

Item No. 10.3.2
Halifax Regional Council
July 3, 2012

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY: Original Signed
Councillor Barry Dalrymple, Chair, Grants Committee

DATE: June 12, 2012

SUBJECT: Proposed Less than Market Value Sale of 4693 Highway #7, Porter's Lake, to the Porter's Lake Community Service Association

ORIGIN

April 16, 2012 Staff Report and June 11, 2012 Grants Committee meeting.

RECOMMENDATION

It is recommended that Halifax Regional Council:

1. Consider scheduling a public hearing, as required under Section 63(2) of the HRM Charter, for the proposed less than market value sale of 4693 Highway #7, Porter's Lake (Portion of PID#40238552) to the Porter's Lake Community Service Association.
2. Authorize the Mayor and Municipal Clerk to enter into an Agreement of Purchase and Sale, whereby the property located at 4693 Highway #7, Porter's Lake, pending subdivision approval, be conveyed to the Porter's Lake Community Service Association for the sum of \$1, plus associated costs as per the terms and conditions set out in Table 1 of the April 16, 2012 Supplementary Report.

BACKGROUND

As per the April 16, 2012 Supplementary report attached as Attachment 1 to this report and; the January 11, 2012 Staff report attached as Attachment 2 to this report.

DISCUSSION

At their June 11, 2012 meeting, the Grants Committee discussed the proposed less than market value sale of 4693 Highway #7, Porter's Lake to the Porter's Lake Community Services Association. The Committee concurred with the staff recommendations as outlined in the April 16, 2012 Supplementary report and recommend that Halifax Regional Council approve the recommendations as presented.

BUDGET IMPLICATIONS

As per the April 16, 2012 Supplementary Report attached as Attachment 1 to this report.

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

As per the April 16, 2012 Supplementary Report attached as Attachment 1 to this report.

ENVIRONMENTAL IMPLICATIONS

None Indicated.

ALTERNATIVES

As per the April 16, 2012 Supplementary Report attached as Attachment 1 to this report.

ATTACHMENTS

1. April 16, 2012 Supplementary Report.
2. January 11, 2010 Staff Report.

A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/agenda.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: Chris Newson, Legislative Assistant, 490-6732



P.O. Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Item No.

**HRM Grants Committee
June 4, 2012**

TO: Chair and Members HRM Grants Committee

Original Signed

SUBMITTED BY:

Greg Keefe, A/Director, Finance & Information, Communications &
Technology

Original Signed

Peter Stickings, A/Director, Planning & Infrastructure

DATE: April 16, 2012

SUBJECT: **Property Matter: Proposed Less than Market Value Sale of 4693
Highway #7, Porter's Lake (Portion of PID#40238552) to the Porter's
Lake Community Service Association.**

SUPPLEMENTARY REPORT

ORIGIN

January 26, 2010 - Regional Council authorized staff to initiate the process for the closure of the existing Porter's Lake Community Centre (4693 Highway #7) such that the closure occurs concurrent with the opening of the new community centre (a school enhancement partnership with the Province of Nova Scotia); and, declare that, on the closure of the existing Porter's Lake Community Centre, it be declared surplus to the needs of the municipality, and authorize staff to arrange for its disposal.

January, 2011 - Unsolicited request from the Porter's Lake Community Service Association requesting title to the subject property for \$1.00.

RECOMMENDATION

It is recommended that the HRM Grants Committee recommend that Halifax Regional Council:

1. Authorize the Mayor and Municipal Clerk to enter into an Agreement of Purchase and Sale, whereby the property located at 4693 Highway #7, Porter's Lake, pending subdivision approval, be conveyed to the Porter's Lake Community Service Association for the sum of \$1, plus associated costs as per the terms and conditions set out in Table 1 of this report;
2. Set a date for a public hearing as required under Section 63(2) of the HRM Charter (2008).

BACKGROUND

In 1952, the subject property was conveyed by a private owner to the Trustees of Porter's Lake School Section #65, School District of Halifax West, and in 1953 a public school was constructed on the property. In the early 1970's the school was de-commissioned and conveyed to the former County of Halifax for disposal. In 1975, the municipality entered into a lease agreement with the Porter's Lake Community Service Association who operated the property located at 4693 Highway #7, Porter's Lake, as a community centre. Title to the property was vested in HRM at amalgamation.

