


**Item No. 10.1.3**  
**Halifax Regional Council**  
**November 9, 2010**

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

**SUBMITTED BY:** Original Signed by   
\_\_\_\_\_  
Wayne Anstey, Acting Chief Administrative Officer

Original Signed by   
\_\_\_\_\_  
Mike Labrecque, Deputy Chief Administrative Officer

**DATE:** November 25, 2010

**SUBJECT:** Property Acquisition – 9 Leary’s Cove Road, East Dover

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**ORIGIN**

Staff received an offer from the Ocean Glen Society to convey their property at 9 Leary’s Cove Road, PID#40066383, to HRM for \$1.00.

**RECOMMENDATION**

It is recommended that Halifax Regional Council:

1. Approve an increase to Project Account No. CPX01149, Parkland Acquisition, in the amount of \$3,001.00 with funding as a withdrawal from Q 107 – Parkland Development Reserve; and
2. Authorize the Mayor and Municipal Clerk to enter into an Agreement of Purchase and Sale with the Ocean Glen Society for the purchase of 9 Leary’s Cove Road, PID#40066383, East Dover, for the terms and conditions as outlined in this report.

**BACKGROUND**

In 1960, the Municipality of the County of Halifax conveyed the subject property, the site of the former area school, to the Ocean Glen Society for \$500. Up until the late 1990's, the hall was used by the Society. In 2001, the Society, prior to disbanding, prepared a Special Resolution whereby it planned to convey the property to HRM as it was no longer required for their purposes. However, the Special Resolution was never followed through on and the conveyance did not happen. In 2004 the Society in essence became defunct; however, it has recently reactivated with the registry of Joint Stock Companies to complete the previous contemplated conveyance.

**DISCUSSION**

The subject property is located at 9 Leary's Cove Road in East Dover and is 7200 square feet in area. In early 2010, the community building located on the property was demolished as it was condemned by HRM By-Law Enforcement. The front portion of the property has been recently regraded and stabilized. The back portion of the property is undeveloped and is still in its natural condition.

The property is directly adjacent to the St. Thomas Church Hall and is located within 35 feet of an HRM park property known as the Village Green Park, located at the intersection of Leary's Cove Road, East Dover Road, and Whistler's Cove Road. This park is the only municipal property located in this community. The site is developed with a community ball field and basketball court. The limited area of this park does not allow for any parking or other community recreation use. The current on street parking along the adjacent roads creates significant problems for public safety. HRM has an interest in acquiring the subject property to develop it as a parking area for current and future recreation uses of this community.

The Ocean Glen Society has offered the property to HRM for a nominal fee of \$1.00. Furthermore, the transaction would conclude the commitment of the conveyance of this property that was negotiated and contemplated by the Society back in 2001.

<b>KEY BUSINESS TERMS AND CONDITIONS OF TRANSACTION</b>	
<b>Property Address</b>	9 Leary's Cove Road, East Dover
<b>PID Number</b>	40066383
<b>Site Area</b>	7,200 square feet
<b>Road Frontage</b>	146 feet
<b>Zoning</b>	R-1b, Suburban Residential Zone
<b>Vendor</b>	Ocean Glen Society
<b>Purchaser</b>	Halifax Regional Municipality

<b>Purchase Price</b>	\$1.00
<b>Special Conditions</b>	<ul style="list-style-type: none"> <li>The requested amount will be allocated to a holding account and released for purchase</li> </ul>
<b>Closing Date</b>	ASAP

**BUDGET IMPLICATIONS**

Funding in the amount of \$3,001.00 will be made available from Project Account No. CPX01149, Park Land Acquisition. The availability of funds has been confirmed by Financial Services. Funding will be available for, but is not limited to, appraisal, survey, easements, environmental impacts, grading deficiencies, wetland management, legal and administrative costs.

**Budget Summary:                      Project Account for Land Acquisition CPX01149**

Cumulative Unspent Budget	\$648,767
Less: Land Purchase	\$ (1)
Less: Legal, Admin, registration and Closing costs	<u>\$ (3,000)</u>
	\$645,766

**Reserve Account Q107 – Parkland Development Reserve**

Cumulative Unspent Balance (Sept 2010)	\$ 226,625
Less: Reserve Withdrawals	<u>\$ (3,001)</u>
Uncommitted Balance	\$ 223,624

**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 Project and Operating reserves, as well as any relevant legislation. If approved, this report will increase the gross project budget but not the net, and will increase withdrawals from Reserves.

**COMMUNITY ENGAGEMENT**

The East Dover community initiated this land disposal process in order to improve recreation opportunities of the area. Since the late 1990's, the community has been looking for a solution to the parking deficiency for the community recreation use. It was determined that the only alternative to providing the adequate space to satisfy these needs was to establish a parking area on this particular lot. The community representatives, and the reactivated Ocean Glen Society,

are fully supportive of this process and the transaction.

