

**TO:** Mayor Savage and Members of Halifax Regional Council

Original Signed by 

**SUBMITTED BY:** \_\_\_\_\_  
Jacques Dubé, Chief Administrative Officer

**DATE:** February 9, 2018

**SUBJECT:** **Administrative Order 50 – Disposal of Surplus Real Property – Package 06.17**

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## **ORIGIN**

This report originates from Administrative Order 50 Respecting the Disposal of Surplus Real Property.

## **LEGISLATIVE AUTHORITY**

- *Halifax Regional Municipality Charter.*

- 61 Powers of Municipality regarding property
  - (5) The Municipality may
    - (b) sell property at market value when the property is no longer required for the purposes of the Municipality;
- 63 Sale or lease of municipal property
  - (1) The Municipality may sell or lease property at a price less than market value to a non-profit organization that the Council considers to be carrying on an activity that is beneficial to the Municipality.
- 64 Sale to abutting owner
  - Where the Municipality holds land that is of insufficient size or dimensions to be capable of any reasonable use, in the opinion of the Council, all or part of the land may be sold to the owner of any lot abutting that land and may be consolidated with such lot and, notwithstanding Section 63, the sale price of the land so sold may be set by the Council at a price that is less than market value at the time of the sale.

**LEGISLATIVE AUTHORITY continues and RECOMMENDATION on page 2**

283 Land or cash-in-lieu

(14) Where the Council determines that any land transferred pursuant to this Section may no longer be needed for parks, playgrounds or similar public purposes, the Council may sell the land, after notifying the owners of lots in the subdivision with respect to which the land was conveyed to the Municipality, by notice published in a newspaper circulating in the municipality at least fourteen days prior to the Council meeting at which a decision to sell will be made, and the proceeds must be used for parks, playgrounds and similar public purposes.

- *Administrative Order 50 – Respecting the Disposal of Surplus Real Property.*

## **RECOMMENDATION**

It is recommended that 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. Categorize the properties as specified in Attachments B, C, D, and E of this report, 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 of disposal method. It also recognizes that certain properties may, from time-to-time, be strategic for the growth of the municipality or key for the 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 be brought forward to Regional Council.

### **Property Review and Declaration of Surplus**

Surplus property under Administrative Order 50 includes the following steps:

1. Staff will facilitate a review of potentially surplus properties identified by operational Business Units including the solicitation of all Business Units to identify any municipal requirements for those properties identified as potentially surplus.
2. 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.
3. Surplus properties are categorized as follows:
  - Economic Development
  - Community Interest
  - Ordinary Sale
  - Remnant
  - Extraordinary, and
  - Inter-Governmental Transfer

4. Local Councillors will be informed of the inventory of properties and the proposed categories by staff. Property information packages will be distributed to Councillors for feedback.
5. A recommendation report to Council will be prepared, containing recommended lists of properties to be declared surplus, with 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 category list to another, and may declare the properties, or any of them, surplus to the Municipality's requirements.

This report seeks Council's approval of the recommendations respecting the properties to be declared surplus, by category, as attached to this report. Approval of final conveyances shall be under delegated authority or by subsequent approval of Regional Council, as required.

**DISCUSSION**

The summary of surplus properties by category is provided in Table 1 below. Full property listings and respective detail, by property, are provided as Attachments to this report. There are no properties within this report that are recommended under the Economic Development or Inter-Governmental categories.

**TABLE 1**

<b>Summary of Attached Surplus Properties by Category</b>				
<b>Property Category</b>	<b>Report Attachment</b>	<b>Quantity</b>	<b>Total Area* (sq.ft.)</b>	<b>PVSC* Assessment</b>
Community Interest	B	1	14,850	\$326,600
Ordinary Sale	C	3	272,660	\$1,421,100
Remnant	D	3	2,640	\$24,238
Extraordinary	E	8	51,781	\$142,000
<b>Totals</b>	<b>-</b>	<b>15</b>	<b>341,931 sq.ft.</b>	<b>\$1,913,938</b>

**\*Note to Table 1 and Other Information Found Within Attachments to this Report:** *The above information was compiled using available assessment data from PVSC (Property Valuation Services Corporation), and area approximations of subject parcels from Provincial sources. 'Assessment Value' is intended to give Council a measure of value, and may not be an accurate reflection of current market value. Property boundaries depicted on plans and aerial diagrams attached to this report are indicative only, and are subject to survey. Properties attached to this report are also further subject to legal review, title research, parcel migration, and any other municipal due diligence requirements prior to disposal, including Council approvals for the closure of parks and rights-of-way where applicable.*

**Auditor General Recommendations**

The Auditor General's report of November 2017, *Management of Surplus Buildings and Land*, made recommendations relating to surplus property declaration and approval with which this report complies as follows:

1. 'Recommendation 4: Finance and Asset Management should include environmental risks in the standard section of reports to property review committees and Regional Council. Environmental risks should be evaluated and the Real Estate division should disclose all such risks it is aware of.'

In response, each property profile in the attachments to this report include an Environmental Risk statement reflecting each property's evaluated risk and conditions known to Corporate Real Estate, Facilities Maintenance and Operations, and Environment and Energy.

2. 'Recommendation 5: Finance and Asset Management should request a legal review for properties recommended for community use before asking Regional Council to approve them as surplus. The results should be included in the report to Regional Council.'

In response, the property recommended as surplus and categorized Community Interest, has had a legal review conducted, which is described within its profile page, in Attachment B to this report.

3. 'Recommendation 6: As part of the requirements of Administrative Order 50 for disposal of surplus properties, Finance and Asset Management should assign responsibility for managing surplus properties.'

In compliance, each property profile in the attachments to this report include a reference label, 'Interim Management', which identifies either:

- a) the business unit responsible for each property's management and maintenance until the property is sold;
- b) a third party whereby, in some cases, there is no regular, practical maintenance requirement (e.g., a private driveway over a section of off-street right-of-way) that is enjoyed by the abutter; or
- c) a third party that has entered an agreement with the municipality for its regular care and maintenance.

### **FINANCIAL IMPLICATIONS**

The operating costs of properties identified in Attachments B through E to this report were not material. Surplus properties will be maintained by identified business units or third parties, until properties are disposed.