In January, 2010, Regional Council approved a joint project with the Province of Nova Scotia to add a community centre component to the new Porter's Lake Elementary School and directed staff to initiate the process for the closure and disposal of the existing Porter's Lake Community Centre (4693 Highway #7). The stated intent was that the closure occur concurrent with the opening of the new facility. The new Lake & Shore Community Recreation Centre opened in September, 2011.

Given their long-standing role in operating the former Porter's Lake Community Centre under a Facility Lease Agreement (FLA) with HRM, staff engaged the Porter's Lake Community Service Association to determine their level of interest in operating the new facility. The Association did not wish to transfer their interest to the new community centre and instead expressed a desire to continue the status quo; to operate the existing facility on behalf of HRM. Based on Regional Council's approval of the new facility and subsequent direction on the existing building, this was not an option. In January, 2011, HRM received an unsolicited request to convey title to the former community centre located at 4693 Highway #7, Porter's Lake, to the Porter's Lake Community Centre Association for the sum of \$1.00. In 2012, the Association requested the land containing tennis courts also be conveyed but that HRM retain the basketball court and playground.

If the property sale is approved, HRM will sub-divide the property and retain the portion containing the playground and basketball court for public park purposes. However, HRM shall

retain a public access easement over that portion of the property conveyed to the Association so as to secure public access to the playground and sports court. The sub-division shall take into consideration the lot area requirements for a property with on-site well and septic.

DISCUSSION

A less than market value sale is recommended on the basis of the Porter's Lake Community Centre Association's prior contractual relationship with HRM in the operation of the facility 1975 to 2011.

- Incorporated in 1975, the Porter's Lake Community Centre Association is a long-standing non-profit society that has operated the facility in support of various leisure programs, local events, and non-recurring room rentals. Fitness, youth and adult programming has also been offered in partnership with HRM Community Recreation. The community group remains committed in their desire to continue to support, enhance, and offer "quality of life" services.
- The proposed conditions of sale include a Buy-Back Agreement giving the Municipality the option to re-acquire the property in the event that the Porter's Lake Community Centre Association cease operations or wish to convey the property to a third party. This supplementary agreement does not oblige HRM to acquire title to the property but does ensure that a formal decision of Regional Council would be sought in the event of dissolution, or if a change in ownership/intended use were proposed.
- As owners of the facility, the Association will not operate under a Facility Lease Agreement with HRM and will not be bound by expectations to operate within any municipal mandated service provision. HRM's previous capital or recurring operating funding will be revoked. However, ownership will leverage the Association's ability to secure independent financing and/or eligibility to apply for corporate, philanthropic or government grants, including HRM assistance programs.
- If the sub-division is approved and the portion of land with tennis courts is conveyed to the Association, the new owner shall be responsible for all operating, maintenance and future re-capitalization. For the past few years the tennis court has been used largely for outdoor ball hockey, social events and an outdoor ice surface. Hence, in the opinion of staff the amenity now serves multi-purposes and there is no immediate impact on current users.

Table 1. Summary of Key Terms and Conditions (Proposed)	
Civic Address	4693 Highway No. 7, Porter's Lake
Site Area	2.5 acres
Zoning	R-A, Residential A Zone, and RE, Rural Enterprise Zone Planning Districts 8 & 9. A permitted R-A use includes community uses, open space uses and institutional uses. The proponent's intended

	use conforms to the current zoning.
Appraised Value	\$180,000*
Proposed Sale Price	\$1.00, plus cost of sale recovery
Tax Status	<p>To date, the property has been assessed as Exempt Commercial. A sale will trigger re-assessment for Commercial property taxes. Any request for tax assistance requires the owner make separate application under By-law T-200.</p> <p>The proponent is not a registered charity, therefore deed transfer tax is payable at 1.5% of the sale price.</p>
Specific Terms and Conditions	<p>A Buy-Back Agreement shall provide HRM with the option to re-acquire the property should the Purchaser cease to operate the premises for a community purpose, elect to sell or convey title, or in the event of dissolution. The Buy-back Agreement, with the written consent of the Municipality, may be postponed or held as a second charge on the property to enable financing required for re-capitalization.</p> <p>HRM shall retain an easement for public access purposes for the portion of the property retained by HRM that contains the playground and basketball court.</p> <p>Conveyance is subject to subdivision approval;</p> <p>The purpose of HRM's in-kind contribution shall be for the operation of a community centre;</p>
Closing Date	As soon as possible pending confirmation of financing by Purchaser
Cost of Sale Recovery	The purchaser shall pay all municipal expenditures associated with this sale including but not limited to, appraisal, environmental assessment, site survey, deed registration, legal fees, easements, and deed transfer tax.

