

**Item No. 10.1.7**  
**Halifax Regional Council**  
**August 16, 2011**

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

Original signed by 

**SUBMITTED BY:**

Richard Butts, Chief Administrative Officer

Original Signed by 

Mike Labrecque, Deputy Chief Administrative Officer, Operations

**DATE:** July 25, 2011

**SUBJECT:** Street Closure – A Portion of University Avenue, Halifax

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**ORIGIN**

Dalhousie University has undertaken a Campus Master Plan for its three campuses. That Master Plan identifies a significant project called “The Quad” at the west end of University Avenue. The future execution of that project requires the far end of University Avenue, west of LeMarchant Street, as part of that development.

On May 24, 2011, Halifax Regional Council approved the exchange of lands between HRM and Dalhousie University, subject to a street closure of a portion of the University Avenue right-of-way.

**RECOMMENDATION**

It is recommended that Halifax Regional Council:

1. Set the date of September 13, 2011, for a Public Hearing for consideration of HRM Administrative Order No. SC-66, concerning the closure of a portion of the University Avenue right-of-way, Halifax, (Attachment A); and
2. Direct staff to close the portion of University Avenue right-of-way as shown on Attachment B, subject to the conclusion of the Public Hearing.

## **BACKGROUND**

Dalhousie has plans for the development of a Lower Quad on Studley Campus, at the end of University Avenue, west of LeMarchant Street. The development calls for an addition to the Killam Library, construction of a new Multi-use Academic Building opposite Killam, and the creation of an outdoor quad between the two (see Attachment C). This plaza would define the most prominent space on the Studley Campus and give the Henry Hicks Building, the symbol of the school, a prominence it does not currently enjoy.

Owing to the evolution of the campus over the last 130 years, the public right-of-way at University Avenue currently dead-ends 131 feet into this proposed project area, west of LeMarchant Street (see Attachment B). The extension formerly serviced private homes immediately adjacent to the Studley Campus. These residences were bought by Dalhousie over 20 years ago and consolidated into the campus. Therefore, this section of street frontage currently only serves Dalhousie and is not required as a public street. HRM staff has determined that there is no municipal use for this portion of the right-of-way and that the highest and best use is for the future development of Dalhousie. Dalhousie will be required to develop a vehicular drop-off turn-about as indicated on Attachment C, so as not to encumber LeMarchant Street with drop-off traffic.

## **DISCUSSION**

Dalhousie has an interest in acquiring the portion of University Avenue indicated in Attachment B, measuring approximately 18,000 square feet, subject to Regional Council's approval of the street closure. Dalhousie's intention is to incorporate the lands into the abutting campus lands for the future development of the Quad project.

An exchange of land will take place with HRM acquiring a portion of PID 40708422, to allow for adequate side yard distances associated with the desired levels of glazing for the new Central Library project at Spring Garden and Queen Streets.

The closure of the subject property will facilitate the exchange of lands which has been the subject of a previous Council approval.

|                               |                                                                                                             |
|-------------------------------|-------------------------------------------------------------------------------------------------------------|
| <b>Property</b>               | University Avenue West of LeMarchant Street                                                                 |
| <b>PID</b>                    | 40930109                                                                                                    |
| <b>Area subject to survey</b> | 18,000 sq. ft.                                                                                              |
| <b>Conditions</b>             | At this time, Council is being asked to formally close a portion of University Avenue shown on Attachment B |

## **BUDGET IMPLICATIONS**

There are no budget implications associated with the recommendation above.

## **FINANCIAL MANAGEMENT POLICIES/BUSINESS PLAN**

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

## **COMMUNITY ENGAGEMENT**

Both the Dalhousie Master Plan and the HRM Central Library projects has been the subject of extensive public and stakeholder consultation.

A public hearing will be required for the recommended street closure, as per section 325 of the Halifax Regional Charter.

## **ALTERNATIVES**

None

## **ATTACHMENTS**

Attachment A – Administrative Order # SC-66

Attachment B – Plan of Proposed Street Closure Area

Attachment C – Rendering of Quad Project from Dalhousie Campus Master Plan

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

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

Report Approved by: \_\_\_\_\_  
Gord Helm, A/Director, Transportation and Public Works, 490-4855

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

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**Attachment A**  
**Street Closure - Portion of University Avenue, Halifax**  
**Administrative Order No. SC-66**

**HALIFAX REGIONAL MUNICIPALITY**

**ADMINISTRATIVE ORDER NUMBER # 66**

**RESPECTING CLOSURE OF A PORTION OF**  
**UNIVERSITY AVENUE**

**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:

1. A portion of University Avenue, Lot Identifier, Halifax, Nova Scotia, more particularly described in Attachment "B" is hereby closed.

