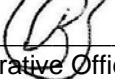


TO: Mayor Savage and Members of Halifax Regional Council

SUBMITTED BY: Original signed by 
Richard Butts, Chief Administrative Officer

Original Signed by
Mike Labrecque, Deputy Chief Administrative Officer

DATE: September 2, 2015

SUBJECT: **Administrative Order 50 – Disposal of Surplus Real Property**
– Package 03.15

ORIGIN

This report originates with the April 9, 2013, Regional Council approval of Administrative Order 50 respecting the Disposal of Surplus Real Property.

LEGISLATIVE AUTHORITY

- The Municipality's powers regarding real property: Sections 61, 63 and 64 of the *Halifax Charter*
- Administrative Order 50 – Respecting the Disposal of Surplus Real Property

RECOMMENDATION

It is recommended that the Halifax Regional Council:

1. Declare the properties contained in Attachments B, C, D and E of this report, as surplus to municipal purposes; and
2. Declare surplus properties categorized as specified in Attachments B, C, D and E for the purposes of Administrative Order 50, respecting the Disposal of Surplus Real Property.

BACKGROUND

On April 9, 2013, Council approved Administrative Order 50 for the disposal of surplus real property. Administrative Order 50 provides a regular and comprehensive disposal approach by bringing before Council an inventory of candidate properties for review and decision with respect to: (1) surplus status; and (2) category/disposal methods. It also recognizes that certain properties may, from time-to-time, be strategic for the growth of HRM or key for community, and that these properties can be identified early in the process and streamed into the most appropriate property category based on the definitions set out in the policy. The policy requires that, at a minimum of at least once per year, a surplus property report will be brought forward to Regional Council.

Property Review And Declaration Of Surplus

The disposition of surplus property under Administrative Order 50 includes the following steps:

1. Staff will facilitate at least one annual review of the Municipality's real property inventory in order to identify potentially surplus properties;
2. All Business Units will be solicited to identify any municipal requirements for those properties identified as potentially surplus;
3. Following Business Unit reviews and identification of operationally surplus property, municipal staff, using the property category definitions under Administrative Order 50, will categorize the inventory of the properties and list them by category;
4. Surplus properties are categorized as follows:
 - Economic Development,
 - Community Interest,
 - Ordinary,
 - Remnant,
 - Extraordinary, and
 - Inter-Governmental;
5. Local Councillors and Community Councils will be informed of the inventory of properties and the proposed categories by staff. Property information packages will be distributed to Councillors and Community Councils for feedback;
6. A recommendation report to Council will be prepared, containing recommended lists of properties to be declared surplus and the recommended categorization and disposition method. Council may approve the recommendations, may remove any property from any list, and may move any property from one list to another list, and may declare the lists, or any of them, surplus to the Municipality's requirements;
7. Properties recommended for market sale shall be placed on the market under the disposal methods set out in Administrative Order 50. Approval of final conveyances shall be under delegated authority or by approval of Regional Council as required;
8. Properties recommended for community process shall be advertised for non-profit organizations' proposals as set out in Administrative Order 50. Approval of less-than-market-value sales, or leases to non-profit organizations, shall be by Council as per Section 63 of the Charter. If no submissions are received, or none are approved, then Council will direct the market value disposal under the policy.

Steps one through five of the above process have been completed. This report addresses step six and seeks Council's approval of the report recommendations respecting the lists of properties to be declared surplus, and by category, as attached to this report.

Council should note that the recommendation at this time does not authorize the conveyance or sale of properties. Approval of final conveyances shall be under delegated authority or by approval of Regional Council, as required.

DISCUSSION

The summary of surplus property by category is provided in Table 1 below. The full property listings and detail by property are provided as Attachments to this report.

TABLE 1

Property Category	Quantity	Area (sq.ft.)	Assessment
Economic Development	0	0	\$0
Community Interest	4	234,478	\$380,700
Ordinary	5	170,856	\$670,800
Remnant	5	67,476	\$7,200
Extraordinary	6	156,823	\$230,000
Inter-Governmental	0	0	\$0
Totals	20	629,633	\$1,288,700

Note: The above information was compiled using available Provincial assessment data and area approximations of subject parcels. The assessment value is intended to give Council a measure of value, and may not be an accurate reflection of current market value.

FINANCIAL IMPLICATIONS

Surplus properties will continue to be maintained by HRM until they are disposed. Upon sale of these properties, net proceeds will be directed to the Q101 Sale of Land Reserve. Transfer of ownership will also impact property tax revenues in future fiscal years.

COMMUNITY ENGAGEMENT

This report deals with an administrative matter and, as such, public consultation was not undertaken.

ENVIRONMENTAL IMPLICATIONS

Implications not identified.

ALTERNATIVES

1. Council could elect not to declare the recommended inventory of properties, or specific properties, surplus to municipal requirements, and remove them from the list.
2. Council could recommend changes to the categorization of specific surplus properties for Council's consideration.

ATTACHMENTS

Attachment A	Administrative Order No. 50
Attachment B	Community Properties
Attachment C	Ordinary Properties
Attachment D	Remnant Properties
Attachment E	Extraordinary Properties

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: Rudy Vodicka, Coordinator, Development Projects, Corporate Real Estate, Operations Support, 902-490-5582
Tom Crouse, Manager, Acquisition & Disposal Manager, Corporate Real Estate, Operations Support, 902-490-5931

Report Approved by:

Peter Stickings, Manager, Corporate Real Estate, Operations Support, 902-490-7129

Report Approved by:

Jane Fraser, Director, Operations Support, 902-490-7166

Report Approved by:

Amanda Whitehead, Director of Finance and Information Technology/CFO, 902-490-6308

Report Approved by:

John Traves, QC, Director, Legal, Insurance & Risk Management Services, 902-490-4219

Original Signed

ADMINISTRATIVE ORDER NUMBER 50 RESPECTING THE DISPOSAL OF SURPLUS REAL PROPERTY

Be it resolved as an Administrative Order of the Council of the Halifax Regional Municipality as follows:

SHORT TITLE

1. The Administrative Order may be cited as Administrative Order Number 50, the Disposal of Surplus Real Property Administrative Order.

INTERPRETATION

1A In this Administrative Order,

(a) “government” means the Government of Canada, Government of the Province of Nova Scotia, a corporation that is an agent of Her Majesty in Right of Canada or the Province, and a municipal unit; and

(b) “municipal unit” means a regional municipality, town or county or district municipality as set out in the *Municipal Government Act*.