* Ingram Varner and Associates Appraisal August, 2011, was for the entire property and did not consider sub-division.

BUDGET IMPLICATIONS

A discounted sale price of \$1 would result in a decrease in HRM's potential revenue of \$180,000 and deed transfer tax of \$2,700 for a combined in-kind contribution of \$182,700. However, a sale will create property taxes where previously there were none and relieve HRM of any immediate liabilities and future re-capitalization.

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

The HRM Charter (2008) permits the sale of surplus municipal property at less than market value. If the property is valued at more than \$10,000 the sale must be approved by a two-thirds majority of Council present and voting at a public hearing. Legislation requires that the public is to be notified through an advertisement published in a newspaper circulating in the Municipality. Any member of the public can present a written or verbal opinion for or against the proposed sale.

ALTERNATIVES

1. The HRM Grants Committee could direct staff to pursue (a) a discounted sale price at a percentage of market value, or (b) full market value sale.

This action is not recommended: The property has been deemed surplus to HRM's operational requirements. The proposed sole source discounted sale to the Porter's Lake Community Service Association is recommended on the basis of the former contractual relationship with the proponent who operated the premises on HRM's behalf for over 35 consecutive years.

ATTACHMENTS

1. Site Map and Photograph.

A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/agenda.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: Peta-Jane Temple, Team Lead Grants & Contributions, HRM Finance 490-5469;
Tom Crouse, Disposals & Acquisitions Manager, Real Estate, HRM Planning & Infrastructure 490-5931; Betty Lou Killen Community Facilities – Strategic Planning, HRM Community Development & Partnership 490-4833

Original Signed

Report Approved by:

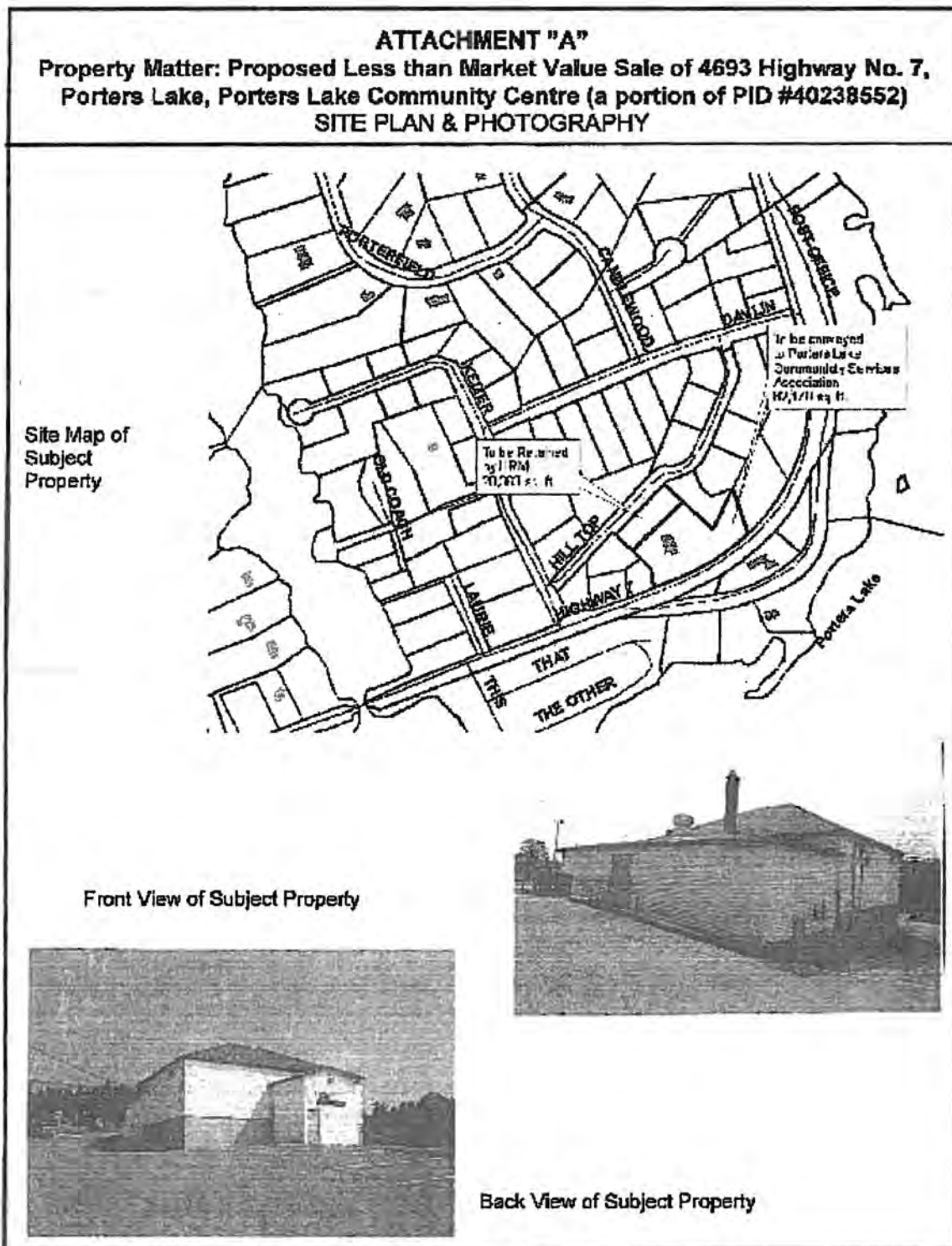
Bruce Fisher, Manager Fiscal Policy & Financial Planning, HRM Finance