Upon sale of surplus properties, net proceeds will be directed to the Capital Fund Reserve, Q526, or the Strategic Reserve, Q606, in accordance with the Halifax Regional Municipality Charter Section 120 (3)(a). Council may sell lands used for parks, playgrounds or similar public purposes, the net proceeds from which must be used for parks, playgrounds and similar public purposes, pursuant to Halifax Regional Municipality Charter Section 283 (14), and such proceeds will be deposited into the Parkland Development Reserve Q611.

Transfer of ownership will also impact property tax revenues in future fiscal years.

### **RISK CONSIDERATION**

Significant risks are identified in respective property profiles attached to this report.

### **COMMUNITY ENGAGEMENT**

During the Administrative Order 50 process, Councillors are provided with a document package that includes the properties within this report, to provide feedback, discussion, and an opportunity to consult with the public, at their discretion.

### **ENVIRONMENTAL IMPLICATIONS**

Specific environmental implications are not identified in this report section. Each property attached to this report, however, includes a statement of 'Environmental Risk', reflecting each property's evaluated risk and any conditions known to Corporate Real Estate, Facilities Maintenance and Operations, and Environment and Energy.

### **ALTERNATIVES**

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

### **ATTACHMENTS**

Attachment A - Administrative Order Number 50 – Respecting The Disposal of Surplus Real Property  
Attachment B - Community Interest Properties  
Attachment C - Ordinary Sale Properties  
Attachment D - Remnant Properties  
Attachment E - Extraordinary Properties

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A copy of this report can be obtained online at [halifax.ca](http://halifax.ca) or by contacting the Office of the Municipal Clerk at 902.490.4210

Report Prepared by: Rudy Vodicka, Project Manager, Real Estate Development, Corporate Real Estate, Finance and Asset Management, 902 476 8183

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## **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

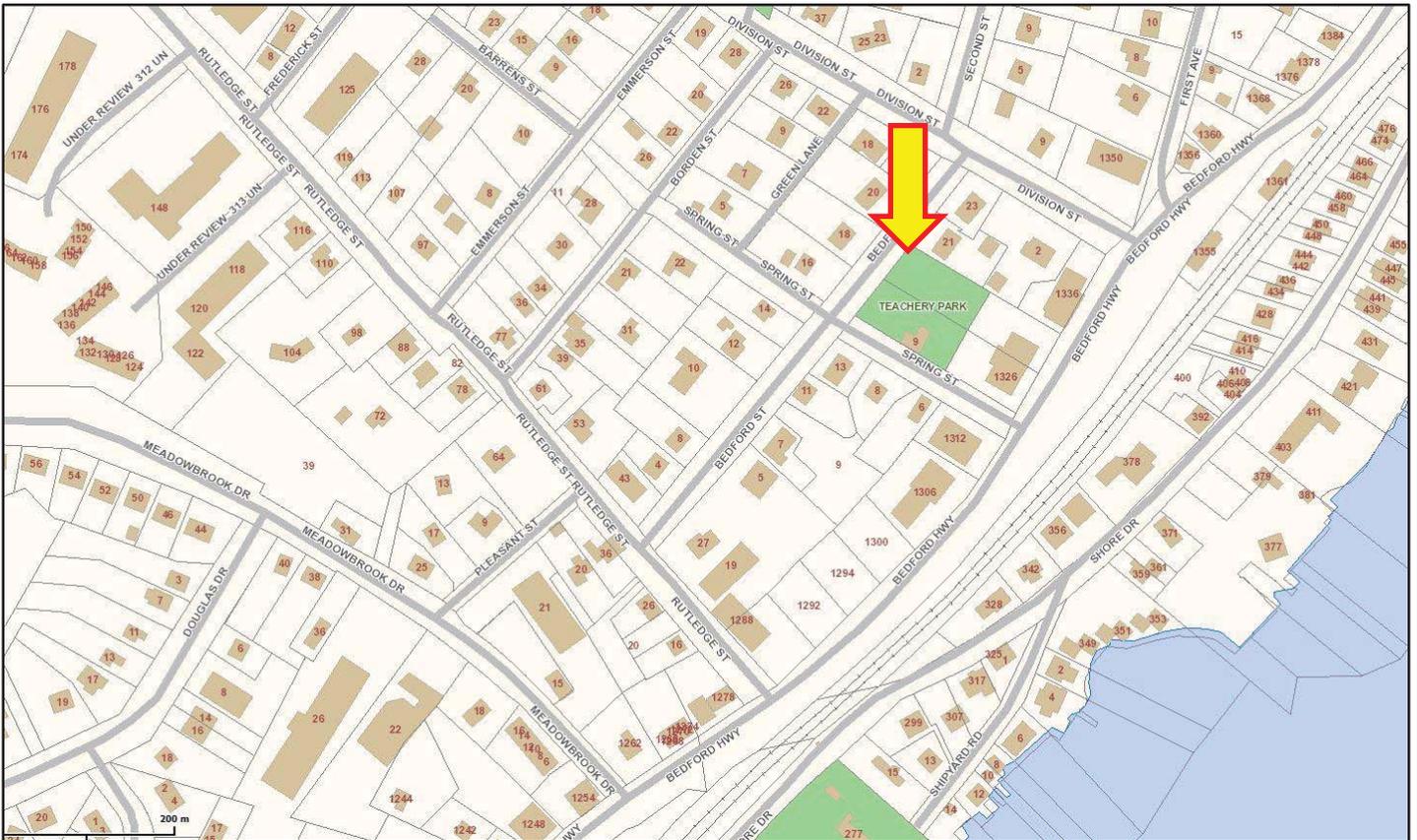
Notice of Motion:  
Approval:

