

HALIFAX

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

Item No. 14.1.4
Halifax Regional Council
March 20, 2018

TO: Mayor Savage and Members of Halifax Regional Council

SUBMITTED BY: Original Signed by 
Jacques Dubé, Chief Administrative Officer

DATE: January 31, 2018

SUBJECT: Declaration of Surplus Property - Parcel "A", Prospect Road, Hatchet Lake

ORIGIN

This report originates with a request from the Nova Scotia Department of Infrastructure Renewal (NSTIR) to acquire a portion of HRM owned property to facilitate the installation of a new left-hand turn lane on Prospect Road, Hatchet Lake.

LEGISLATIVE AUTHORITY

Administrative Order Number 50 Respecting the Disposal of Surplus Real Property.

Halifax Regional Municipality Charter, S.N.S. 2008, c. 39:

s. 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:

1. Declare the portion of 2141 Prospect Road, PID 41253923, Hatchet Lake, shown as Parcel "A" in Attachment "A", as surplus to municipal requirements, and categorize Parcel "A", as 'Intergovernmental Transfer', as per Administrative Order 50.

BACKGROUND

April 2017, NSTIR staff contacted HRM to advise of their intention to install a left-hand turning lane along a portion of the provincially owned Prospect Road (also known as Route 333) in the Summer 2017 construction season.

The existing left-hand turn lane for Brookside Drive was extended resulting in a dedicated left turn lane to service MacDonald Lake Drive as well as the two area schools, the Prospect Community Centre (2141 Prospect Road) and Fire Station #52 (2101 Prospect Road) (see Attachment "B").

The existing street right-of-way in front of the Prospect Road Community Centre and fire station does not provide enough width to allow for the additional lane. Because of this, NSTIR has requested a ten foot wide strip of land to be acquired from three properties, including the HRM owned Prospect Road Community

Centre property.

DISCUSSION

In order to facilitate the construction of the left-hand turning lane, NSTIR requested that a portion of HRM owned land, approximately ten (10) feet wide by two hundred (200) feet long on the Prospect Road Community Centre property be transferred to their ownership.

Given the tight timelines and to facilitate the installation of the left-hand turning lane, which will improve site access to two schools and two HRM facilities, Staff agreed to allow NSTIR early access to the site through a Temporary Construction Easement (TCE).

The construction of the left-hand turning lane commenced July 2017 while the two schools in the immediate vicinity of the project were on summer vacation.

The strip of land, Parcel “A”, is relatively level and consists of grassed and treed areas. The disposal will not impact parking and will improve access for vehicles approaching from the south. Programs will not be negatively impacted and an existing planter box located in close proximity to Parcel “A” will be relocated elsewhere on the community centre property.

Staff have reviewed the request and have identified no issues with the disposal.

The installation of the left-hand turn lane will provide a benefit to two HRM owned facilities. It will result in less queuing times to access to the facilities and will provide safer access.

FINANCIAL IMPLICATIONS

There are no financial implications associated with this report at this time. The market value and recommended terms and conditions of the sale of the subject property will be the subject of a separate approval report with the appropriate delegated authority.

RISK CONSIDERATION

There are no significant risks associated with the recommendations in this Report. The risks considered rate Low.

COMMUNITY ENGAGEMENT

As per Administrative Order 50, the area Councillor and local community council were advised of the recommendation to surplus the subject property with the Intergovernmental Transfer categorization.

ENVIRONMENTAL IMPLICATIONS

Implications not identified.

ALTERNATIVES

Halifax Regional Council could instruct staff to **not** declare the subject property as surplus under Administrative Order Number 50, and to retain ownership. This is not recommended as it is not required for municipal purposes.

ATTACHMENTS

Attachment “A” - Surplus Plan
Attachment “B” - Site Plan

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.

Report Prepared by: Mike Cowper, Senior Real Estate Officer, Finance and Asset Management, 902.490.5332

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ATTACHMENT 'A' SURPLUS PLAN

All Distances and Azimuths Shown are Based on the Nova Scotia Co-ordinate System, Zone 5, Central Meridian 64°30' West Longitude. Co-ordinates as of July 1st, 1979. No Scale Factor Applied. All Distances are in Meters.

Lands Of
Carla Thistle &
Matthew Dempsey
P.I.D. No. 00381251
Book 6012 Page 1226

Lands Of
Rodney & Wanda Chinn
P.I.D. No. 00380410
Book 6426 Page 495

Prospect Road
Community Centre
Halifax Regional Municipality
P.I.D. No. 41253923
Book 5835 Page 868

