

Item No. 10.1.2
Halifax Regional Council
February 23, 2010

TO: Mayor Kelly and Members of Halifax Regional Council



SUBMITTED BY:

Dan English, Chief Administrative Officer



Wayne Anstey, Deputy Chief Administrative Officer - Operations

DATE: February 11, 2010

SUBJECT: Street Closure - Portion of Symonds Road, Bedford

ORIGIN

This report originates with a request from the developer of “The Parks of West Bedford”, to close a portion of Symonds Road street right-of-way (Parcel WBHL), as shown on Attachment “B”, necessary to facilitate the market disposal of the surplus right of way and to allow for the construction of a cul de sac at the terminus of Symonds Road.

RECOMMENDATION

It is recommended that Regional Council:

- set a date for a Public Hearing for consideration of HRM Administrative Order No. SC-58 concerning the closure of a portion Symonds Road right-of-way, Bedford, (Attachment “A”);
- direct staff to close the portion of Symonds Road right-of-way, as shown on Attachment “B”, subject to the conclusion of the Public Hearing.

BACKGROUND / DISCUSSION

Symonds Road street right of way was created in the early 1970's by Bedford Village Properties Limited (BVPL). Only a portion of the current Symonds Road was constructed as a public road, likely a result of past phasing of development. Where the existing built roadway ends, there is no formal turning area and vehicles are required to access across a private property driveway to turn-around.

The unconstructed portion of Symonds Road was deeded to the former Town of Bedford from BVPL in the Fall of 1980. At present, the two abutting private properties to the north and south of the subject portion of Symonds Road right-of-way presently have frontage on Gary Martin Drive.

Pursuant to the requirements for the planning approvals for the Bedford West Master Plan specific to the "The Parks of West Bedford", West Bedford Holdings Limited (WBHL) was required to complete a transportation study which evaluated the before and after impacts on the existing area transportation network. One of the key recommendations of this study was that Symonds Road NOT be extended to Gary Martin Drive because vehicles could "shortcut" the new signalized intersection of Hammonds Plains Road and Gary Martin Drive. This recommendation is supported by HRM TPW Traffic and Right-of-Way Services.

The developer has requested that HRM undertake to conclude a market transaction that would see HRM convey its 22,955 sq.ft. of surplus right-of-way for 3,050 sq.ft. of private lands (parcel HRM) with the Developer assuming the full cost for the construction of the new cul-de-sac bulb subject to further municipal approvals and agreements.

SUMMARY

- At this time Council is being asked to formerly close a section of the Symonds Road street right-of-way as shown as Parcel WBHL on Attachment "B";
- The closure will facilitate the future market disposal of Parcel HRM to West Bedford Holdings Limited;
- As a condition of the street closure West Bedford Holdings Limited will, at its cost, construct a cul-de-sac required at the end of Symonds Road;
- West Bedford Holdings Limited is responsible to pay all expenses to register Administrative Order No. SC-58.

BUDGET IMPLICATIONS

All HRM costs associated with this conveyance, will be the responsibility of the developer.

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

ATTACHMENTS

Attachment "A" - Administrative Order No. SC-58

Attachment "AA" - Plan Showing Symonds Road In Context of Neighbourhood

Attachment "B" - Detailed Location Plan

Attachment "C" - Site Photography

Additional copies of this report, and information on its status, can be obtained by contacting the person listed below in the "Report Prepared by" section.

Report Prepared by: Chad Renouf - Real Estate Officer, Real Estate & Facility Services, TPW 490-6798

Report Reviewed by: Tom Crouse - Acquisition & Disposal Manager, TPW, 490-5931

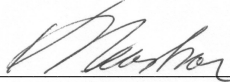
Report Reviewed by:


Peter Stickings, Manager, Real Estate & Facility Services, TPW 490-7129

Financial Review by:


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

Report Approved by:


Ken Reashor, P.Eng., Acting Director, TPW 490-4855

Attachment "A"
Street Closure - Portion of Symonds Road, Bedford.
Administrative Order No. SC-58

HALIFAX REGIONAL MUNICIPALITY

ADMINISTRATIVE ORDER NUMBER No. SC-58

RESPECTING CLOSURE OF A PORTION OF

SYMONDS ROAD, BEDFORD

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:

- (vii) A portion of Symonds Road, Bedford, Nova Scotia more particularly described in Attachment "A" is hereby closed.