February 24, 2015  
March 10, 2015

**Spring Street (Lot 19), Bedford, District No. 16, PID 40107138**

<b>Surplus Category</b> (proposed)	Community Interest	<b>Councillor</b>	Councillor Outhit
<b>Current Asset Use</b>	Vacant Building	<b>Current Land Area</b>	~14,850 square feet (less than half-acre)
<b>Building Area</b>	2,263 square feet	<b>Land Area for Disposal</b> (proposed)	~14,850 square feet (less than half-acre)
<b>Building Condition</b>	During unusually cold temperatures in December 2017, a prolonged power outage caused heating failure, resulting in water pipe damage and subsequent water damage to flooring, walls, and ceiling. Cost estimates are being prepared. Repair is planned for 2018/19.		
<b>Interim Management</b>	Facilities Maintenance & Operation, Corporate & Customer Services	<b>Operating Costs</b>	~\$5,000 (projected to fiscal year-end 2017/18)
<b>Land Use Bylaw</b>	1 – Bedford	<b>PVSC Assessment</b>	\$326,600 (2018 Residential Exempt)
<b>Zone</b> (hyperlink)	SI ( <a href="#">Institutional</a> )	<b>Deed on File</b>	2016
<b>Environmental Risk</b>	Higher risk. Evidence of asbestos—due to water damage—has been revealed. As part of impending repairs, an asbestos abatement program will be exercised. Energy and Environment , Planning and Development, will review all assessment work completed prior to property disposal, but has otherwise no files on this property.		
<b>Background</b>	<p>The building on the property was constructed in 1892 and purchased by the Bedford Ratepayers in 1942. It was formerly known as the Pryor House and The Teachery. HRM conveyed it to the Hospice Society of Greater Halifax in March, 2010, and executed a buy-back agreement in 2016.</p> <p>As indicated in red on the aerial photograph, part of the property is occupied by an HRM tennis court and playground. There is a public access easement for the tennis court and playground. In the future when playground equipment requires replacement, it could be relocated behind the northern (further away) tennis court, and the easement could then be extinguished.</p> <p><b>Legal Review</b>  A legal review conducted on this property advises that a public access easement exists in favour of HRM, and notice of registration of Heritage Property (Municipal) is registered against the deed. The property has been migrated. HRM retains good and marketable title to the property.</p>		

9 Spring Street (Lot 19), Bedford, District No. 16, PID 40107138



1070 Old Sambro Road, Harrietsfield, District No. 11, PID 40394694			
<b>Surplus Category</b> (proposed)	Ordinary Sale	<b>Councillor</b>	Councillor Adams
<b>Current Asset Use</b>	Vacant, fire-damaged, Former Fire Station	<b>Current Land Area</b>	~ 29,201 square feet (less than one acre)
<b>Building Area</b>	~3,200 square feet	<b>Land Area for Disposal</b> (proposed)	~ 29,201 square feet (less than one acre)
<b>Building Condition</b>	Building was damaged by fire, and will be demolished in 2018/19.		
<b>Interim Management</b>	Facilities Maintenance & Operation, Corporate & Customer Services	<b>Operating Costs</b>	No material costs
<b>Land Use Bylaw</b>	2 – Planning District 5 (Chebucto Peninsula)	<b>PVSC Assessment</b>	\$164,700 (2018 Commercial Exempt)
<b>Zone</b> (hyperlink)	V-1 ( <a href="#">Harrietsfield Village Centre</a> )	<b>Deed on File</b>	1990
<b>Environmental Risk</b>	Medium risk. Preparation for demolition will involve commissioning of Phase 1 and 2 Environmental Site Assessments and a Hazardous Material Survey. Energy and Environment (E&E), Planning and Development, has no files on this property, but E&E will review all assessment work completed prior to property disposal.		
<b>Background</b>	<p>Fire Station No.62 was reportedly built in 1987. The parcel was deeded to HRM in 1990. The building was severely damaged by fire in 2015; a budget was approved for its demolition planned for 2018/19.</p> <p>Halifax Regional Fire and Emergency (HRFE) Service no longer requires this property for its operations.</p> <p>A new fire station is recommended to be constructed in the community.</p>		

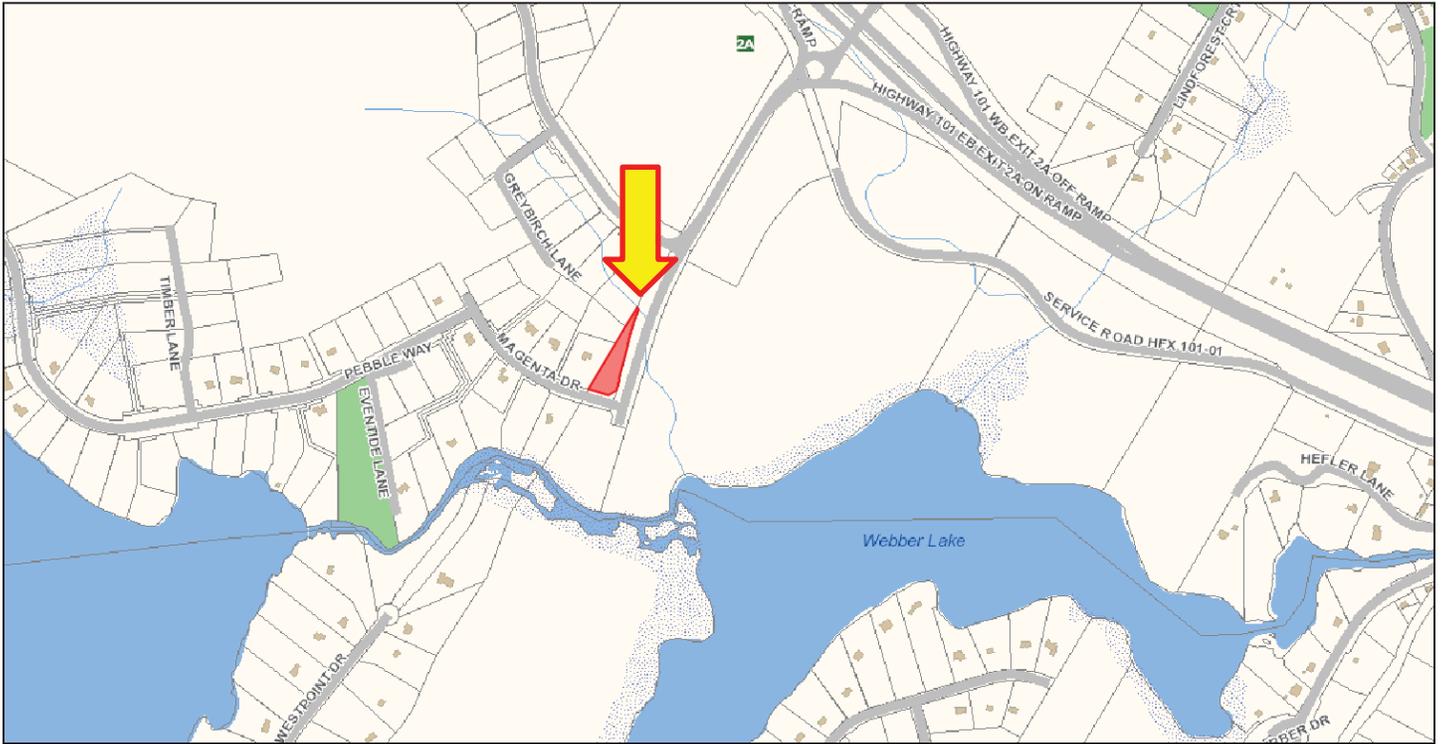
1070 Old Sambro Road, Harrietsfield, District No. 11, PID 40394694