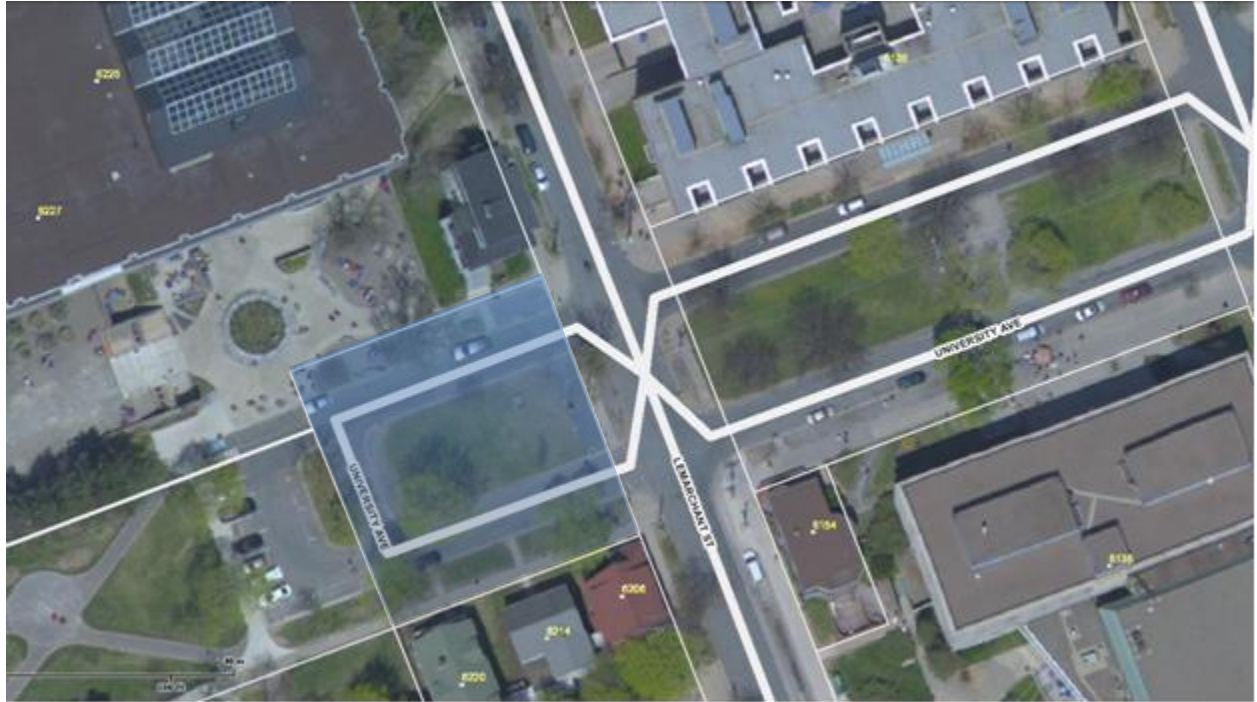
**I HEREBY CERTIFY THAT** the foregoing Administrative Order was duly adopted by Halifax Regional Council, the \_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
Mayor

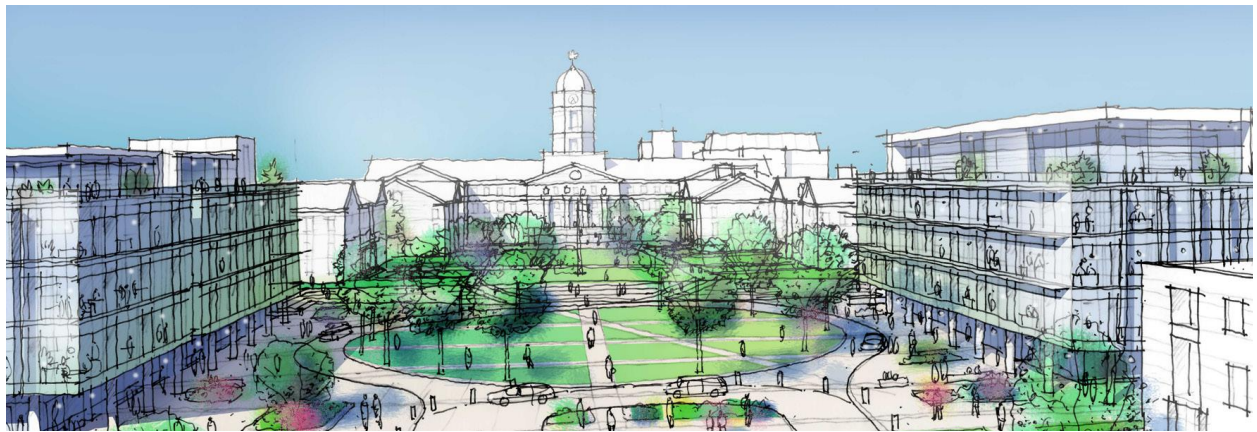
\_\_\_\_\_  
Municipal Clerk

I, Cathy Mellett, 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 \_\_\_\_\_, 2011.

\_\_\_\_\_  
Cathy Mellett, Municipal Clerk



**Attachment B – Proposed Right of Way area for Street Closure and Conveyance from HRM to Dalhousie for Quad Project**



**Attachment C - Dalhousie Quad Project Concept**