**ALTERNATIVES**

There are no recommended alternatives

**ATTACHMENTS**

Attachment "A" – Site Plan

Attachment "B" – Site Photography

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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, Acquisition and Disposal Manager Real Estate & Facility Services TPW 490-5931  
Jan Skora, Coordinator, Real Property Planning, Infrastructure & Asset Management 490-6783

Report Approved by: \_\_\_\_\_  
Peter Sticking, Manager Real Estate & Facility Services, TPW 490-7129

Report Approved by: \_\_\_\_\_  
Peter Bigelow, Manager Real Property Planning, IAM 490-6047

Financial Approval by: \_\_\_\_\_  
Cathie O'Toole, CGA, Director of Finance, 490-6308

Report Approved by: \_\_\_\_\_  
Ken Reashor, Director Transportation & Public Works 490-4855

Report Approved by: \_\_\_\_\_  
Phil Townsend, Director Infrastructure & Asset Management 490-7166

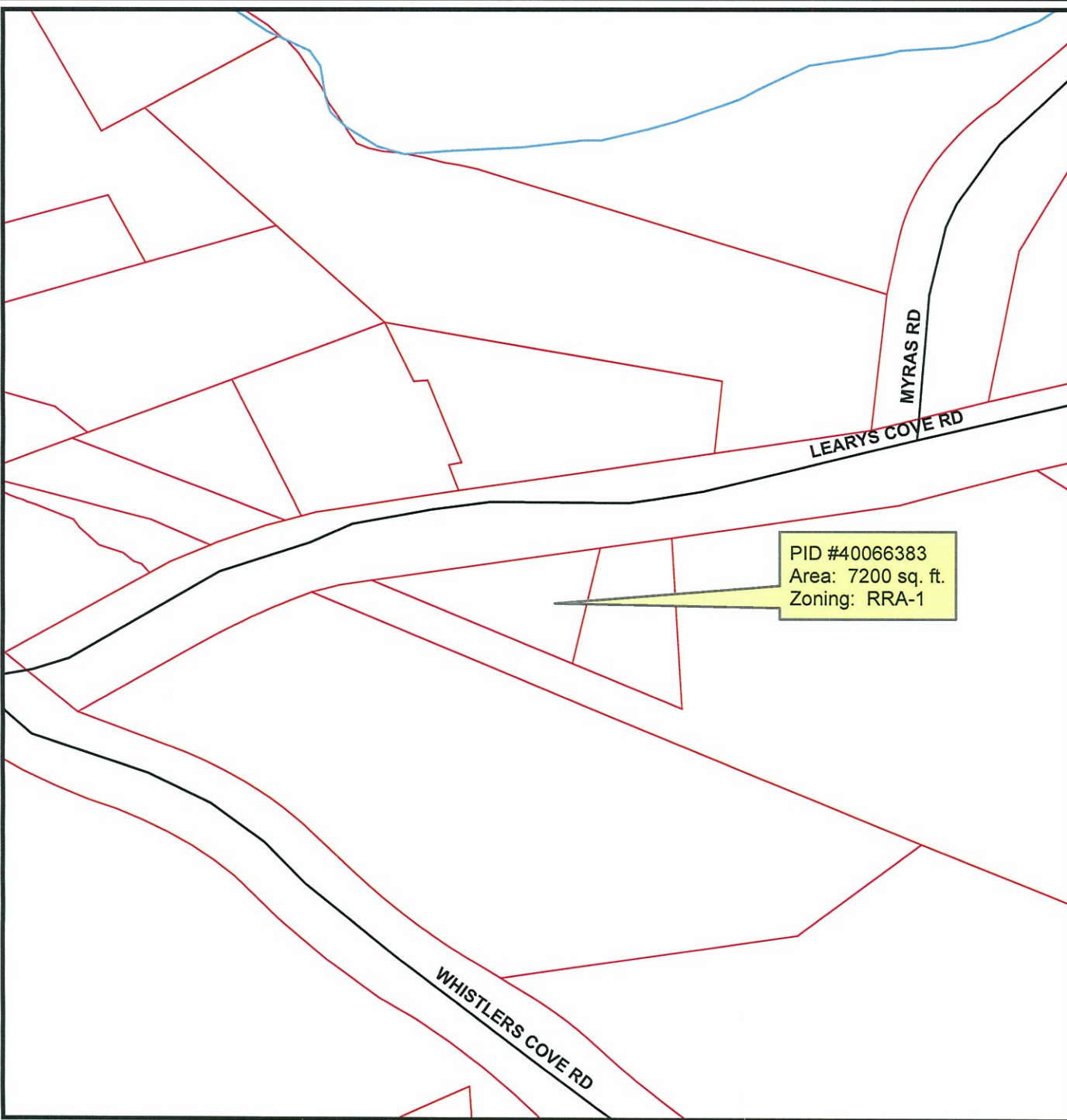
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Original Signed

**ATTACHMENT "A"**

9 Leary's Cove  
East Dover, N. S.

**SITE MAP**



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: October 29, 2010  
Prepared by: E. Wall



## ATTACHMENT "B"

### Property Acquisition - 9 Leary's Cove Rd., East Dover SITE PHOTOGRAPHY



View of subject property from Leary's Cove Road