


Item No. 13.2.2

Halifax Regional Council

July 30, 2013

August 6, 2013

TO: Mayor Savage 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

DATE: June 25, 2013

SUBJECT: **Property Acquisition – 6830 Bayers Road, Halifax**

ORIGIN

This report originates from an unsolicited offer from the owner of 6830 Bayers Road, to acquire the subject property.

LEGISLATIVE AUTHORITY

Halifax Regional Municipality Charter, Chapter 39, Section 61 (5)(a); The Municipality may acquire property, including property outside the Municipality, that the Municipality requires for its purposes or for the use of the public.

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 6830 Bayers Road, PID No. 00032524, as per the key terms and conditions outlined in the Confidential Information Report dated June 25, 2013.

BACKGROUND

The Highway 102/Bayers Road corridor study identified the extent of right-of-way required to provide six traffic lanes on Bayers Road, between the end of Highway 102 and Connaught Avenue. The Municipal Planning Strategy (2006) identifies a need for additional lanes in this corridor related to future growth, although the implementation funding is not in the current three-year project plan. A study is now being done on the possible development of a bus only lane on Bayers Road that would facilitate faster movement of buses and encourage bus use. If this project proceeds, it would require road widening to accommodate a new lane for buses.

HRM is not actively pursuing the purchase of properties on Bayers Road, but in 2009, as directed by Council, did purchase two properties (6838 & 6850) on Bayers Road between Romans Avenue and Coleman Court when they came on the market, to accommodate the future road widening project. In this case, 6830 Bayers Road is not set back far enough to accommodate the bus lane; therefore, HRM will have to acquire the entire property and demolish the house to accommodate lane capacity.

DISCUSSION

HRM staff has been approached by the owner of 6830 Bayers Road, who is looking to dispose of their property, and have reached a negotiated agreement.

All terms and conditions associated with the transaction are outlined within the Private and Confidential Information Report dated June 25, 2013.

FINANCIAL IMPLICATIONS

Budget implications associated with this transaction are detailed within the Private and Confidential Information Report dated June 25, 2013.

COMMUNITY ENGAGEMENT

Community Engagement was not deemed applicable as this report is recommending staff to enter into negotiations rather than purchasing or disposing of HRM lands.

ENVIRONMENTAL IMPLICATIONS

HRM will be conducting a home inspection to determine the condition of the property and to identify any environmental implications associated with the purchase of the property.

ALTERNATIVES

See Confidential Information Report dated June 25, 2013.

ATTACHMENTS

None.

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.

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