POLICY STATEMENT AND CATEGORIZATION

2. (1) The Municipality can acquire and sell real estate within its legislative provisions. Real estate holdings can be a “corporate” asset necessary for municipal functions and purposes of the business units or may be held for particular use of inhabitants of HRM for example, parks and institutional uses. Corporate assets are subject to corporate review by the Asset Owner Business Unit for continuing requirement. Where the business units of HRM have determined that properties no longer serve an operational requirement of the corporation or otherwise appear to be surplus to the needs of the Municipality, then the policy of disposal to be followed in all cases, excepting municipal property which requires particular process through statute or common law or property available in the Municipal Business Parks, is as directed by this policy of Council.

(2) The Municipality will dispose of real property Council determines is no longer required for the purposes of the Municipality. Staff will identify surplus properties by the following categories:

Economic Development

(a) Strategic properties having Economic Development potential ought be sold to:

- (i) maximize use or value;
- (ii) achieve the attraction of targeted industries and employment or the regeneration of neighborhoods;
- (iii) to advance development opportunities; and
- (iv) to generate financial return to the Municipality.

Community Interest

- (b) Properties known to have potential for community use, in particular where:
- (i) there has been a prior community or institutional use of the property; or
 - (ii) by location or scarcity of available property the consideration would reasonably arise.

Ordinary Sale

- (c) Properties of an:
- (i) ordinary or routine nature;
 - (ii) which no longer have a municipal purpose.

Remnant

- (d) Properties which are remaining or subdivided lands which:
- (i) by nature of their size or dimensions have limited or no reasonable use;
 - (ii) but which may have utility for abutting property owners, and can be disposed under s. 64 of the Charter allowing Council to set a price that is less than market value.

Extraordinary

- (e) Properties having an historic or legal distinction which include conditions or extraordinary process with respect to their preservation or disposal including but not limited to:
- (i) the Halifax Commons;
 - (ii) the Dartmouth Commons;
 - (iii) streets;
 - (iv) any municipal properties, including parks, which are held in trust, or upon condition, or with reserving interests, or like constraints;
 - (v) and parkland acquired through subdivision process.

Intergovernmental Transfer

- (f) Properties requested by another level of government which:
- (i) will be used for a public purpose; and
 - (ii) sold for market value.

PROPERTY REVIEW AND DECLARATION OF SURPLUS

3. (1) Real Estate and Land Management staff will facilitate at least one annual review of the Municipality's real property inventory in order to identify potentially surplus properties.
- (2) All Business Units will be solicited to identify any municipal requirements for those properties identified as potentially surplus.

- (3) Upon completion of Business Unit reviews and identification of the operationally surplus property the Real Estate and Land Management Unit will categorize the nature of the inventory of the properties and list them by category.
- (4) Local Councillor and Community Council will be informed of the inventory of the properties and the proposed categories by staff. Local Councillor will then have the opportunity to contact local community to discuss potential surplus properties to gauge interest in potential disposal methods for the properties with area residents. The result from these potential community consultations will then be included in the surplus property report that comes to Council.
- (5) Real Estate and Land Management staff will prepare a Surplus Property Report at least one a year to Council which will attach lists of properties by category. The report will recommend that all lists of properties should be declared by Council to be surplus property, that each category be approved by Council, and that the disposal method recommended for each list under this policy be approved by Council.
- (6) Council may approve the recommendations, may remove any property from any list, and may move any property from one list to another list, and may declare the lists, or any of them, surplus to the Municipality's requirements.

DISPOSAL METHODS

4. (1) Following Council approvals under Part 2, staff shall proceed to dispose of the properties as determined by category.

Ordinary Properties

- (a) These properties shall be placed on the market by Real Estate and Land Management. The sale of market properties may be achieved through:
 - (i) direct marketing by staff;
 - (ii) listing contracts with licensed real estate brokers;
 - (iii) public tenders; or
 - (iv) proposal call methods.
- (b) Determination of the achieving market value will be supported by appraisal or through the receipt of sufficient offers over an appropriate exposure period.
- (c) Approval of final conveyances shall be under delegated authority or by approval of Council as required.

Economic Development Properties

- (d) These properties viewed by Council to be strategic may be disposed through individually recommended processes contained in the Surplus Properties Report, and may include referral to a special committee or task force of HRM created for the purpose of overseeing the strategic use and disposal of a property.

Properties under this category are required by the Charter to be sold at market value and can include partnership models between private developers and nonprofits and municipally defined public use or service delivery components.

Community Interest Properties

- (e) Properties with this potential will be advertised by staff, led by Grant Program Staff, with support of Community and Recreation Services, after being the subject of a public information meeting in the area of the property. After advertising the opportunity to submit proposals, non-profit organizations will have a minimum of 90 days and a maximum of 120 days to submit a written proposal for the use of the property. Submissions should set out:
 - (i) the name, composition and legal status of the group, its purpose and management structure, including office-bearers;
 - (ii) the nature of the activities proposed;
 - (iii) a financial statement;
 - (iv) a business plan for the first five years; and
 - (v) a clear statement of the terms the group is prepared to offer for the purchase or lease of the property.
- (f) All submissions received on or before the last day of submissions will be evaluated by a cross-disciplinary staff committee, including finance and community resources expertise, enlisted by the Grants Program staff for content compliance, viability, compensation, and for benefit to the Municipality. Grants staff will develop criteria that will be publically available for scoring the community interest projects.
- (g) Staff will report to Council on the submissions received and the evaluation by staff, including the advisability of a Buy-Back Agreement and the terms of any suggested Buy-Back Agreement.
- (h) Council may determine to select a submission which would be considered on the basis of s. 63(1), (2), (3), (4), (5) of the Charter, the statutory mandate for Council being whether Council considers the non-profit organization to be carrying on an activity that is beneficial to the Halifax Regional Municipality.
- (i) Council will also consider the overall context of the disposal, including:
 - (i) the market value of the property as appraised;
 - (ii) the Planning Strategies of the area of the property;
 - (iii) the benefit of any cost saving to the Municipality;
 - (iv) the consequences, beneficial or otherwise, to the community or the Municipality as a whole;
 - (v) the beneficial considerations of any submission against the benefit to the Municipality of selling the property at market value; and
 - (vi) whether or not a Buy-Back Agreement is a condition of a sale.

- (j) If Council decides to consider the disposal at less than market value, if a property is worth more than \$10,000, under s. 63(3), Council must first hold a public hearing respecting the sale and advertise as per s. 63(4), (5):

63(4) The Council shall advertise the public hearing at least twice, in a newspaper circulating in the Municipality, the first notice to appear at least fourteen days before the hearing.

