



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

Item No. 11.3.4

Request for Council's Consideration		
<input checked="" type="checkbox"/> Included on Agenda (Submitted to Municipal Clerk's Office by Noon Thursday)	<input type="checkbox"/> Added Item (Submitted to Municipal Clerk's Office by Noon Monday)	<input type="checkbox"/> Request from the Floor
Date of Council Meeting: November 18, 2014		
Subject: Reactivating Parking at Bloomfield Centre		
Motion for Council to Consider: For Council to approve the reactivation of the month to month parking program at Bloomfield, until the property is transferred to the Province, as outlined in the Regional Council Information Report, Subject: Petition – Bloomfield Centre, dated October 1st, 2014.		
Outcome Sought: Reactivation of the parking program at Bloomfield, with the administration to be managed through the Citadel Community Centre.		
<i>Councillor Jennifer Watts</i>	<i>District 8 – Peninsula North</i>	



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Item No. 4
Halifax Regional Council
October 28, 2014

TO: Mayor Savage and Members of Halifax Regional Council

Original Signed by Director

SUBMITTED BY: _____
Brad Anguish, Director, Parks & Recreation

DATE: October 1, 2014

SUBJECT: Petition – Bloomfield Centre

INFORMATION REPORT

ORIGIN

At the June 24, 2014 Halifax Regional Council meeting, Councillor Watts submitted a petition asking for HRM's support to rent the Bloomfield gym/meeting space and parking lot on a month to month basis until the property is transferred to the Province of Nova Scotia.

LEGISLATIVE AUTHORITY

Halifax Regional Municipality Charter, Section 79(1) including
(k) recreational programs; and
(x) lands and buildings required for a municipal purpose

BACKGROUND

August 11, 2009 – Regional Council approved in principle the Bloomfield Master Plan.

January 9, 2012 – Implementation Strategy for the Bloomfield Redevelopment Project was presented to the Peninsula Community Council.

December 11, 2012 – Regional Council passed a motion declaring the Bloomfield property surplus to municipal requirements, and authorized the Mayor and Clerk to enter into an Agreement of Purchase and Sale with Nova Scotia Housing Development Corporation.

June 24, 2014 – Petition submitted to Regional Council asking for HRM's support to rent the Bloomfield gym/meeting space and parking lot on a month to month basis until the property is transferred to the Province of Nova Scotia. The petitioners offered the following in support of their request: the demolition of the Bloomfield gym will most likely not happen until the spring of 2015; there are community groups who would like to rent the gym on a short term month-to-month basis for weekday hours of 5-9:00 p.m.; and that the gym rentals and parking lot rentals can offset the increased costs of maintaining the buildings during the time the Municipality needs to maintain the building prior to finalizing the transfer of ownership to the Province.

DISCUSSION

In accordance with direction from Real Property staff, Community & Recreation Services staff along with other tenants vacated the Bloomfield site effective June 30, 2014. The property is now being managed as a vacant possession until the Province of Nova Scotia takes possession. The 2014/15 annual budget was established with the understanding that Bloomfield would be vacated effective June 30, 2014. The following discussion will highlight the financial impact to HRM as a result of potentially re-activating Bloomfield parking and/or gym programming.

Cost of Vacant Building

Development of the site will proceed by way of a development agreement which will require approval by Halifax & West Community Council. It is anticipated that the application for a development agreement will be submitted to HRM in October of 2014. The development agreement process is anticipated to take approximately 10-12 months. The estimated costs associated with maintaining Bloomfield as a vacant building over the next 12 months are as follows:

Vacant Building Costs (November 15 th – April 15 th – 5 months)	
Security	\$3,333
Utilities	\$3,560*
Building Inspection	\$ 333
Snow clear emergency lane	<u>\$1,300</u>
Total	\$8,526 (monthly)

Vacant Building Costs (April 16 th – November 14 th – 7 months)	
Security	\$3,333
Utilities	\$3,560*
Building Inspection	<u>\$ 333</u>
Total	\$7,226 (monthly)

Total Annual Costs: \$93,212

* Monthly Average based upon total annual costs

Parking Analysis

Consistent with tenants inside the building, written notification was provided to current parking users terminating their month to month parking agreement at 2786 Agricola Street effective July 31, 2014.

There is a maximum of 75 spaces for rental consideration. In recent history there has been an average of 55 spaces rented on a monthly basis. As users became aware of the pending closure of Bloomfield, this number dropped to an average of 44 rentals. The monthly rental charge for each space was \$35.00. Renters were required to register for a six month period and then renew after that time.

