

**Item No. 10.1.3**  
**Halifax Regional Council**  
**February 7, 2012**

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

Original signed

**SUBMITTED BY:**

Richard Butts, Chief Administrative Officer

Original signed

Mike Labrecque, Deputy Chief Administrative Officer

**DATE:** December 8, 2011

**SUBJECT:** **Parkland Acquisition – Lot 51A – Civic No. 2210 Crowell Road,  
East Lawrencetown**

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**ORIGIN**

Motion of Regional Council on January 24, 2012 requesting a staff report regarding acquisition of waterfront property located on Crowell Road in East Lawrencetown for the purpose of parkland use.

**RECOMMENDATION**

It is recommended that Halifax Regional Council authorize the Mayor and Municipal Clerk to enter into an Agreement of Purchase and Sale for the acquisition of Lot 51A (PID# 00398263) as per the key terms and conditions outlined in Table 1 of the Confidential Information Report dated December 8, 2011.

## **BACKGROUND**

The Regional Plan identifies the settlement of Porters Lake as a Rural Commuter Centre. Saltwater Lake Park is approximately 10 kilometres from the Centre. Porters Lake itself is one of the largest lakes in HRM with approximately 50 kilometres of shoreline; it stretches north/south from its inland freshwater water source to eventually flow into the Atlantic Ocean near Lawrencetown Beach. Along the Porters Lake shoreline, HRM owns six waterfront parcels that total approximately 1100 metres of shoreline. This HRM ownership, acquired incrementally via Subdivision, represents about two percent of the lake's shoreline for water access.

Only two of the six sites are developed with park infrastructure: one is the Kinap Canoe Club Park (4.5 kilometres from the subject site) with a play structure and boat launch; the other is Nadine Drive Park (16 kms from the subject site) developed with a simple beach. Both parks have their entrances on quiet local streets and are considered a neighbourhood/community park classification. The Porters Lake Provincial Park, 5 kilometres away, has a boat launch, swimming beach, campground and picnic park but is open only from May until October.

The lake has a large service delivery radius that stretches to the Regional Centre, attracting visitors for various water based recreation activities year round. With increased residential development along the shores of Porters Lake over the past decade, community pressure on HRM is increasing for the provision of useable land to sustain water based recreation facilities in this decade and beyond.

## **DISCUSSION**

As a result of a request from the area Councilor and the Community in early 2011, Planning & Infrastructure staff has been engaged in the research, analysis, and negotiation for the acquisition of a 1 acre waterfront parcel to add to an existing undeveloped HRM park on Porters Lake. The current 1.2 acre HRM Saltwater Lake Park is constrained by size, configuration, and a drainage channel. These encumbrances limit the park's potential to serve the present and future outdoor water based recreation needs of the Porters Lake district area.

The subject parcel, Lot 51A on Crowell Road, a major collector street, is adjacent to Saltwater Lake Park. Lot 51A and the park have been used informally by local residents for 25 years as access to the lake for fishing, swimming, skating, and sail boarding. With the proposed additional area and frontage on Crowell Road, the resulting improved park will provide an opportunity for superior access to the lake and serve efficiently as a district park. The improved parkland will also allow the municipality to review the surrounding area's park inventory and evaluate any surplus land opportunities.

The addition of the 1 acre subject property to the abutting HRM land holding will result in a 2.2 acre park that will have superior road and water access. It will also be able to accommodate a variety of district park site development facilities such as a small parking lot, canoe & sail board launch, unsupervised swimming beach, identification sign, etc. The property has excellent road

frontage on Crowell Road and will provide HRM with a more useable and versatile site to meet the community's recreation needs of a regional strategy.

**TABLE 1: GENERAL TERMS AND CONDITIONS OF ACQUISITION**

See the Confidential Information Report dated December 8, 2011.

**BUDGET IMPLICATIONS**

Funds are available in Project No. CPX01149 – Park Land Acquisition, to cover the costs. See the Confidential Information Report dated December 8, 2011.

**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**

Although no formal community engagement took place, meetings with the area Councillor and community site observations with evidence of positive recreation activity on site, revealed validation of the need to add land to the existing park to fulfill its recreation potential.

**ALTERNATIVES**

Council could choose to not approve this acquisition. This is not the recommended course of action.

**ATTACHMENTS**

Attachment "A" – Site Plan  
Attachment "B" – Site Photos

If the report is released to the public, a copy can be obtained by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Robert Jahncke, Landscape Architect, Real Property Planning, P&I 490-4002  
Chad Renouf, Real Estate Officer, Real Estate, P&I 490- 6798

**Original signed**

Report Approved by: \_\_\_\_\_  
Peter Stickings, Manager, Real Estate, P&I 490-7129

**Original signed**

Report Approved by: \_\_\_\_\_  
Peter Bigelow, Manager, Real Property Planning, P&I 490-4816

**Original signed**

Financial Approval by: \_\_\_\_\_  
Greg Keefe, Acting Director of Finance and Information Technology , 490-6308

**Original signed**

Report Approved by: \_\_\_\_\_  
Phillip Townsend, Director, Planning & Infrastructure 490-4855

# HALIFAX

REGIONAL MUNICIPALITY  
NOT TO SCALE

## ATTACHMENT "A" SITE PLAN

LOT 51A  
CROWELL ROAD  
EAST LAWRENCETOWN.  
PARKLAND ACQUISITION  
BY HRM

### LEGEND

 SUBJECT PROPERTY

This map was produced for the internal use of Halifax Regional Municipality (HRM). HRM takes no responsibility for errors or omissions.