**Parcel 8AR-2, Margeson and Magenta Drive, Sackville, District 14, PID 41419961**

<b>Surplus Category</b> <small>(proposed)</small>	Ordinary Sale	<b>Councillor</b>	Councillor Blackburn
<b>Current Asset Use</b>	Vacant Land	<b>Current Land Area</b>	~ 43,519 square feet (~1 acre)
<b>Building Area</b>	No building	<b>Land Area for Disposal</b> <small>(proposed)</small>	~ 43,519 square feet (~1 acre)
<b>Building Condition</b>	Not applicable		
<b>Interim Management</b>	Transportation and Public Works	<b>Operating Costs</b>	No material cost
<b>Land Use Bylaw</b>	11 – Beaver Bank, Hammonds Plains & Upper Sackville	<b>PVSC Assessment</b>	\$63,000 (2018 Residential Exempt)
<b>Zone</b> <small>(hyperlink)</small>	MU-2 ( <a href="#">Mixed Use Two</a> )	<b>Deed on File</b>	2008
<b>Environmental Risk</b>	Low risk. Energy and Environment, Planning and Development, has no files on this property.		
<b>Background</b>	The subject land parcel was created by the Margeson Drive / Magenta Drive intersection alignment. The proponent seeks acquisition of Parcel 8AR-2 as approved in 2015 (Plan 107916513) and labeled, "Remaining Lands (Subject to Survey)".		

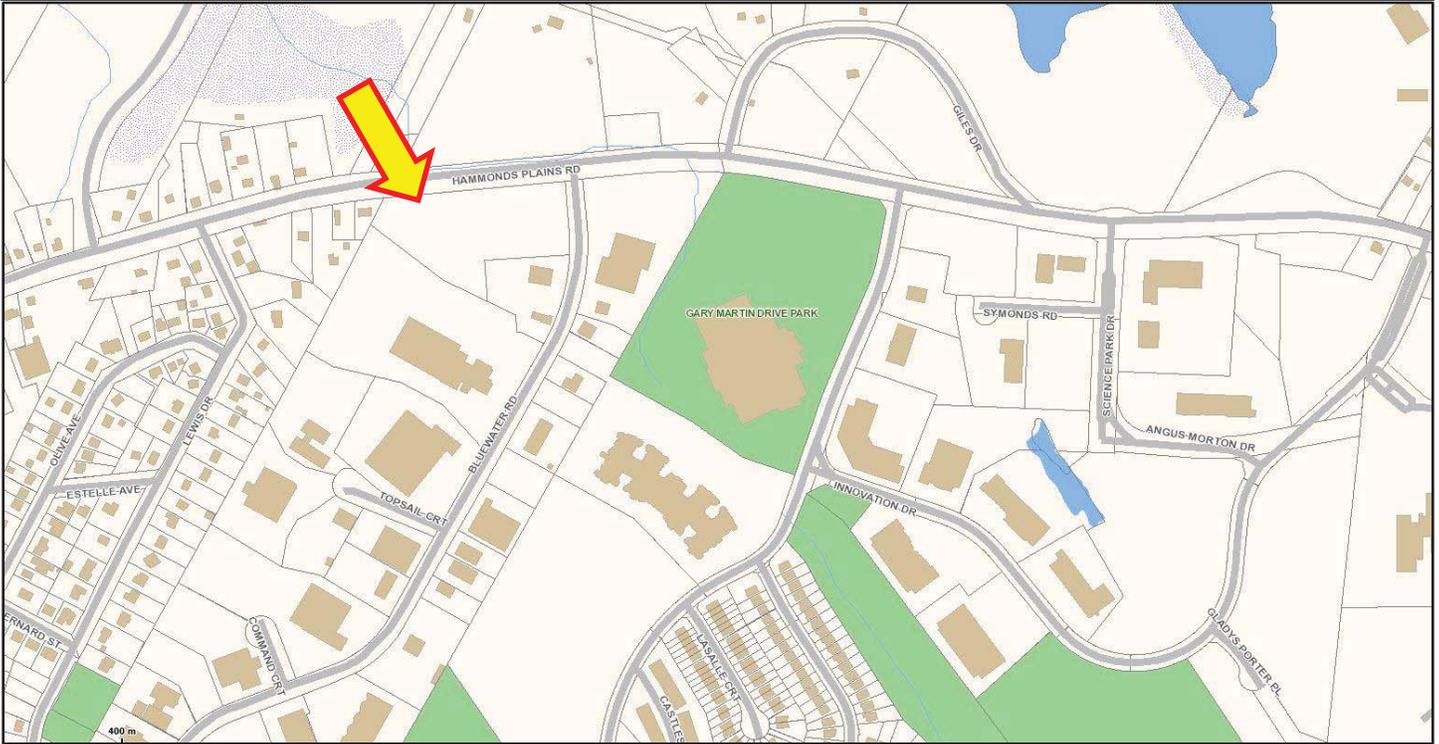
Parcel 8AR-2, Margeson and Magenta Drive, Sackville, District 14, PID 41419961