The revenue received from an average of 44 parking rentals is approximately \$1,540/month. Depending on the time of year, this could be for daytime and/or overnight parking. If Council was to reactivate the parking program at Bloomfield, HRM could potentially offset the annual vacancy management cost by approximately \$16,000.00 if the previous average rental of 44 spaces/month could be achieved.

Monthly Parking Costs (November 15 th – April 15 th – 5 months)	
Vacant Building Cost (less snow Removal)	\$7,226
Snow Removal (revised for total clearing)	\$1,685
Parking Revenue	<u>(\$1,540)*</u>
Net Cost:	\$7,371

Monthly Parking Costs (April 16 th – November 14 th – 7 months)	
Vacant Building Cost (less snow Removal)	\$7,226
Parking Revenue	<u>(\$1,540)*</u>
Net Cost:	\$5,686

Total Annual Costs (based on 44 spaces rented): \$76,657

* Assuming historic rental capacity is obtained

There is little risk in re-establishing the parking lot for rentals. The cost for snow removal for the entire parking lot is not significantly higher than clearing for an emergency lane (difference of \$385/monthly) during the winter months. A minimum of 11 spaces at a monthly fee of \$35 would be required to break even on the cost of snow removal. Administration of the parking permits would be managed through the Citadel Community Centre.

Gym Analysis

According to Gymnasia Analysis – Peninsula Halifax - Information Report (May 2, 2014), Attachment 1, there are 31 gyms on the peninsula. The majority of these gyms are owned by HRSB with a few owned by HRM. This results in approximately 836 prime time hours each week available for community access in HRSB and HRM gyms. This total does not include hours available at the university and DND facilities, which also contribute to the overall access and availability of gymnasia facilities. The analysis determined that there are approximately 461 prime time hours currently not utilized each week on the Peninsula.

Staff has been working with the former user groups of the Bloomfield Centre to find alternate locations. All existing users were offered space at alternate locations (such as Needham and George Dixon Centres) and some did not proceed with staff's offer. As of September, 2014, nine of the twelve current user groups have been accommodated at alternative locations. The three groups not yet accommodated on a long-term basis are: two soccer groups and one ball hockey group. Some accommodations have been found for the groups for the short term summer months, with the exception of ball hockey which does not need summer access. Staff continues to explore options for long term accommodations.

The petition stated that "there are community groups who would like to rent the gym on a short term month-to-month basis for weekday hours of 5-9:00 p.m." Re-opening the building to rent the gym will trigger significant cost increases owing primarily to utilities, cleaning/monitoring, and maintenance. The following considers a scenario for Monday – Friday rentals from 5-9 pm with fall snow removal included (as this would be a requirement to reopen the Gym):

Monthly Costs (November 15th – April 15th – 5 months):	
Utilities (Heat, Electricity, Water, Phone)	\$13,171
Snow Removal (revised for total clearing)	\$ 1,685
Staffing (Cleaning/Monitor)	\$ 2,288
Maintenance & Inspection	\$ 637
Gym Revenue (\$42/hr@10/hrs/wk@4wk)	(\$ 1,680)*
Parking Revenue	(\$ 1,540)**
Net Cost -	\$14,561
Monthly Costs (April 16th – November 14th – 7 months):	
Utilities (Heat, Electricity, Water, Phone)	\$13,171
Staffing (Cleaning/Monitor)	\$ 2,288
Maintenance & Inspection	\$ 637
Gym Revenue (\$42/hr@10/hrs/wk@4wk)	(\$ 1,680)*
Parking Revenue	(\$ 1,540)**
Net Cost -	\$12,876
Total Annual Costs:	\$162,937
Total Annual Vacant Building Costs:	(\$ 93,212)
Net Increased Annual Costs (gym & parking combined):	\$ 69,725
Net Incremental Costs (November 15, 2014 – April 15, 2015):	\$ 29,005***

* This amount assumes the ability to rent the gym at half capacity. Bloomfield was able to rent the Gym during its peak existence (Monday – Friday) at 20/hrs per week. As many of the formal rentals have now been accommodated, it should be assumed that the demand for hours beyond 50% capacity will no longer exist.

** As noted above, this amount is assuming previous historic rental capacity is obtained.

*** This amount assumes operation through to the Spring as presented through the Petition. It includes both the costs for gym & parking.

The analysis reveals that the net incremental cost to re-establish the Bloomfield Gym for limited hours until the spring of 2015 (approximately 10 hours weekly for 21 weeks) is \$30,000 (minimum).

FINANCIAL IMPLICATIONS

There are no financial implications associated with this report.

ATTACHMENTS

None

A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/cagenda.php> 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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Original Signed

Report Approved by: _____
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