Point Number
1
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14
223958



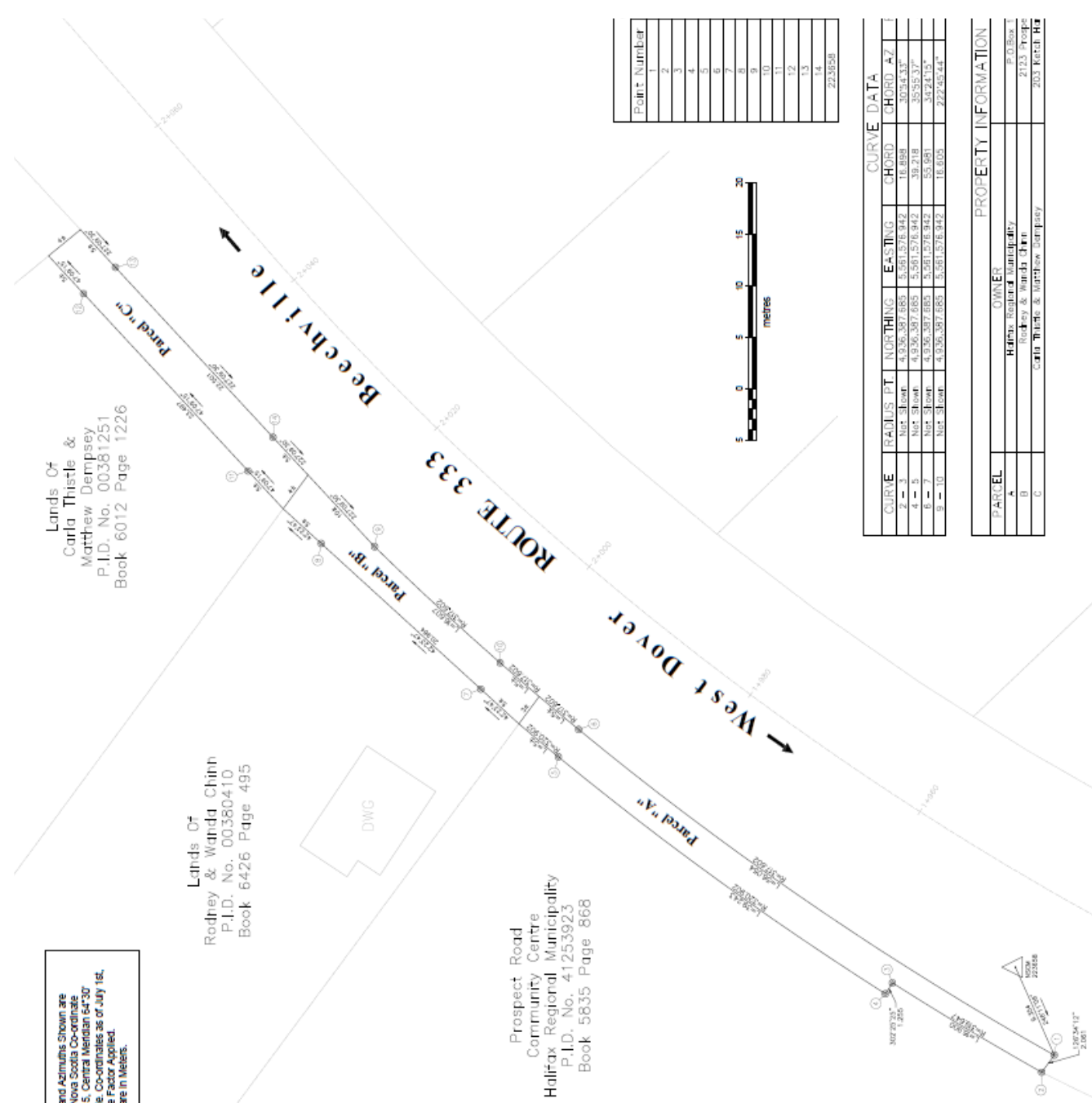
CURVE	RADIUS (M)	PT	CURVE DATA	
			NORTHING	EASTING
1	11.990	1	3591.5278 942	18.899
2	11.990	2	3591.5278 942	30.94333
3	11.990	3	3591.5278 942	39.2718
4	11.990	4	3591.5278 942	45.55377
5	11.990	5	3591.5278 942	50.5981
6	11.990	6	3591.5278 942	54.8000
7	11.990	7	3591.5278 942	58.24115
8	11.990	8	3591.5278 942	60.99544
9	11.990	9	3591.5278 942	63.02500
10	11.990	10	3591.5278 942	64.39500
11	11.990	11	3591.5278 942	65.07500
12	11.990	12	3591.5278 942	65.12500
13	11.990	13	3591.5278 942	64.54500
14	11.990	14	3591.5278 942	63.39500
223958				

PARCEL	OWNER	P.O.Box
A	Halifax Regional Municipality	2123 Proprietary
B	Rodney & Wanda Chinn	
C	Carla Thistle & Matthew Dempsey	203 Kestrel Rd



Checked	Approved	Project Engineer	Date	MC	DATE	REVISION

Designed by: _____
 Surveyed by: P. FITZNER D. RUDOLPH
 Drawn by: P. FITZNER
 Checked by: I. KARAM
 Approved by: _____



HALIFAX

ATTACHMENT 'B' SITE PLAN