**1 Bluewater Road, Bedford, District No. 16, PID 40098352**

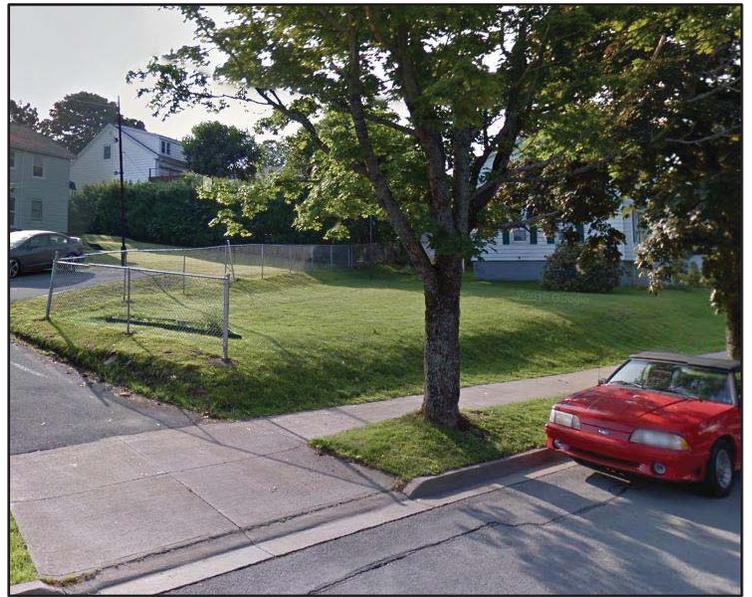
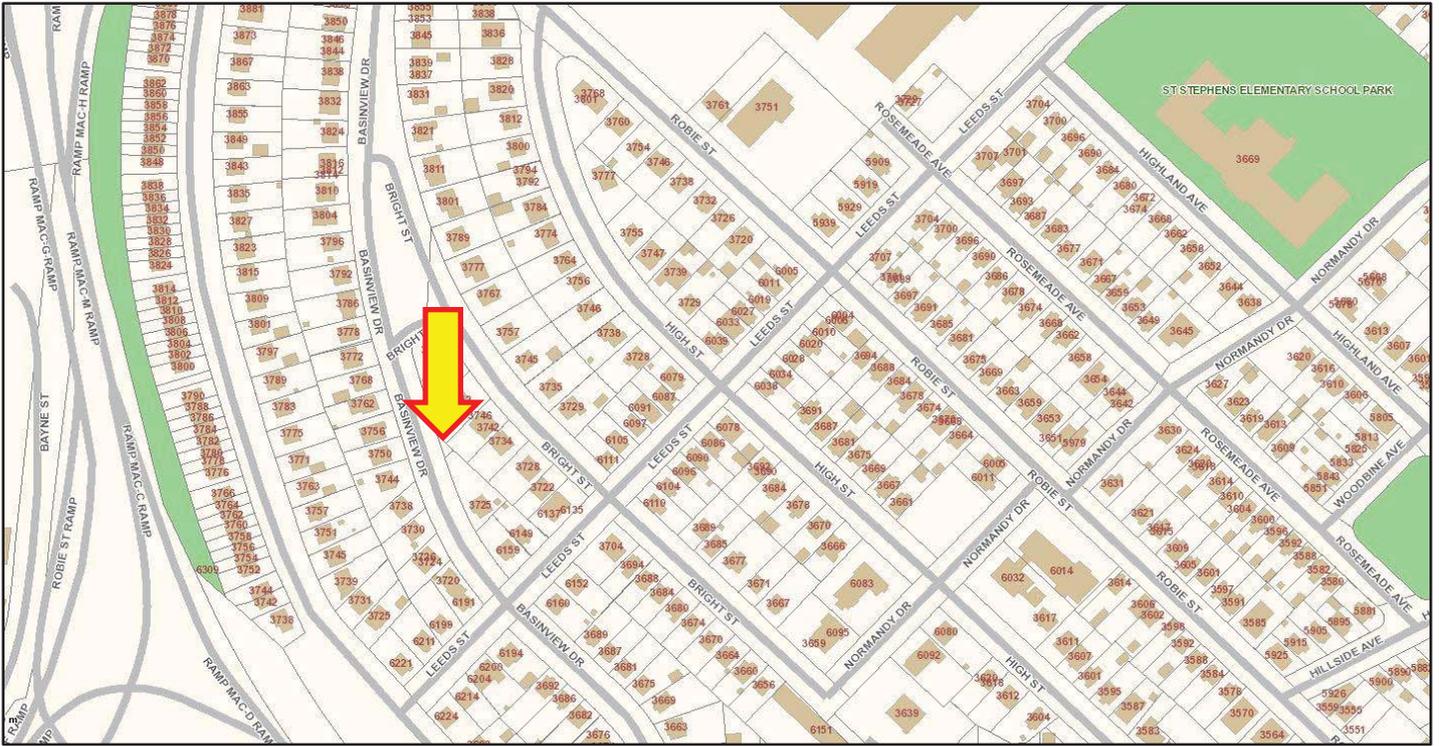
<b>Surplus Category</b> <small>(proposed)</small>	Ordinary Sale	<b>Councillor</b>	Councillor Outhit
<b>Current Asset Use</b>	Vacant	<b>Current Land Area</b>	~ 199,940 square feet (4.5 acres)
<b>Building Area</b>	No building	<b>Land Area for Disposal</b> <small>(proposed)</small>	~ 199,940 square feet (4.5 acres)
<b>Building Condition</b>	Not applicable		
<b>Interim Management</b>	Municipal Operations	<b>Operating Costs</b>	No material cost
<b>Land Use Bylaw</b>	1 – Bedford	<b>PVSC Assessment</b>	\$1,193,400 (2018 Commercial Exempt)
<b>Zone</b> <small>(hyperlink)</small>	P ( <a href="#">Park Zone</a> )	<b>Deed on File</b>	1987
<b>Environmental Risk</b>	Low-Medium risk. However, the subject property accommodates storm water and sedimentation retention, which could possibly hold contaminants from up-gradient commercial properties. Energy and Environment, Planning and Development, has no files on this property.		
<b>Background</b>	This parcel was deeded to the Town of Bedford by Industrial Estates Limited in 1987. The property is encumbered by a sewer easement along its southern property boundary.		