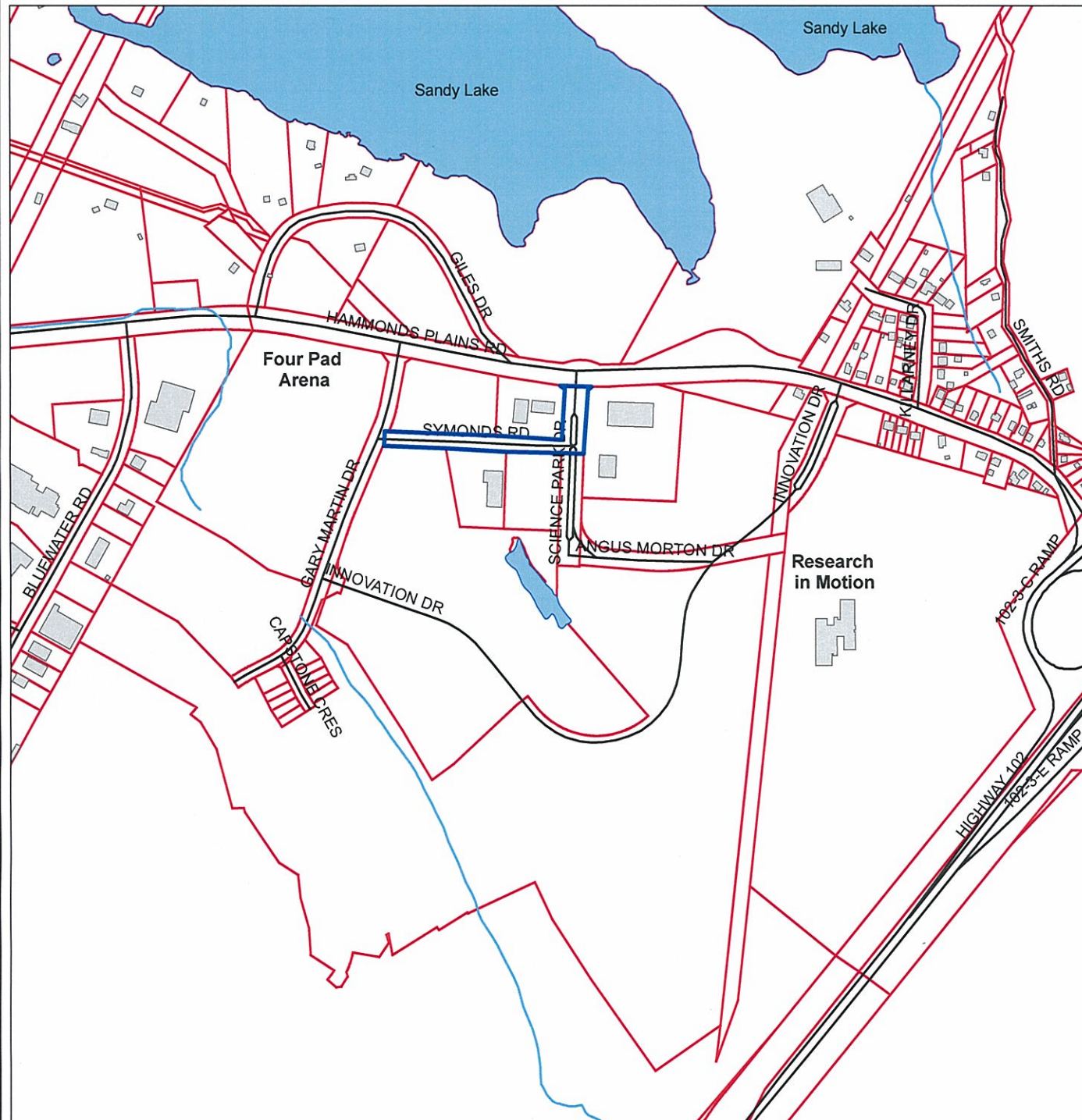
I HEREBY CERTIFY THAT the foregoing Administrative Order was duly adopted by Halifax Regional Council, the ____ day of _____, 2010.

Mayor

Acting Municipal Clerk

I, Cathy Mellett, Acting Municipal Clerk of Halifax Regional Municipality, hereby certify that the above-noted Administrative Order was passed at a meeting of Halifax Regional Council held on _____, 2010.