Original Signed

Report Approved by:

Michael Wile, A/Manager, Real Estate, HRM Planning & Infrastructure 490-5521

Attachment 1





PO Box 1749
Halifax, Nova Scotia
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Item No. 10.1.7
Halifax Regional Council
January 26, 2010

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY: Original signed

Dan English, Chief Administrative Officer

Original Signed

Wayne Anstey, Deputy Chief Administrative Officer - Operations

DATE: January 11, 2010

SUBJECT: Porter's Lake Community Centre / School Partnership

ORIGIN

This report originates from:

- Recommendation 52 and 53 in the Community Facility Master Plan to guide the development, recapitalization and replacement of aging community and recreation facilities (Appendix A);
- an opportunity arising from an accelerated plan by the Province on the new Lakeview Elementary School project.

RECOMMENDATION

It is recommended that Halifax Regional Council:

1. Approve entering into a joint project with the Province to add a community centre component to the new Lakeview Elementary School project;
2. Direct staff to include \$1.65M in the proposed 2010/11 Operating Budget as HRM's contribution to the cost of the new facility by deferring \$1.65M for the Lacewood Transit Terminal capital project (CB200428) to 2011/12 thereby reducing Capital from Operating by this amount;
3. Direct staff to initiate public consultation process of determining the appropriate catchment area for an area rate as the community contribution to the project;
4. Direct staff to further explore the possible private donor contribution with possible naming rights and surplus land transaction with any contribution received used to reduce the amount of funding required from an area rate;
5. Authorize staff to initiate the process for the closure of the existing Porter's Lake Community Centre such that closure occurs concurrent with the opening of the new facility; and
6. Authorize staff to begin discussions with the Community Board overseeing the old facility to offer them the opportunity to oversee the new facility.
7. Declare that, on the closure of the existing Porter's Lake Community Centre, it be surplus to the needs of the municipality, and staff be authorized to arrange for its disposal.

BACKGROUND

Community Facility Master Plan

Regional Council approved in principle the Community Facility Master Plan (CFMP) in May of 2008. The CFMP covered the provision of a wide range of community, recreation, sport, event and cultural facilities in HRM. A number of recommendations and findings were provided in the Master Plan to identify and guide priority areas. Each of the findings and recommendations are to be investigated in greater detail and brought back to Regional Council for further action as required.

Section 4.3 of the CFMP discusses HRM's relationship with Capital Health and the Halifax Regional School Board (HRSB) and joint partnership opportunities to deliver programs and manage and operate facilities. Recommendation #53 expands on this by recommending HRM build upon the past successful relationship with the HRSB on the development and operation of the Citadel Community Centre attached to Citadel High School and expanded gymnasium facilities. The Master Plan recommends HRM explore further opportunities to do joint projects whenever new school facilities are being planned. The Porter's Lake area was one of three areas identified by the HRSB as areas of potential upcoming projects from the Imagine Our Schools exercise. Thus, these areas were singled out in the HRM Community Facility Master Plan as areas of interest. See Appendix A for further reference.