(5) The notice of the public hearing shall include the date, time and place of the hearing, the location of the real property or a description of the tangible personal property, the estimated value of the property and the purpose of the sale. *2008, c. 39, s. 63.*

- (k) The resolution of approval for sale requires passage by at least a two-thirds majority of the Council present and voting.
- (l) In the event that Council rejects any or all non-profit organizations' submissions to purchase at a less than market value, Council may direct staff to proceed to sell the property at market value.

Remnant properties

- (2) Staff will negotiate the sale of such parcels with any interested abutter of such lands and at such price as supported by appraisal or set by Council directly or through policy adopted by Council.

Extraordinary properties

- (3) This category of properties will be dealt with as required by legislation, common law, or contract that governs any disposal by the Municipality, and may be omitted from this policy.

Intergovernmental Transfer

- (4) This category of properties will be dealt with as directed by Council.

APPRAISALS

5. At least one appraisal of the current market value of any Ordinary property, Community Interest property, Economic Development property, or Intergovernmental Transfer property will be obtained as part of the disposal process. Appraisals will remain confidential until the sale is completed.

IMPLEMENTATION

6. This policy shall apply as of the date of approval of Council, excepting properties which are:
- (i) already approved by Council as surplus;
 - (ii) under agreement of purchase and sale through delegated approval as of the date of Council approval of this policy;
 - (iii) going to Council for approval by individual report up to and including March 31, 2013.

Done and passed in Council this 9th day of April, 2013.

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 April 9, 2013.

Cathy Mellett, Municipal Clerk

Notice of Motion:
Approval

March 26, 2013
April 9, 2013

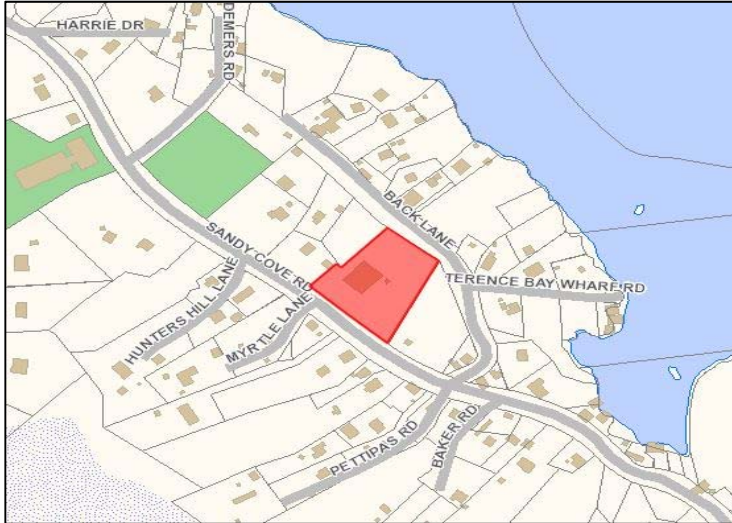
Amendment # 1 – addition of category – Intergovernmental Transfer
Notice of Motion:
Approval:

February 24, 2015
March 10, 2015

Attachment B – Community Properties
COUNCIL REPORT – Administrative Order 50 – Package 03.15

80 Sandy Cove Road, Terence Bay

PID 00481259



Proposed Category	Community	Land Area	+/- 61,706 sq.ft. (1.42 Acres)
Disposal Method	As per Admin. Order 50	Building Area	5,695 sq.ft.
District	11	Asset Use	Vacant Fire Station No. 53
Councillor	Adams	Operating Costs	\$32,400 (2013/14)
Land Use Bylaw	Planning District 4	Assessed Value	\$255,300 (2015 Commercial)
Zone	P-2 (Community Facility)	Deed On File	1988

Background

- Formerly Terence Bay Fire Station No. 53;
- In 1988 Lot B, 25,834 sq. ft., was added to Lot A (Fire Station Property) to form Lot AB, 61,706 sq. ft., which forms the existing parcel;
- It consists of 274 ft. of frontage on Sandy Cove Road, and 170 ft. of frontage on Back Lane;
- The property is no longer used for fire service operations;
- A community group seeks to acquire the property, for conversion to a community centre, and seeks assistance from HRM to fund its operating costs.

Discussion

- Technical Review: no municipal need was identified;
- Steering Committee: the property is not needed for municipal recreation purposes due to sufficient community recreation opportunities at: 1. Prospect Community Centre (13 km from property); 2. Resource Opportunities Centre (5 km away in Terence Bay).

Attachment B – Community Properties
 COUNCIL REPORT – Administrative Order 50 – Package 03.15

4032 Mooseland Road, Mooseland

PID 40877581



Proposed Category	Community	Land Area	+/- 113,692 sq. ft. (2.6 acres)
Disposal Method	As per Admin. Order 50	Building Area	+/- 3,243 sq. ft.
District	2	Asset Use	Vacant Fire Station No. 32 / Community Hall
Councillor	Hendsbee	Operating Costs	\$11,700 (2013/14)
Land Use Bylaw	Eastern Shore (East)	Assessed Value	\$73,300 (2015 Commercial)
Zone	RE (Rural Resource)	Deed On File	No

Background

- Originally, the site of former Mooseland School, today, the site is occupied by vacant Fire Station No. 32 and a community hall: subject to a \$1-per-year land lease to the Mooseland and Area Community Association, with automatic annual renewal. Notice to terminate is one year prior to anniversary date of April 1;
- Original Parcel A (16,000 sq.ft.) was added-to through acquisition of Parcel P-2 (91,574 sq.ft.) and Parcel B (5,964 sq.ft.), forming the consolidated Lot P-2AB (2.6 acres), on March 3, 2000, for recreational purposes;
- Other community centre opportunities are available at Bicentennial Theatre (39 km away), and Sheet Harbour Lions Club (40 km away).

