

HALIFAX

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Halifax, Nova Scotia
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Item No. 14.1.8
Halifax Regional Council
December 12, 2017

TO: Mayor Savage and Members of Halifax Regional Council

Original Signed by



SUBMITTED BY:

Jacques Dubé, Chief Administrative Officer

DATE: November 8, 2017

SUBJECT: Property Acquisition – 6814 Bayers Road, Halifax

ORIGIN

This report originates from an unsolicited offer to the owner of 6814 Bayers Road, Halifax, to sell 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:

1. Authorize the Mayor and Municipal Clerk to enter into an Agreement of Purchase and Sale for the acquisition of 6814 Bayers Road, PID No. 00032540 as per the key terms and conditions outlined in Table 1 of the Private and Confidential Information Report dated November 8, 2017.

BACKGROUND

The HRM Regional Municipal Plan, approved in 2006, identified widening Bayers Road to five or six lanes between the CN Rail overpass and Connaught Avenue as a "planned" project. A planned project is one that modelling has shown will be required based on the settlement plan and transit ridership increase targets established in the plan.

All roadway projects included in the last two Municipal Plans are currently under review through the Integrated Mobility Plan (IMP). Although the plan is not yet completed or approved, it is clear that additional roadway corridor width in this section of Bayers Road will be necessary to implement the dedicated transit corridors initiative.

HRM is not actively pursuing the purchase of privately owned properties on Bayers Road, but has acquired several properties between Romans Avenue and Coleman Court (Civic's 6822, 6838, 6850, & 6830), when they came on the market, to accommodate the future corridor initiatives. Due to the proximity of 6814 from 6822, that the Municipality acquired in August, 2017, staff explored the interest of 6814 selling at this time.

The owner of 6814 has confirmed there is interest in selling the entire property only, which measures approximately 6,400 square feet in land area. A partial land acquisition of approximately 1,800 square feet, subject to a plan of survey, is necessary to accommodate the widening project.

DISCUSSION

It is recommended the entire property be acquired and the land necessary for the future corridor be reserved. Staff is recommending a Closing Date within thirty (30) days of Regional Council's approval. Between Regional Council's approval and Closing, staff will be coordinating the plan of survey to determine the amount of land required for the corridor and the residual lands to be listed for sale which may include the dwelling.

The purchase of the subject dwelling does not constitute approval of the infrastructure project by Regional Council. It simply advances the land assembly should Regional Council approve the infrastructure project at a later date. The dwelling and portion of property not needed would be placed for sale regardless of the timing of Council's direction with respect to the infrastructure project.

FINANCIAL IMPLICATIONS

Financial implications associated with this transaction are detailed within the Private and Confidential Information Report dated November 8, 2017.

RISK CONSIDERATION

Risk considerations associated with this transaction are detailed within the Private and Confidential Information Report dated November 8, 2017.

COMMUNITY ENGAGEMENT

Creation of a transit corridor with expansion of the street right-of-way through this section of Bayers Road was included in round two of public engagement as part of the Integrated Mobility Plan and received strong public support.

ENVIRONMENTAL IMPLICATIONS

Environmental implications with this transaction are detailed within the Private and Confidential Information Report dated November 8, 2017.

ALTERNATIVES

Regional Council may choose not to purchase this property at this time and to consider this purchase only once the Integrated Mobility Plan or a capital project has been approved. This is not recommended, as another buyer may make extensive improvements to the property increasing its value.

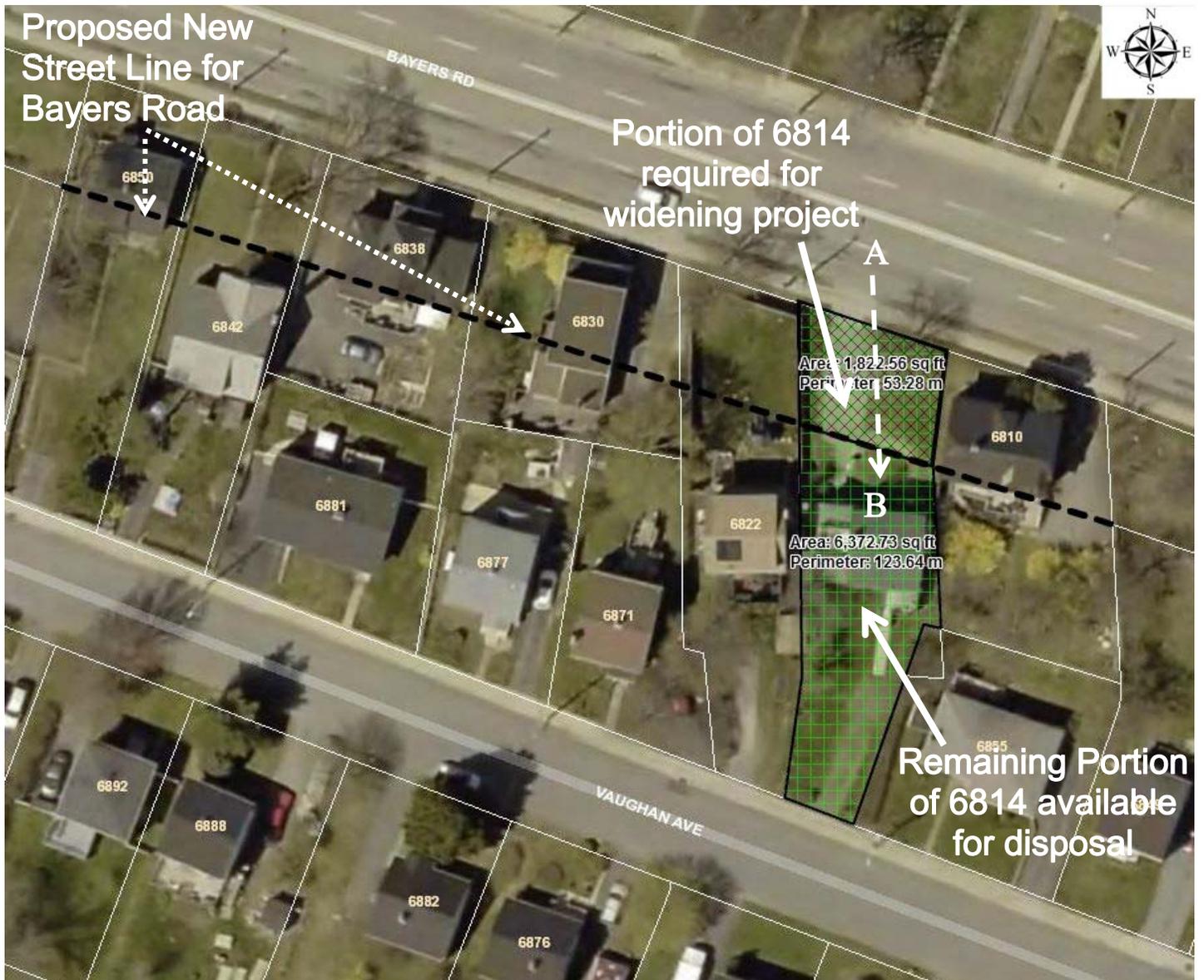
ATTACHMENTS

Attachment 'A' – Site Plan & Photo

A copy of this report can be obtained online at halifax.ca or by contacting the Office of the Municipal Clerk at 902.490.4210.

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902-476-8237

ATTACHMENT 'A' – SITE PLAN & PHOTO



View of Property from Points A to B (See above)