Recommendation #52 discusses the need for better long term replacement plans for community centres and to ensure when that happens they are placed in the most relevant locations and consistent with other planning documents such as the Regional Plan and Transportation Plan.

Timing of New Porter's Lake School (Lakeview Elementary School)

During the writing of the CFMP it was known that major recapitalization changes were being contemplated for the school inventory around Porter's Lake, however, it was estimated to be several years away allowing adequate time for HRM to properly review and consult with the community. After the report and during a recent election, an announcement was made to consolidate two older schools in the area with a new one with a quick turn-around time line. Provincial staff quickly moved forward with the purchase of an off-the-shelf design and the HRSB gave approval so time lines could be met. HRM responded by asking the Province for time to evaluate this project as an opportunity to partner with a new school project and replace aging recreation infrastructure, consistent with the highlighted CFMP recommendations listed above. Since this partnership project was envisioned to be several years in the future, this project was not in HRM's existing budget plans. A quick response from HRM is required if the

municipality is going to take advantage of this partnership opportunity without further delaying the new school's completion date.

DISCUSSION

Existing Community Centre Capacity

The existing Porter's Lake Community Centre is an older building owned by HRM and managed and operated by a Community Board. Both the Board and HRM offer a variety of programs from the facility. The community is outgrowing the existing facility. Demand for requests often exceed available space at prime times. Special events planning is also limited due to the capacity of the building. There are some other facilities in neighbouring communities, however, they also are old facilities which in many cases were former old small rural schools.

Regional Plan

A watershed study and a visioning exercise are planned for next year in this area which would have afforded a better opportunity to do a more in-depth analysis of recreational and community space needs and a review of catchment areas in all surrounding communities but time is of the essence to evaluate this opportunity.

The site location selected for the new school project is adjacent to good transportation routes off a major highway and HRM plans to include a future Metro X park-and-ride transit terminal on the site. It also is adjacent to good active transportation routes. The Regional Plan lists Porter's Lake as a Rural Commuter Centre. Further information can be found in Table 3.1 on page 52 & 53 of the Regional Plan, which has been included as Appendix B. With it's prominent location, this site could serve as a showcase for integrated, mixed-use facilities that encourage the use of transit and Active Transportation in accordance with the principles underlying the Regional Plan.

Costs of Partnership Facility vs Stand-Alone

- The cost to construct a new stand-alone community centre is estimated at \$6.5M
- The cost of incorporating a new community centre into the new school is approximately \$3.3M

The savings arise from reduced exterior wall construction, reduced building footprint because some classroom space becomes shared space in a reciprocal agreement; and reduced land development costs for septic field, water service, parking, etc.

HRM already has joint facilities with the HRSB at the following locations: Basinview Elementary, Tallahassee Community School, Graham Creighton Junior High and Citadel High School. HRM's operating costs are lower at these facilities than comparable stand-alone

facilities. Joint sharing of access to space for the most part has proven to be a better management model for both parties and the community as well.

Funding

A review of several recent new community recreation facility construction projects have all relied on several funding sources. Besides HRM and other government partners, the community has provided a portion through fund raising, area rates, or a combination of both. In the case of rural facilities this contribution has mostly come from an area rate. Table 1 in Appendix C provides further details. The most relevant of recent projects is the Gordon R Snow Community Centre which replaced an older recreation community centre, and the Citadel High Community Centre which was a partnership with the Province and HRSB.

Finance calculated several area rate options on the assumption 50% of the funding comes from the community. Depending on the catchment area this resulted in an area rate of between 7.8 to 9.2 cents per \$100 of assessment over 10 years. Alternatively, if the District 3 Capital Area Rate of 2.4 cents was re-instituted across the whole District, it would require about 7 years to generate the required funding. In all scenarios, the area rate would be applied to all taxable assessment including residential, resource, commercial and business occupancy.

A second alternative for a community contribution may exist. A prominent citizen with close ties to the community has indicated a willingness to contribute a significant financial gift towards the community portion of the funding. This could possibly be as much as the full community share of construction costs. It may include possible naming rights for the community centre and a possible real estate transaction. Should Council wish to pursue this option, further discussions would be undertaken to finalize it and bring it back to Regional Council for final approval. The potential donor is aware of the sensitive time lines.

Timing, Commitments and Next Steps

The Province requires a commitment now from HRM for the addition of a \$3.2M community centre to the school project, notwithstanding HRM is still finalizing the 2010/11 Operating and Capital Budget. With the potential donor gift and/or area rate, the estimated contribution from HRM to construct this facility could be as low as \$1.65M. HRM would also approach the Federal Government to see if it would be eligible for any further cost sharing programs.