Discussion

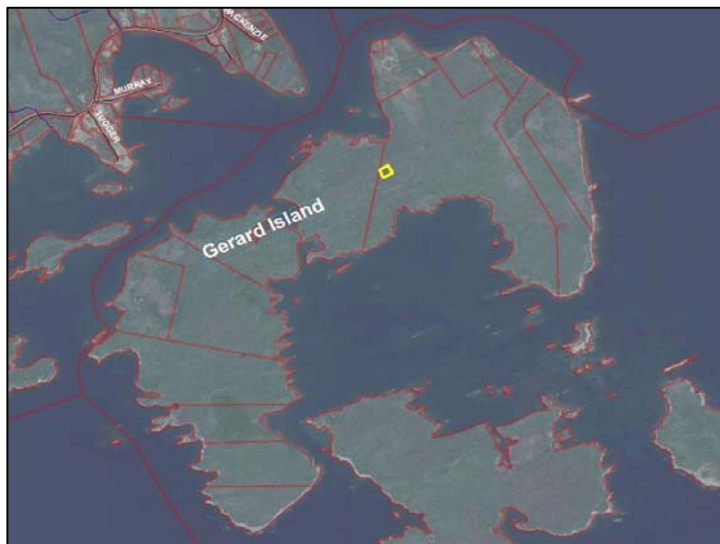
- Technical Review: no municipal need identified;
- Steering Committee: Community use is on-going, and the community group remains interested in the property.
- **Local Councillor:** requests retention of property, and for HRM to enter into a Facility Lease Agreement (FLA) with the Mooseland & Area Community Association. Subsequent consultation with Parks & Recreation (P&R) indicates that FLAs are only applicable to alternate service delivery arrangements for a 3rd party to operate and supply the public with P&R programming services that would otherwise be provided by the municipality as per mandate. In this case, the Community Hall attached to vacant Fire Station No. 32 does not fit with a municipal program mandate, therefore the property should be surplus as per AO50 with 'Community Interest' category.

Attachment B – Community Properties

COUNCIL REPORT – Administrative Order 50 – Package 03.15

Gerard Island, Spry Bay

PID 40028193



Proposed Category	Community	Land Area	+/- 43,560 sq. ft. (1 Acre)
Disposal Method	As per Admin. Order 50	Building Area	n/a
District	2	Asset Use	Vacant
Councillor	Hendsbee	Operating Costs	n/a
Land Use Bylaw	Eastern Shore (East)	Assessed Value	\$7,900 (2015 Resource)
Zone	RE (Rural Resource)	Deed On File	No

Background

- This land-locked, one-acre parcel on Gerard Island Eastern Shore, is requested as a conservation donation to the Nova Scotia Nature Trust (NSNT) for protection under the 100 Wild Islands Campaign.

Discussion

- Technical Review: no municipal needs identified;
- Title is subject to verification, survey, and migration.

Attachment B – Community Properties
 COUNCIL REPORT – Administrative Order 50 – Package 03.15

948 Pockwock Road, Upper Hammonds Plains

PID 00424358



Proposed Category	Community	Land Area	+/- 15,520 sq. ft. (.36 Acres)
Disposal Method	As per Admin. Order 50	Building Area	+/- 3,276 sq. ft.
District	13	Asset Use	Vacant Fire Station No. 51
Councillor	Whitman	Operating Costs	\$17,000 (2013/14)
Land Use Bylaw	Beaver Bank, Hammonds Plains and Upper Sackville	Assessed Value	\$44,200 (2015 Commercial)
Zone	GU-1 (General Use)	Deed On File	1969

Background

- The subject property, the former Upper Hammonds Plains Fire Station No. 51, was deeded to the former Municipality of the County of Halifax in 1966;
- The Upper Hammonds Plains Community Centre is approximately 0.5 km away;
- An on-site plaque states the land was donated by Mrs. Elizabeth Mantley in 1964, and that the fire department was incorporated in 1967 as the “First Black Volunteer Fire Department in Canada”.

Discussion

- Technical Review: no municipal need identified.
- The Community has requested (~2013) to transform the building into a museum.

Chebucto Road, Halifax

PID 0009316



Proposed Category	Ordinary	Land Area	+/- 5,084 sq. ft. (.12 Acres)
Disposal Method	As per Admin. Order 50	Building Area	n/a
District	9	Asset Use	Vacant
Councillor	Mosher	Operating Costs	n/a
Land Use Bylaw	Halifax Peninsula	Assessed Value	\$216,200 (2015 Residential)
Zone	R-1 (Single Family)	Deed On File	No

Background

- This parcel was acquired by the City of Halifax in 1971 for proposed widening of Chebucto Road;
- This property was used as a staging area for the Armdale Roundabout/Chebucto Road Reversing Lane Project.

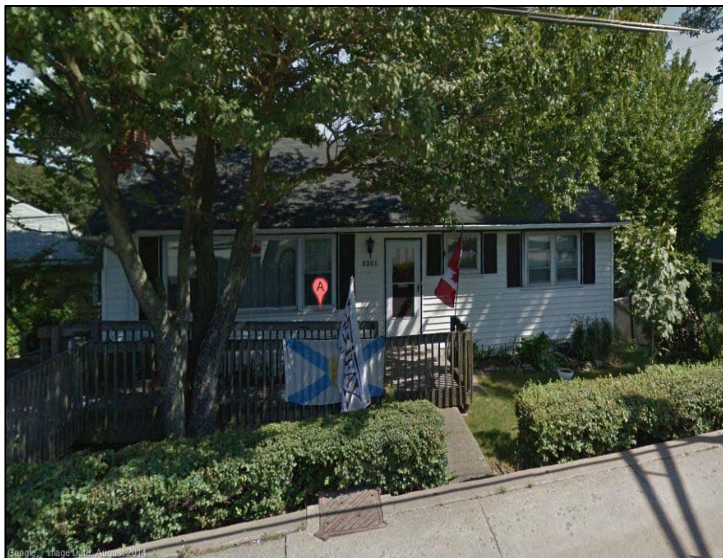
Discussion

- Technical Review: no municipal need identified;
- This parcel is recommended to be sold as a developable residential lot.

Attachment C – Ordinary Properties
 COUNCIL REPORT – Administrative Order 50 – Package 03.15

3331 Joseph Howe Drive, Halifax

PID 00198770



Proposed Category	Ordinary	Land Area	+/- 6,068 sq. ft.
Disposal Method	As per Admin. Order 50	Building Area	n/a
District	9	Asset Use	Single Family Dwelling
Councillor	Mosher	Operating Costs	n/a
Land Use Bylaw	Halifax Peninsula	Assessed Value	\$264,100 (2015 Residential)
Zone	R-2 (General Residential)	Title Verification	Deed 2000