Cathy Mellett, Acting Municipal Clerk



HALIFAX

REGIONAL MUNICIPALITY

ATTACHMENT 'AA'

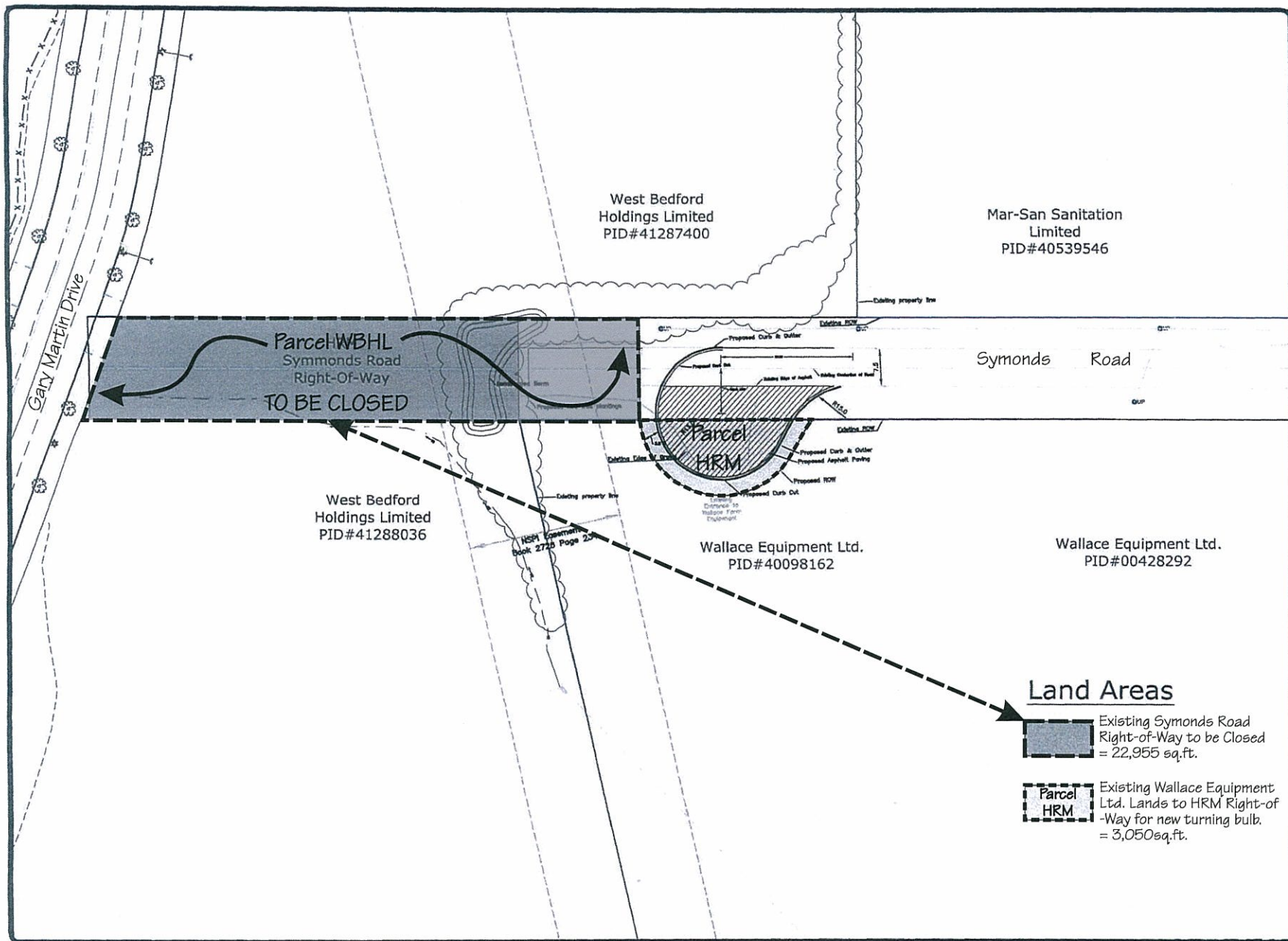
Symmonds Road
Bedford, N. S.

LOCATION PLAN



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.

Date: February 17, 2010
Prepared by: E. Wall



Revision #	Date
Revision #1	04/27/2009
Revision #2	05/08/2009
Revision #3	05/13/2009
Revision #4	06/09/2009
Revision #5	06/16/2009
Revision #6	06/24/2009

DRAWN BY: SSM
FILE
SCALE NOT TO SCALE
CREATION DATE Jun 24, 2009

**WEST
BEDFORD**

**Symonds
Road
Cul-de-Sac**

Land Areas

- Existing Symonds Road Right-of-Way to be Closed = 22,955 sq.ft.
- Parcel HRM Existing Wallace Equipment Ltd. Lands to HRM Right-of-Way for new turning bulb. = 3,050 sq.ft.



END OF SYMONDS ROAD PROPOSED FOR STREET CLOSURE