The Province is ready to tender the school without a community centre in order to have the school open for September 2011. Construction must be awarded and begin no later than this May 2010. If HRM wishes to take the opportunity to enhance this facility with the addition of a community centre, a commitment is required immediately to allow time to make design changes

and still meet tender time lines. This means a commitment now for both HRM's contribution and an area rate. The area rate amount and catchment area can be determined later, once some further certainty is finalized around the possible donor gift.

BUDGET IMPLICATIONS

Since the new community centre component would be owned by the Province, HRM must provide its contribution from Operating, not Capital, in order to be in compliance with Public Sector Accounting Board section 3150. To provide the Operating Budget capacity to accommodate this, Operating from Capital for 2010/11 will be reduced by \$1.65M. This will require that \$1.65M of the Lacewood Transit Terminal capital project # CB200428 be deferred until 2011/12. The balance of the cost of the community centre component (approximately 50%) will come from a combination of an area rate and/or donor gift. The Community Board would be responsible for the operating costs of the facility, funding for which would be available as a result of the closure of the existing Porter's Lake Community Centre.

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

1. Council could decide not to proceed with this opportunity at this time. The Province would proceed to build the new school and HRM would likely move forward with a separate project at some point in the future to replace older facilities following a more detailed visioning exercise. However, the opportunities of a joint partnership with the School Board and the construction cost savings and operating efficiencies would be lost.
2. Council could approve proceeding with the project with a requirement that 100% of the funding must come from other sources with no contribution from HRM. This approach would be inconsistent with the past practice for most of the recent projects. It also would be inconsistent with the current tax structure which assumes the general tax rate includes contributions to new recreation facility construction. This approach has a risk in the ability to generate sufficient funds and would most likely cause construction delays for the new school to allow time to accommodate this approach.
3. Council could decide to proceed with the project with 100% of financing coming from HRM. This would have the greatest strain on the 2010/11 Operating Budget. The 50%

proposal contained in the main recommendation already will cause some difficulties because of the deferral of the Lacewood Transit Terminal to the following year, thus, a 100% option will increase the likely impact on other long range proposed work.

ATTACHMENTS

Appendix A - Extract from 2008 Community Facility Master Plan

Appendix B - Extract from Regional Plan

Appendix C- Table 1 - Comparisons of Funding Sources to New Facility Construction

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: Doug Rafuse, P. Eng., Manager, Service Delivery, Community Development 490-6205

Original signed

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

Original Signed

Report Approved by: Paul Dunphy, Director, Community Development

Appendix A - Extract from 2008 Community Facility Master Plan

4.3 Relationships with School Board and Health System

Throughout Canada recreation facility management functions within a mixed delivery system model and works closely with other voluntary sport, culture and recreation organizations in the delivery of services. The most significant shift is that many of these partnerships extend beyond the voluntary sector to include the health system, social services, justice, education and the corporate sector. This reflects both a broader interpretation of the mandate of recreation agencies, and the increased willingness of other sectors to work together to address community issues and seize opportunities. In particular, the relationship with health is vital in promoting wellness.

The traditional relationship with education of sharing facilities through joint-use agreements is evolving to include cooperative planning and programming, as evidenced in Halifax. Halifax Regional School Board (HRSB) is HRM's largest and most important recreation facility partner. The relationship between HRM and HRSB is viewed as very positive.

Access to HRSB gyms and fields represent an essential component of the municipality's recreation service map. HRM currently uses approximately 7,200 hours of HRSB school classrooms, gyms and other spaces for indoor recreation programming at no charge. CRS estimates that in 2007, 132 schools were booked for 130,469.48 hours, not including P3 schools. HRSB B and C classification fields are booked extensively. The following four joint facility use agreements are currently in place:

- Tallahassee Community School
- Citadel High School
- Graham Creighton Junior High School
- Basin View Elementary School.

Combined with the scheduled schools, this represents access to significant community resources and assets.