Background

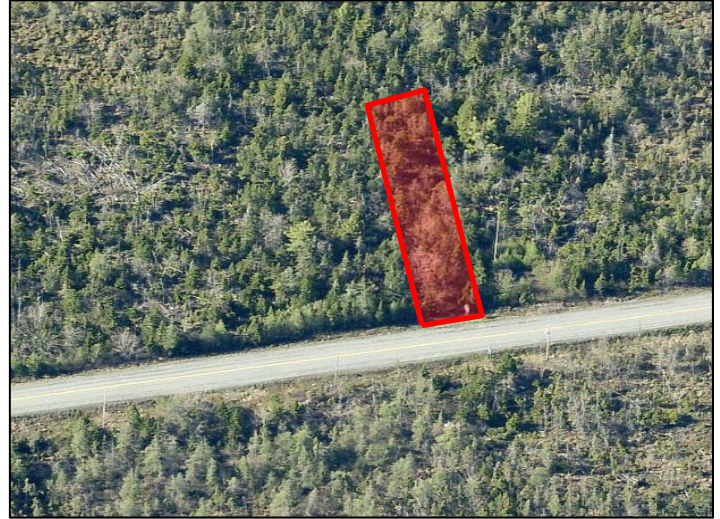
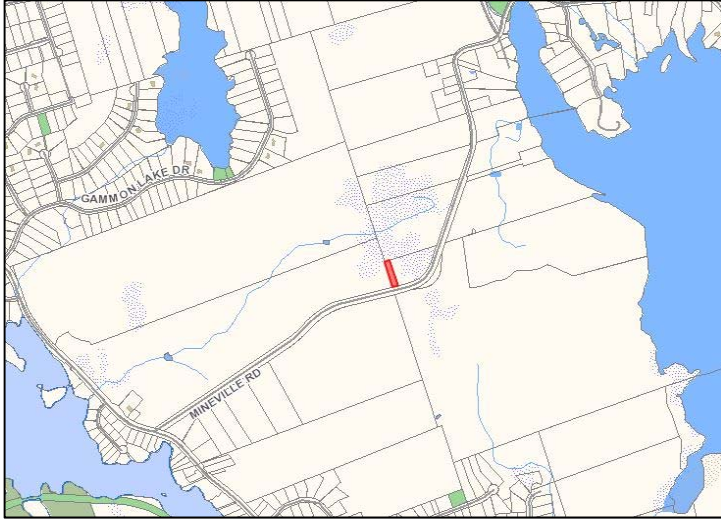
- Single Storey Bungalow situated on an irregular shaped lot;
- HRM acquired this property in September 2000 for road widening and new intersection, when the intersection of Joseph Howe Drive and Exit 0 off-ramp from Bi-Centennial Highway was realigned;
- The previous owners of this residential property remained in the house as tenants since its sale, and had just recently given notice to terminate their lease.

Discussion

- Technical Review: Underground infrastructure should be retained and the Right of Way boundary adjusted before sale.

1291 Mineville Road, Mineville

PID 40644718



Proposed Category	Ordinary	Land Area	+/- 30,492 sq. ft. (.70 Acres)
Disposal Method	As per Admin. Order 50	Building Area	n/a
District	2	Asset Use	Vacant
Councillor	Hendsbee	Operating Costs	n/a
Land Use Bylaw	Planning Districts 8 & 9 (Lake Echo/Porters Lake)	Assessed Value	\$35,300 (2015 Commercial)
Zone	RR-1 (Rural Residential)	Deed On File	1993

Background

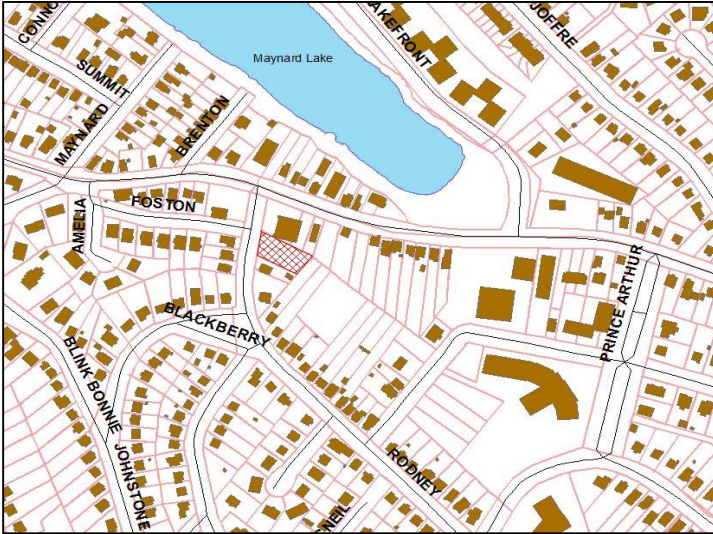
- This lot contained an obsolete repeater station, formerly used by District 9A Lawrencetown Fire Station;
- The repeater station consisted of a small shed and pole-mounted antenna;
- Fire Services has not had an operational need for it since approximately 2002/03;
- The lot was deeded to former Halifax County, November 25, 1993, for the purpose of hosting the fire department's two-way communication system (repeater), however, a 20-year reversion clause states that if no longer used for its intended purpose, it shall be deeded back to the original owner;
- The hut will be structurally assessed for options to either remain on-site or to be demolished.

Discussion

- Technical Review: no municipal need identified;
- Requires legal review to determine potential reversion to former land owner.

48 Rodney Road, Dartmouth

PID 00222000



Proposed Category	Ordinary	Land Area	+/- 11,600 sq. ft. (.27 Acres)
Disposal Method	As per Admin. Order 50	Building Area	n/a
District	5	Asset Use	Vacant
Councillor	McCluskey	Operating Costs	n/a
Land Use Bylaw	Dartmouth	Assessed Value	\$127,500 (2015 Commercial)
Zone	C-2 (General Business)	Deed On File	No

Background

- This parcel's previous use was a parking lot that supplemented the adjacent property, "Neighbours Pub", prior to fire damage to the building, which remains unused;
- A Halifax Water storm water sewer bisects the property (depicted on satellite image);
- Halifax Water will seek an easement over the property for the existing infrastructure, as per the HRM & HRWC Transfer Agreement.

Discussion

- Technical Review: no municipal need identified.

**1365 Pockwock Rd.
 Upper Hammonds Plains**

PID 40832842



Proposed Category	Ordinary	Land Area	+/- 117,612 sq. ft. (2.7 Acres)
Disposal Method	As per Admin. Order 50	Building Area	n/a
District	13	Asset Use	Vacant
Councillor	Whitman	Operating Costs	n/a
Land Use Bylaw	Beaver Bank, Hammonds Plains and Upper Sackville	Assessed Value	\$27,700 2015 Resource
Zone	GU-1 (General Use)	Title Verification	Deed 1999

Background

- Property was deeded to HRM in 1999 along with the parcel (PID 00424382 – 9 Acres) situated across the street, which consisted of the eastern portion of Lot #24 of the Pockwock Land Grants of 1831;
- The Proponent wishes to acquire a 66-foot strip from Pockwock Road back to their land-locked parcel of 45 acres.