1 Bluewater Road, Bedford, District No. 16, PID 40098352



Basinview Drive, Halifax, District No. 8, PID 41439209			
<b>Surplus Category</b> <small>(proposed)</small>	Remnant	<b>Councillor</b>	Councillor Smith
<b>Current Asset Use</b>	Vacant	<b>Current Land Area</b>	~ 300 square feet (less than half-acre)
<b>Building Area</b>	No building	<b>Land Area for Disposal</b> <small>(proposed)</small>	~ 300 square feet (less than half-acre)
<b>Building Condition</b>	Not applicable		
<b>Interim Management</b>	Municipal Operations	<b>Operating Costs</b>	No material cost
<b>Land Use Bylaw</b>	10 – Halifax Peninsula	<b>PVSC Assessment</b>	Not applicable
<b>Zone</b> <small>(hyperlink)</small>	R-2 ( <a href="#">General Residential</a> )	<b>Deed on File</b>	Not applicable
<b>Environmental Risk</b>	Low risk. Energy and Environment, Planning and Development, has no files on this property.		
<b>Background</b>	The proponent seeks to acquire the property for driveway access as is currently used. If approved as surplus, the property would be divided and offered to abutting property owners to normalize property boundaries.		

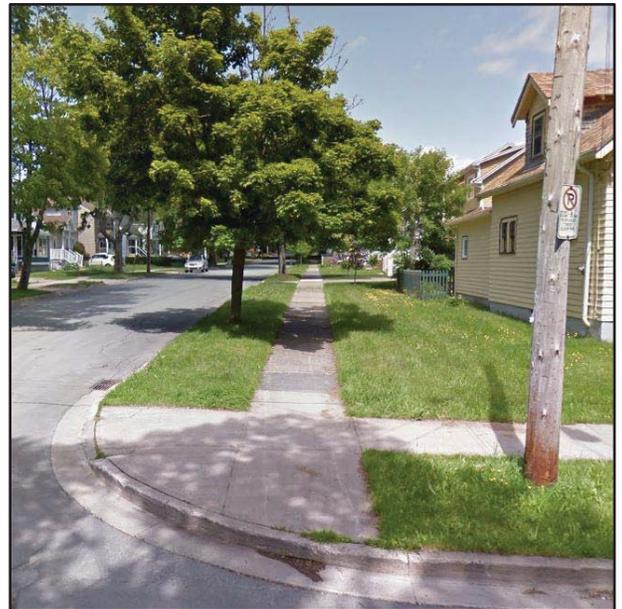
Basinview Drive, Halifax, District No. 8, PID 41439209



**Vienna Street, Halifax, District No. 9, PID 00024224**

<b>Surplus Category</b> <small>(proposed)</small>	Remnant	<b>Councillor</b>	Councillor Cleary
<b>Current Asset Use</b>	Vacant	<b>Current Land Area</b>	~900 square feet (less than half-acre)
<b>Building Area</b>	No building	<b>Land Area for Disposal</b> <small>(proposed)</small>	~900 square feet (less than half-acre)
<b>Building Condition</b>	Not applicable		
<b>Interim Management</b>	Municipal Operations	<b>Operating Costs</b>	No material cost
<b>Land Use Bylaw</b>	10 – Halifax Peninsula	<b>PVSC Assessment</b>	Not applicable
<b>Zone</b> <small>(hyperlink)</small>	R-2 ( <a href="#">General Residential</a> )	<b>Deed on File</b>	Not applicable
<b>Environmental Risk</b>	Low risk. Energy and Environment, Planning and Development, has no files on this property.		
<b>Background</b>	<p>In 1938 the City of Halifax acquired a parcel of land along Swaine Street. In 1940, the street lines for Vienna Street were laid (through the Swaine Street parcel), and left remnant pieces on each side of Vienna Street. One of the two remnant pieces was conveyed to an abutter on the other side of the street.</p> <p>The subject parcel is highlighted in red on the aerial photograph. The size and configuration of the parcel is such that it would not be useable for municipal open space purposes and is thus recommended to be approved as surplus to municipal requirements and sold to the abutter.</p>		

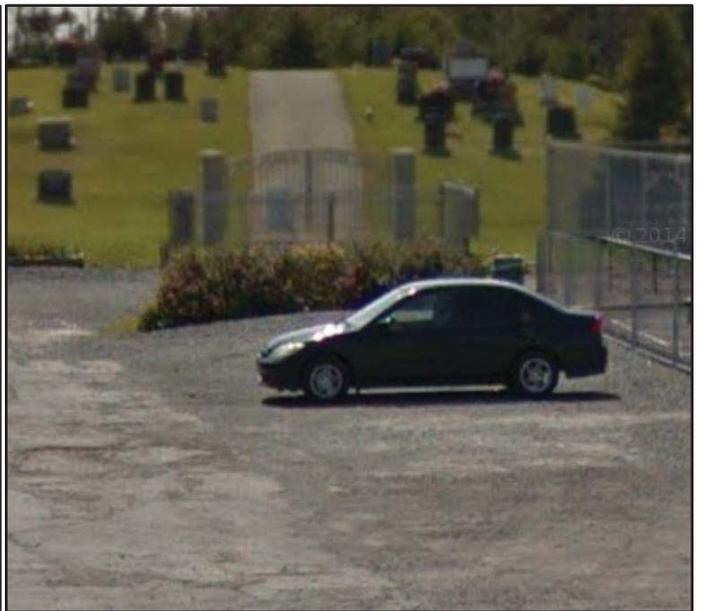
Vienna Street, Halifax, District No. 9, PID 00024224



**3725 Old Sambro Road, Sambro, District No. 11, PID 00397208** (portion of)

<b>Surplus Category</b> (proposed)	Remnant	<b>Councillor</b>	Councillor Adams
<b>Current Asset Use</b>	Municipally-owned school property	<b>Current Land Area</b>	~ 53,130 square feet (over 1 acre)
<b>Building Area</b>	No building	<b>Land Area for Disposal</b> (proposed)	~ 1,440 square feet (less than half-acre)
<b>Building Condition</b>	No applicable		
<b>Interim Management</b>	Cemetery Proponent	<b>Operating Costs</b>	No material cost
<b>Land Use Bylaw</b>	2 – Planning District 5 (Chebucto Peninsula)	<b>PVSC Assessment</b>	~\$24,238 (relative proportion of full property's assessment value of \$894,300 [2018 Commercial Exempt])
<b>Zone</b> (hyperlink)	PA ( <a href="#">Protected Area</a> )	<b>Deed on File</b>	1969 & 1971
<b>Environmental Risk</b>	Medium risk. Cemetery properties are, however, known to be impacted. HRM should sell this portion in an "as-is condition", because it may already be affected by the cemetery. Energy and Environment, Planning and Development, has no files on this property.		
<b>Background</b>	The proponent (cemetery property owner) seeks to legally migrate their cemetery property, and in so doing, have discovered that a portion (yellow outline) of the abutting subject property (shaded red in the attached aerial photograph)—which is a municipally-owned school property—includes two grave sites and the cemetery's front gate. The proponent seeks to acquire and consolidate the municipal portion with the cemetery prior to migration.		