The HRSB *Imagine Our Schools* 10-year plan recommends important principles for the development of schools. Particularly notable are: a) enhancing opportunities for community-centred schools with a commitment to exploring partnerships and joint-use agreements and b) addressing the realities of declining enrolment and aging facilities. The possibility of moving to a shared use model at each of the HRSB's high schools and at two other schools within each family of schools is also noted. Additional key recommendations within the *Imagine Our Schools* document include equitable access to program and extracurricular opportunities for all students

through alterations, additions, new or replacement schools for all existing communities. The provision of safe, accessible play areas at all school sites has also been encouraged. The provision of optimal play areas correlates well with the development of quality playing fields on school property and maximizing the potential of community centred facility access. HRM should encourage continued development of publicly accessible arts and cultural facilities within HRSB schools.

HRSB forecasts construction or renovations to schools over three phases. Phase 1 of The *Imagine Our Schools* document has been studied to determine areas where joint development can occur. The forecasted renovations to upgrade facilities represent a huge opportunity to enhance service in each of the communities served. The projects of particular interest are slated for schools in Districts 3, 4, 5, 6, 7, 8 and 9 of Dartmouth/Eastern Passage, Cole Harbour/Eastern Shore and Districts 11, 12, 13, 14 and 17 of the Peninsula. These areas are served by the Citadel High, Dartmouth High, Prince Andrew High, Auburn Drive High and Cole Harbour District High Families of Schools. HRM should investigate the feasibility of partnering with HRSB to provide enhanced gymnasiums and community space for the community at specific locations similar to the Citadel High School gym. There might be further opportunities to partner with other school capital investments that were funded prior to the *Imagine Our Schools* planning process as well as future projects that will result from Phases 2 and 3 of the planning process.

Recommendation 52: New Community Centres and Multi District Facilities

That HRM continue to replace and/or construct new community centres and Multi District Facilities in the most relevant locations.

Recommendation 53: Junior High and High School Gym Access

That building upon the successful relationship established with HRSB on the development and operation of Citadel Public Access Gymnasium, HRM continues to develop of this type of facility in partnership with HRSB.

Appendix B

Table 3-1: Characteristics of Centres

Urban Settlement Centres			
Centre Type	Centre Name	Land Uses	Transit
Regional	Regional Centre	<ul style="list-style-type: none"> • on opportunity sites, medium to high density residential, commercial, institutional or recreation uses • in established neighbourhoods, low to medium density residential uses 	<ul style="list-style-type: none"> • focal point for higher order transit
Urban District	West End Mall Mic Mac Mall	<ul style="list-style-type: none"> • mix of high density residential, commercial, institutional & recreation uses 	<ul style="list-style-type: none"> • parking structures for park & ride and commercial uses
Suburban District	Spryfield Bedford West Sunnyside Mall Sackville Russell Lake	<ul style="list-style-type: none"> • mix of low, medium and high density residential, commercial, institutional & recreation uses • in established neighbourhoods, low to medium density residential uses 	<ul style="list-style-type: none"> • connecting point for higher order transit to other centres & Regional Centre • surface park & ride or parking structures • street or side yard parking for pedestrian oriented retail
Urban Local	Shannon Park City of Lakes Business Park Penhorn Mall Woodside	<ul style="list-style-type: none"> • mix of medium to high density residential, commercial, institutional & recreation uses • in established neighbourhoods, low to medium density residential uses 	<ul style="list-style-type: none"> • all day transit to connect to other centres & Regional Centre • shared surface parking or parking structures for park & ride and commercial uses
Suburban Local	Herring Cove Lakeside/Beechville Timberlea Village Clayton Park West Birch Cove Bedford South Kearney Lake North Bedford Mill Cove Lower Sackville Middle Sackville Burnside East Tacoma Drive Westphal Cole Harbour Morris Lake Eastern Passage	<ul style="list-style-type: none"> • mix of low to medium density residential & convenience commercial uses • in established neighbourhoods, low to medium density residential uses 	<ul style="list-style-type: none"> • all day transit to connect to other centres & Regional Centre • surface park & ride or parking structures • street or side yard parking for pedestrian-oriented retail