Discussion

- **Technical Review:** considered retaining until it may be reassessed after approval of Halifax Green Network Plan (HGPN);
- **Steering Committee:** consider retaining until property may be re-assessed against Halifax Green Network Plan before revisiting as to 'Surplus' and 'Ordinary' category.
- **Local Councillor:** at the request of Councillor Whitman to reconsider property retention, Parks & Recreation subsequently reviewed the initial recommendation to 'consider retaining for further review', pending outcome of Halifax Green Network Plan; as a result, it was not deemed to be strategically critical, and therefore can be declared surplus.

Attachment D – Remnant Properties
COUNCIL REPORT – Administrative Order 50 – Package 03.15

Glebe Street, Halifax

PID 00035741



Proposed Category	Remnant	Land Area	+/- 3,200 sq.ft. (.02 Acres)
Disposal Method	As per Admin. Order 50	Building Area	n/a
District	8	Asset Use	Vacant
Councillor	Watts	Operating Costs	n/a
Land Use Bylaw	Halifax Peninsula	Assessed Value	n/a
Zone	R-2 (General Residential)	Deed On File	No

Background

- This parcel was approved as a 3,200 sq.ft. lot by City of Halifax Council on May 17, 1957, as part of a subdivision plan;
- The lot is not developable under existing R-1 requirements (which are permitted under this parcel's R-2 zone), requiring a minimum lot area of 4,000sq.ft.

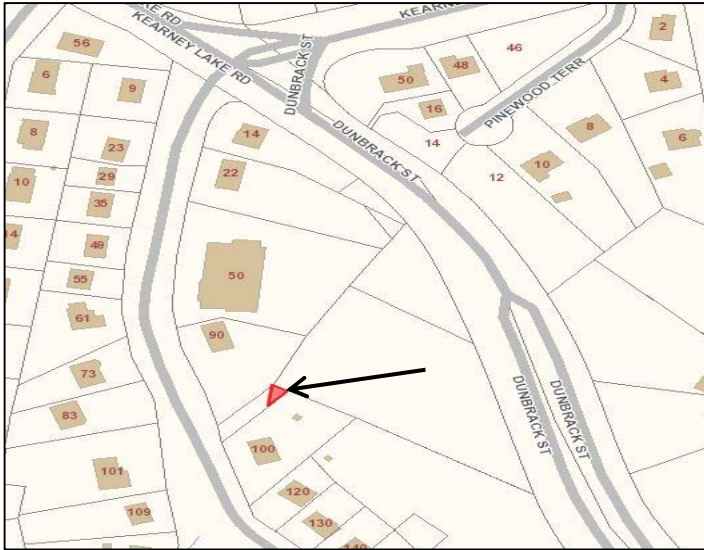
Discussion

- Technical Review: no municipal need identified;
- This parcel is recommended to be consolidated with the abutting property.

Attachment D – Remnant Properties
COUNCIL REPORT – Administrative Order 50 – Package 03.15

Lot RRL-12 Donaldson Avenue, Halifax

PID 00280412



Proposed Category	Remnant	Land Area	+/- 696 sq.ft. (.02 Acres)
Disposal Method	As per Admin. Order 50	Building Area	n/a
District	12	Asset Use	Vacant
Councillor	Rankin	Operating Costs	n/a
Land Use Bylaw	Halifax Mainland	Assessed Value	\$6,000 (2015 Residential)
Zone	R-2 (General Residential)	Deed On File	1987

Background

- This parcel (RRL-12) was deeded to the City of Halifax in March 1987 for infrastructure purposes;
- The parcel is encumbered with Service Easement C-2.

Discussion

- Technical Review: no municipal need identified.

Attachment D – Remnant Properties
COUNCIL REPORT – Administrative Order 50 – Package 03.15

Ridgemoor Drive, Porters Lake

PID 41039298



Proposed Category	Remnant	Land Area	+/- 17,805 sq. ft. (.41 Acres)
Disposal Method	As per Admin. Order 50	Building Area	n/a
District	2	Asset Use	Road Reserve
Councillor	Hendsbee	Operating Costs	n/a
Land Use Bylaw	Planning Districts 8 & 9 (Lake Echo/Porters Lake)	Assessed Value	\$1,200 (2015 Residential)
Zone	RE (Rural Enterprise)	Deed On File	2001

Background

- Identified on Plan of Survey, dated July 28, 2000, as Parcel RD, Ridgemoor Drive (Road Reserve);
- A 22-acre 'back-land' parcel, PID No.00603340, situated northwest of the subject parcel (highlighted blue in site plan) has access and frontage on Cove Road, and provides potential access to lakefront properties to the west via Whisper Ridge and Silver Cove Lane.

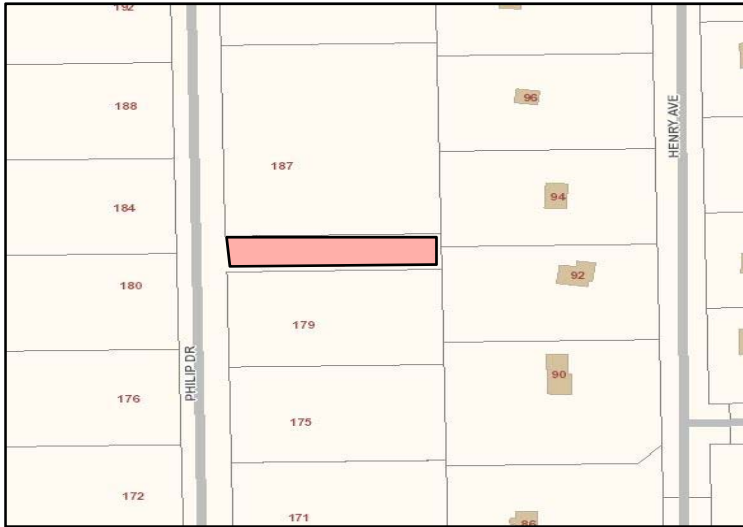
Discussion

- Technical Review: no municipal need identified, except for potential second access to property to the northwest, and as a result, was recommended to be retained; the parcel is not developable for single family residence.

