

HALIFAX

P.O. Box 1749
Halifax, Nova Scotia
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Item No. 14.1.3
Halifax Regional Council
November 28, 2017

TO: Mayor Savage and Members of Halifax Regional Council

SUBMITTED BY:

Original Signed by 

Jacques Dubé, Chief Administrative Officer

DATE: October 18, 2017

SUBJECT: Property Disposal – 3331 Joseph Howe Drive, Halifax

ORIGIN

October 6, 2015, Regional Council motion whereby Civic No. 3331 Joseph Howe Drive (PID No. 00198770), was approved as surplus to municipal requirements and categorized as “Ordinary”, as per Administrative Order No. 50.

LEGISLATIVE AUTHORITY

Halifax Regional Municipality Charter, Chapter 39, Section 61(5): The Municipality may (b) sell property at market value when the property is no longer required for the purposes of the Municipality.

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 disposal of Civic No. 3331 Joseph Howe Drive, Halifax. (PID No. 00198770), as per the terms and conditions outlined in Table 1 of the Private and Confidential Information Report dated October 18, 2017.

BACKGROUND

The two-storey dwelling at Civic No. 3331 Joseph Howe Drive, Halifax, was originally constructed in 1958. In 2000, HRM acquired the property for the Bicentennial Highway to Joseph Howe Ramps Capital Project. Due to required grade alterations for the Exit 0 intersection, and the then existing railway crossing, the driveway and front elevation of the subject property were impacted, as the grade was being raised by approximately one meter.

Due to the proposed effects of the intersection work, the owners sold the subject property on the condition of leasing it back from HRM until deciding upon where to relocate. The owners vacated the dwelling in May 2015. At its October 6, 2015, session, Regional Council declared the subject property surplus to municipal requirements and categorized the property "Ordinary", as per Administrative Order No. 50.

DISCUSSION

The recommended terms of sale associated with this transaction are detailed within Table 1 of the In Camera Private and Confidential Information Report dated October 18, 2017.

FINANCIAL IMPLICATIONS

Budget implications associated with this transaction are detailed within the In Camera Private and Confidential Information Report dated October 18, 2017.

RISK CONSIDERATION

Risk consideration associated with this transaction is detailed within the In Camera Private and Confidential Information Report dated October 18, 2017.

COMMUNITY ENGAGEMENT

As per Administrative Order 50, the area Councillor was advised of the recommendation to surplus the subject property within the Ordinary categorization. Further to Regional Council's October 6, 2015, approval to surplus and categorize the property, no further community engagement is required.

ENVIRONMENTAL IMPLICATIONS

Environmental implications associated with this transaction are detailed within the In Camera Private and Confidential Information Report dated October 18, 2017.

ALTERNATIVES

Council may choose to not approve the disposal of Civic No. 3331 Joseph Howe Drive, Halifax and return the property for sale on the open market. This alternative is not recommended as HRM has received no previous bonafide offers for the property and retention of the building will only accrue additional municipal expenditures for such matters as building maintenance, security, heat, and snow removal.

ATTACHMENTS

Attachment "A" - Site Plan

If the report is released to the public, a copy can be obtained by contacting the Office of the Municipal Clerk at 902.490.4210, or Fax 902.490.4208.

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ATTACHMENT "A" - SITE PLAN