3725 Old Sambro Road, Sambro, District No. 11, PID 00397208 (portion of)



**1658 Shore Road, Eastern Passage, District No. 3, PID 40693103 (portion of)**

<b>Surplus Category</b> (proposed)	Extraordinary	<b>Councillor</b>	Councillor Karsten
<b>Current Asset Use</b>	Remnant Right-of-Way	<b>Current Land Area</b>	~ 955 square feet (less than half-acre)
<b>Building Area</b>	No building	<b>Land Area for Disposal</b> (proposed)	~ 955 square feet (less than half-acre)
<b>Building Condition</b>	Not applicable		
<b>Interim Management</b>	Abutting property owner	<b>Operating Costs</b>	No material cost
<b>Land Use Bylaw</b>	6 – Eastern Passage	<b>PVSC Assessment</b>	Not applicable
<b>Zone</b> (hyperlink)	<a href="#">C-2 (C&amp;D Materials Processing Facilities)(Single Unit Dwelling)</a>	<b>Deed on File</b>	1996
<b>Environmental Risk</b>	Low risk. Energy and Environment, Planning and Development, has no files on this right-of-way.		
<b>Background</b>	<p>The province realigned Shore Road, creating a remnant portion of right-of-way (ROW) identified in red on the attached aerial photograph.</p> <p>In 1994, the abutter at 1658 Shore Road (PID 00400655) approached the Province to acquire the remnant portion in front of their property. The intention was to consolidate the ROW with the abutter's property. The plan of survey was approved, but the transfer did not take place, and the file was closed in 1995.</p> <p>In 1998, Shore Road was transferred to HRM under the Municipal-Provincial Streets and Services Agreement.</p> <p>The abutting property owner is seeking to acquire the ROW portion to consolidate it with their property.</p> <p>A public hearing would be required to close this section of ROW, if its value is more than fifty thousand dollars.</p>		

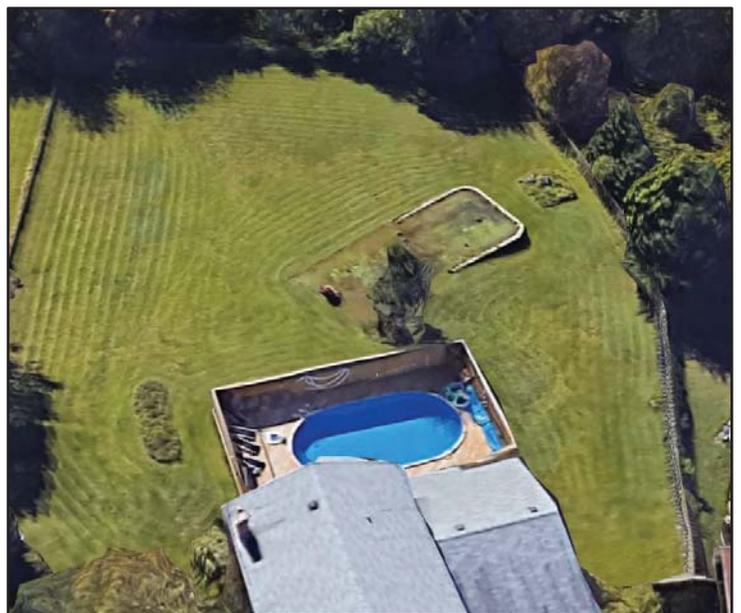
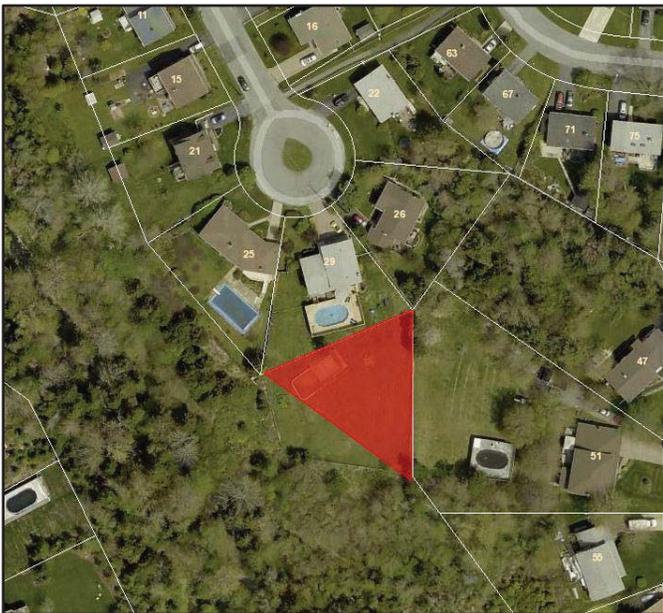
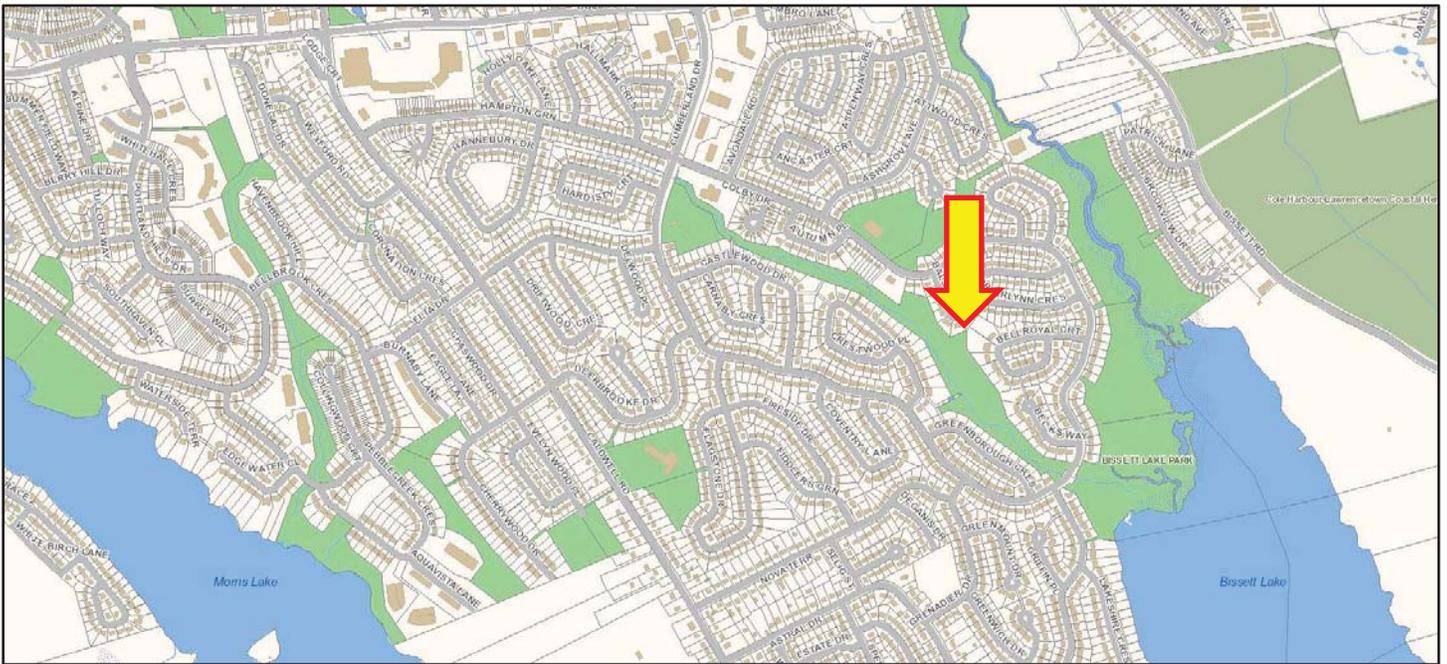
1658 Shore Road, Eastern Passage, District No. 3, PID 40693103 (portion of)