Attachment D – Remnant Properties
 COUNCIL REPORT – Administrative Order 50 – Package 03.15

Philip Drive, Fall River

PID 40909798



Proposed Category	Remnant	Land Area	+/- 19,375 sq. ft.
Disposal Method	As per Admin. Order 50	Building Area	n/a
District	1	Asset Use	Road Reserve
Councillor	Dalrymple	Operating Costs	n/a
Land Use Bylaw	Planning Districts 14 & 17	Assessed Value	n/a
Zone	n/a	Deed On File	No

Background

- This vacant and unimproved municipal road reserve is identified as a “future street” in Parcel FS-1, on Plan of Survey dated September 15, 1988;
- It fronts on Philip Drive at the parcel’s western boundary;
- At its eastern boundary, the subject parcel terminates at private property, civic 82 and 94 Henry Avenue, both of which were created by plan of subdivision, August 1997. Therefore, there is no opportunity to connect to the opposite street (i.e., Henry Avenue).

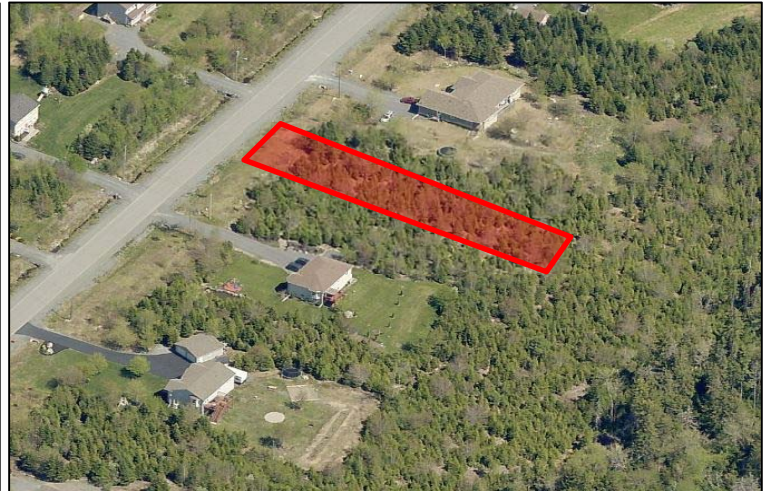
Discussion

- Technical Review: no municipal need identified.

Attachment D – Remnant Properties
COUNCIL REPORT – Administrative Order 50 – Package 03.15

Bishops Gate Road, Hammonds Plains

PID 41083619



Proposed Category	Remnant	Land Area	+/- 26,400 sq.ft. (.61 Acres)
Disposal Method	As per Admin. Order 50	Building Area	n/a
District	13	Asset Use	Road Reserve
Councillor	Whitman	Operating Costs	n/a
Land Use Bylaw	Beaver Bank, Hammonds Plains and Upper Sackville	Assessed Value	n/a
Zone	MR-1 (Mixed Resource)	Deed On File	2003

Background

- This road reserve is identified as Parcel RR-2 on Plan of Survey, approved October 22, 2003;
- It fronts Bishops Gate Road on its western boundary, and abuts Lot 740 (PID 41252735) on its eastern boundary;
- Lot 740 (a flag lot) at the east end of the subject property was created on November 6, 2008 and has frontage on White Hill Run;
- MR-1 zoning requires a minimum lot area of 80,000 sq.ft. for issuance of a development permit;
- There is no potential to use this parcel as a right-of-way connection.

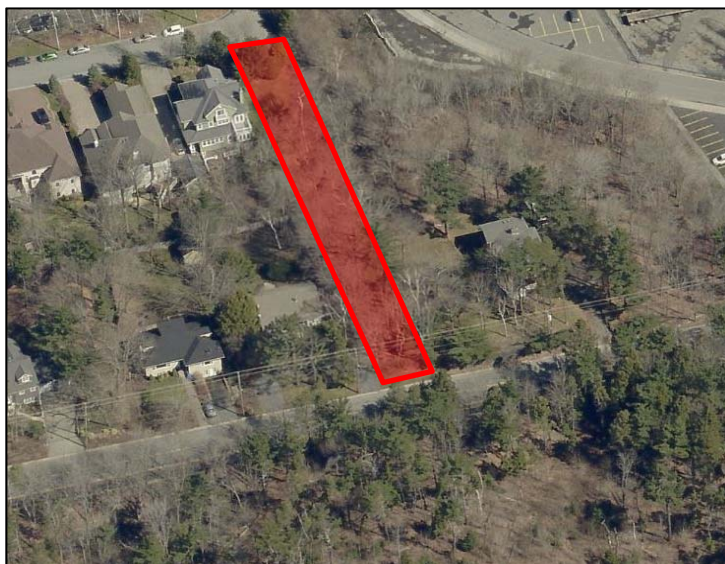
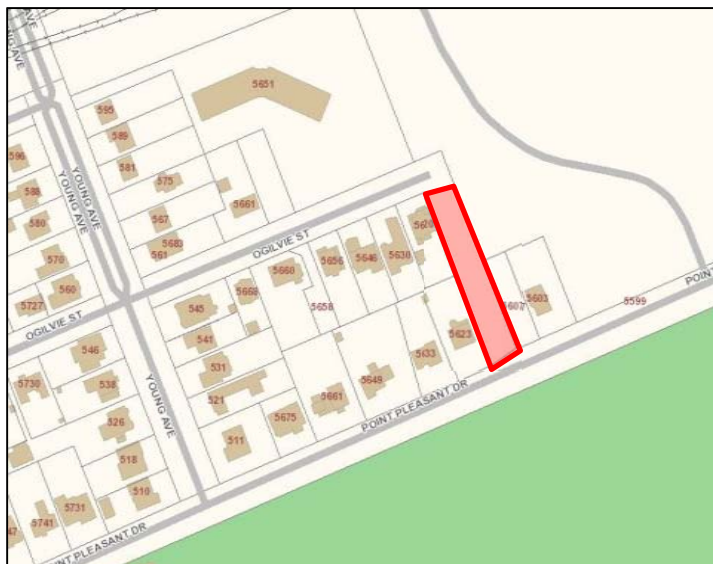
Discussion

- TPW: “Retain until Lot 740 (PID 41252735) is developed. May be required for driveway access to PID 41252735. May also represent a loss of frontage for this lot.”
- Steering Committee: the subject property is not currently used as an access way to lot 740, therefore it is recommended as surplus.

Attachment E – Extraordinary Properties
COUNCIL REPORT – Administrative Order 50 – Package 03.15

Brussels Street, Halifax

PID 40935470



Proposed Category	Extraordinary	Land Area	+/- 20,550 sq.ft. (.47 Acres)
Disposal Method	As per Admin. Order 50	Building Area	n/a
District	7	Asset Use	Right of Way
Councillor	Mason	Operating Costs	n/a
Land Use Bylaw	Halifax Peninsula	Assessed Value	n/a
Zone	n/a	Deed On File	No

Background

- The section of Brussel’s Street right-of-way, which is situated north of the subject parcel (i.e., identified in the photo), between Ogilvie Street and former Clarence Street, was closed to public use May 14, 1959, as per Plan SS-3-14400. The subject parcel of Brussels Street right-of-way (highlighted red) has never been formally closed;
- Abutting properties on Point Pleasant Drive use a portion of the subject parcel for driveway access.