Rural Designations Centres				
Centre Type	Centre Name	Land Uses	Services	Transit
Rural Commuter	Upper Tantallon Fall River Lake Echo Porters Lake	<ul style="list-style-type: none"> • low to medium density residential • open space design subdivisions • mix of commercial, institutional & recreational uses 	<ul style="list-style-type: none"> • consideration of central wastewater & water for Porters Lake • consideration of central water for Fall River and Upper Tantallon 	<ul style="list-style-type: none"> • park & ride, express bus to Regional Centre • shared parking for park & ride and commercial uses
Rural Commuter District	Enfield Musquodoboit Harbour	<ul style="list-style-type: none"> • low to medium density residential • mix of convenience commercial, institutional & recreational uses 	<ul style="list-style-type: none"> • possible central wastewater & water for Musquodoboit Harbour 	<ul style="list-style-type: none"> • park & ride, express bus to other centres & Regional Centre • shared parking for park & ride and commercial uses
Rural Commuter Local	Hatchet Lake Hubbards Hubley Sambro Indian Harbour Waverley Whites Lake Jeddore North Preston East Preston / Cherry Brook / Lake Loon	<ul style="list-style-type: none"> • low to medium density residential • mix of convenience commercial, institutional & recreational uses 	<ul style="list-style-type: none"> • shared or individual on-site sewage disposal systems (except for existing central wastewater & water services in North Preston) • possible central wastewater & water for Hubbards 	<ul style="list-style-type: none"> • peak transit service to other centres & Regional Centre • shared parking for park & ride and commercial uses
Rural Resource District	Sheet Harbour	<ul style="list-style-type: none"> • low to medium density residential • mix of convenience commercial, institutional & recreational uses 	<ul style="list-style-type: none"> • shared or individual on-site sewage disposal systems 	<ul style="list-style-type: none"> • rural bus service to other centres & Regional Centre • shared parking for park & ride and commercial uses
Rural Resource Local	Lake Charlotte Moser River Tangier	<ul style="list-style-type: none"> • low density residential • mix of retail, institutional & recreational uses 	<ul style="list-style-type: none"> • shared or individual on-site sewage disposal systems 	<ul style="list-style-type: none"> • basic bus service or shared taxi to District Centre
Agricultural District	Middle Musquodoboit	<ul style="list-style-type: none"> • low to medium density residential • mix of convenience commercial, institutional & recreational uses 	<ul style="list-style-type: none"> • existing central wastewater & water 	<ul style="list-style-type: none"> • rural bus service to other centres & Regional Centre • shared parking for park & ride and commercial uses
Agricultural Local	Upper Musquodoboit	<ul style="list-style-type: none"> • low density residential • mix of convenience commercial, institutional & recreational uses 	<ul style="list-style-type: none"> • shared or individual on-site sewage disposal systems 	<ul style="list-style-type: none"> • basic bus or shared taxi to District Centre

Appendix C

Table 1 -Comparisons of Funding Sources to New Facility Construction

	Prospect Road Community Centre	Gordon R Snow Community Centre	Beaver Bank Community Centre	Canada Games Centre	Citadel High Community Centre
	Neighbourhood facility	Neighbourhood Facility	Neighbourhood Facility	Regional Facility	Neighbourhood
Facility Size	22,721 sq ft	26,000 sq ft		176,000 sq ft	18,800 sq ft
Total Construction Cost	\$8.547 M	\$8.3 M	\$1.7 M	\$40.57 M	\$1.85M
Cost/sq ft	\$299	\$215			\$135
HRM Contribution	Cap fr Op: \$0.075 M SOL: \$0.040 M S Growth: \$0.050 M Debt: \$3.351 M TOTAL: \$3.516 M	Cap fr Op: \$0.7 M SOL: \$1.0 M TOTAL: \$1.7 M	\$0	Debt/Cap fr Op: \$3.12M SOL: \$1.95 M S Growth: \$2.65 M Major Events: \$5.65M TOTAL: \$13.37M	Cap fr Op: \$1.85M
Federal Contribution MRIF/CNSIP	\$1.0 M	\$1.0M	\$0	\$ 0.42 M	
Federal "Building Canada" Fund	\$0	\$0	\$0	\$ 12.0 M	

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	Prospect Road Community Centre	Gordon R Snow Community Centre	Beaver Bank Community Centre	Canada Games Centre	Citadel High Community Centre
	Neighbourhood facility	Neighbourhood Facility	Neighbourhood Facility	Regional Facility	Neighbourhood
Provincial Contribution MRIF/CNSIP	\$1.0 M	\$1.0M	\$0	\$ 0.78 M	
Provincial Contribution Other Sources	\$0.25 M	\$0	\$0	\$ 12.0 M	
Community Fund Raising	\$0.343 M	\$0	\$0	\$ 2.0 M	
Existing Community Funds	\$0.266 M	\$0	\$0	\$0	
New Community Area Rate	\$2.172 M	\$4.6 M	\$1.7 M	\$0	
New Area Rate per 100	\$0.038	\$0.063	\$0.070	N/A	