province of Nova Scotia.

**BUDGET IMPLICATIONS**

Applicable funds from Newridge Subdivision which have been received by HRM and deposited in Parkland Reserve Q107 are;

Newridge Subdivision - Newridge Drive Phase application # 13390 - \$30,875  
Newridge Subdivision - Tanshire Court Phase application # 13867 - \$23,750  
\$54,625 Total

**Budget Summary:      Capital Account No. CPX01023 Park Upgrades  
Reservation 1428.9**

Cumulative Unspent Budget	\$      0
Add: Increase to capital account as per recommendation	<u>\$54,625</u>
Balance	\$54,625

The reservation has been created in SAP.

**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. If approved, this report will increase the gross Capital budget and Reserve withdrawals for 2008/09.

**ALTERNATIVES**

Council could choose not to approve the withdrawal of the funds from the Parkland Reserve in which case the funds would remain in the reserve for other parkland related uses. This would result in the loss of opportunities to leverage funds from the Province of Nova Scotia.

**ATTACHMENTS**

None

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Report Prepared & Approved by:   
Peter Bigelow, Manager, Real Property Planning, IAM 490-6047

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

Report Approved by:   
Cathie O'Toole, Director, Infrastructure and Asset Management - 490-4825