For further information on civic address, street, street name or community (GSA) data please contact HRM Civic Addressing at 496-5547 or email civicadd@halifax.ca.

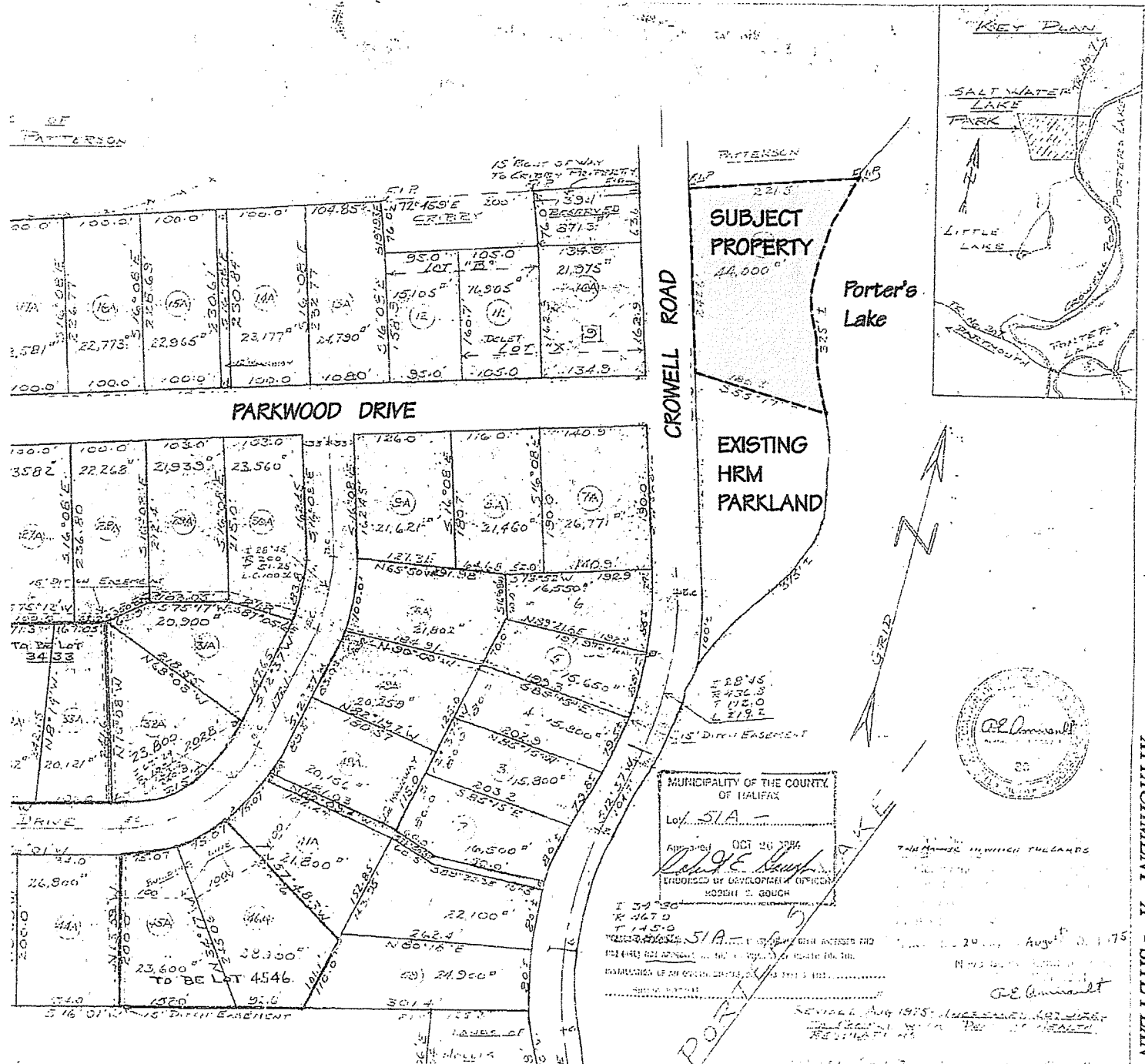
For further information on sewer infrastructure please contact HRM Environmental Engineering Services at 496-5549 or email sewernfo@halifax.ca.

For further information on zoning data please contact HRM Planning & Development Services at 496-4494 or email zoninginquiries@halifax.ca.

For further information regarding any other aspect of this plot please contact HRM Geographic Information Systems & Services at 496-5566 or email geoinfo@halifax.ca.

Date of map is not indicative of the date of data creation. Scale of map is valid only if printed at 11x8.5 inches.

Projection is Modified Transverse Mercator Zone 5



ATTACHMENT "A" - SITE PLAN



ATTACHMENT B  
SITE PHOTOS

LOT 51A  
CROWELL ROAD  
EAST LAWRENCETOWN.  
PARKLAND ACQUISITION  
BY HRM



North to South View of  
the shoreline on  
Porter's Lake



Eastern View of  
Porter's Lake  
from Subject Property