Discussion

- Technical Review:
 - Curbs, turning tee, and storm drainage are to be retained;
 - Subdivision recommended to create two building lots for disposal;
 - Street Closure required.

Attachment E – Extraordinary Properties
COUNCIL REPORT – Administrative Order 50 – Package 03.15

Lot G-01 Gorsebrook Avenue, Halifax

PID 41162850



Proposed Category	Extraordinary	Land Area	+/- 11,489 sq.ft. (.26 Acres)
Disposal Method	As per Admin. Order 50	Building Area	n/a
District	7	Asset Use	Right of Way
Councillor	Mason	Operating Costs	n/a
Land Use Bylaw	Halifax Peninsula	Assessed Value	n/a
Zone	n/a	Deed On File	No

Background

- The subject parcel is a portion of Gorsebrook Avenue right-of-way and identified as Parcel G-1;
- A parcel located immediately west of the subject parcel (i.e., between subject parcel and Robie Street), had been closed in December 1971, and conveyed to St. Mary's University, as per City of Halifax plan TT-9-17549.

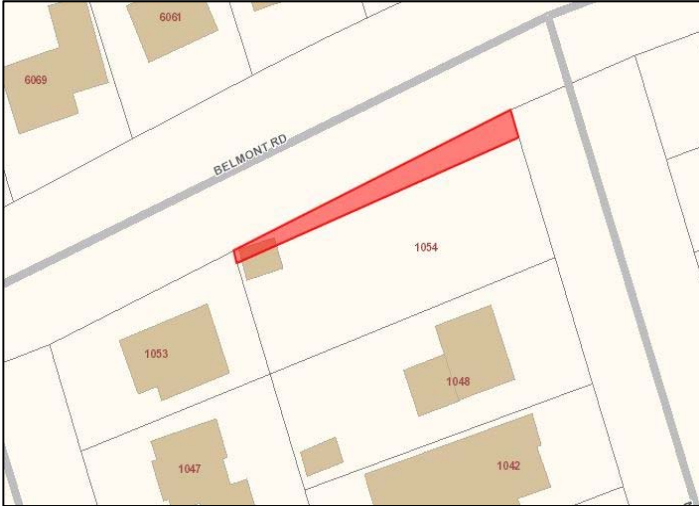
Discussion

- Technical Review: no municipal need identified;
- This portion of right-of-way is recommended to be closed.

Attachment E – Extraordinary Properties
COUNCIL REPORT – Administrative Order 50 – Package 03.15

Marlborough Avenue, Halifax

PID 00054742



Proposed Category	Extraordinary	Land Area	+/- 798 sq.ft. (.02 Acres)
Disposal Method	As per Admin. Order 50	Building Area	n/a
District	7	Asset Use	Right of Way
Councillor	Mason	Operating Costs	n/a
Land Use Bylaw	Halifax Peninsula	Assessed Value	\$69,300 (2015 Residential)
Zone	R-1 (Single Family)	Deed On File	No

Background

- The origin of this parcel of land, running parallel to Belmont Road (formerly known as Hawthorne Street), is unknown.

Discussion

- Technical Review: no municipal need identified.
- This portion of right-of-way is recommended to be closed.

Attachment E – Extraordinary Properties
 COUNCIL REPORT – Administrative Order 50 – Package 03.15

22 Governors Lake Drive, Timberlea

PID 40453466



Proposed Category	Extraordinary	Land Area	+/- 59,590 sq. ft. (1.37 Acres)
Disposal Method	As per Admin. Order 50	Building Area	n/a
District	12	Asset Use	Parkland
Councillor	Rankin	Operating Costs	n/a
Land Use Bylaw	Timberlea / Lakeside / Beechville	Assessed Value	\$111,300 (2015 Resources)
Zone	R-1 (Single Unit)	Deed On File	1987

Background

- The subject property is known as 'Governors Glen Park', however there are no indications that this property was dedicated as parkland;
- Deeded to the County of Halifax in 1987 as Lot 16, at 54,510 sq.ft., another parcel (B), at 508 sq.ft., was added in 1989;
- This property was referred to Administrative Order 50 process in an In-Camera report dated March 24, 2015.

Discussion

- **Technical Review:** it is recommended that this parcel be subdivided in order to retain the waterfront portion highlighted in blue (satellite photo), with no further municipal needs identified.

Attachment E – Extraordinary Properties
 COUNCIL REPORT – Administrative Order 50 – Package 03.15

23 Emerald Drive, Three Fathom Harbour

PID 41023862



Proposed Category	Extraordinary	Land Area	+/- 64,072 sq. ft. (1.47 Acres)
Disposal Method	As per Admin. Order 50	Building Area	n/a
District	2	Asset Use	Dedicated Parkland
Councillor	Hendsbee	Operating Costs	n/a
Land Use Bylaw	Planning Districts 8 & 9 (Lake Echo/Porters Lake)	Assessed Value	\$49,400 (2015 Residential)
Zone	MR (Mixed Resources)	Deed On File	Deed 2002

Background

- Unprogrammed and unimproved parkland: “Emerald Estates Park” (Source: REGIS);
- This parcel, Lot 22, was accepted as parkland dedication in November 2000, as part of a 9-lot subdivision at Porter’s Lake, Lots 14-22;

Discussion

- Technical Review: no municipal need identified;
- Steering Committee: this site is isolated, not on water, not strategic, and not large, therefore does not pose concern prior to impending Green Network Plan.

Attachment E – Extraordinary Properties
COUNCIL REPORT – Administrative Order 50 – Package 03.15

Lethbridge Avenue, Dartmouth

PID 40943151



Proposed Category	Extraordinary	Land Area	+/- 324 sq. ft. (.01 Acres)
Disposal Method	As per Admin. Order 50	Building Area	n/a
District	6	Asset Use	Right-of-Way
Councillor	Fisher	Operating Costs	n/a
Land Use Bylaw	Dartmouth	Assessed Value	n/a
Zone	n/a	Deed On File	No

Background

- This triangular portion of right-of-way is proposed to be closed and consolidated with the abutting property.

Discussion

- Technical Review: no municipal need identified.