**Balsam Place/Bellroyal Court, Cole Harbour, District No. 4, PID 40316747 (portion of)**

<b>Surplus Category</b> <small>(proposed)</small>	Extraordinary	<b>Councillor</b>	Councillor Nicoll
<b>Current Asset Use</b>	Encroached Upon Open Space	<b>Current Land Area</b>	~ 724,411 square feet (16.6 acres)
<b>Building Area</b>	No building	<b>Land Area for Disposal</b> <small>(proposed)</small>	~ 11,000 square feet (less than half-acre)
<b>Building Condition</b>	Not applicable		
<b>Interim Management</b>	Abutting property owner(s)	<b>Operating Costs</b>	No material cost
<b>Land Use Bylaw</b>	3 – Cole Harbour/Westphal	<b>PVSC Assessment</b>	\$8,100 (2018 Resource Exempt)
<b>Zone</b> <small>(hyperlink)</small>	R-1 <a href="#">(Single Unit Dwelling)</a>	<b>Deed on File</b>	1990
<b>Environmental Risk</b>	Low risk. Energy and Environment, Planning and Development, has no files on this property.		
<b>Background</b>	<p>The subject property was conveyed to HRM from Clayton Developments on May 31, 1989 as parkland dedication for a subdivision development.</p> <p>The proponent advised that a former neighbour (pictured with pool), situated north of the subject property, clear-cut a portion of the municipal parcel, installed lawn and a putting green (pictured and indicated in red on the aerial photograph). A fence was also erected from the edge of the property across to that of the proponent's property to the southeast, thereby enclosing the HRM property and effectively subdividing it from the common green space. The proponent to the southeast wishes to acquire the noted portion of HRM property.</p> <p>If approved as surplus, it is recommended the noted portion of HRM property (~11,000 square feet) be disposed-of by either: a) offering portions thereof to 29 Balsam Place and 51 Bellroyal Court (i.e., the respective abutters) to be purchased at market value and consolidated with the purchasers' respective properties; or b) if only one party is interested in acquisition, then the entire ~11,000 square foot triangular portion would be consolidated with the purchaser's property.</p> <p>A public hearing would be required to close this parkland-dedicated open space.</p> <p>It is not recommended that any less than the entire ~11,000 square-foot triangle be disposed of. Based on the overall configuration of the parcel, disposal of the triangle would not impact public use of the remainder of the parkland.</p> <p>If the proposed HRM parcel is not acquired by one or both abutters, the fence shall be removed, natural vegetation shall be left to re-establish itself, and the property will remain as public open space, not to be encroached upon.</p>		

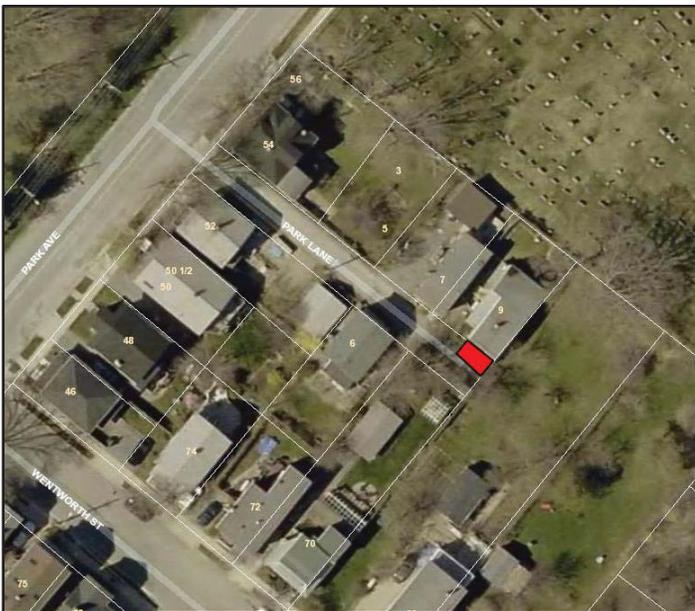
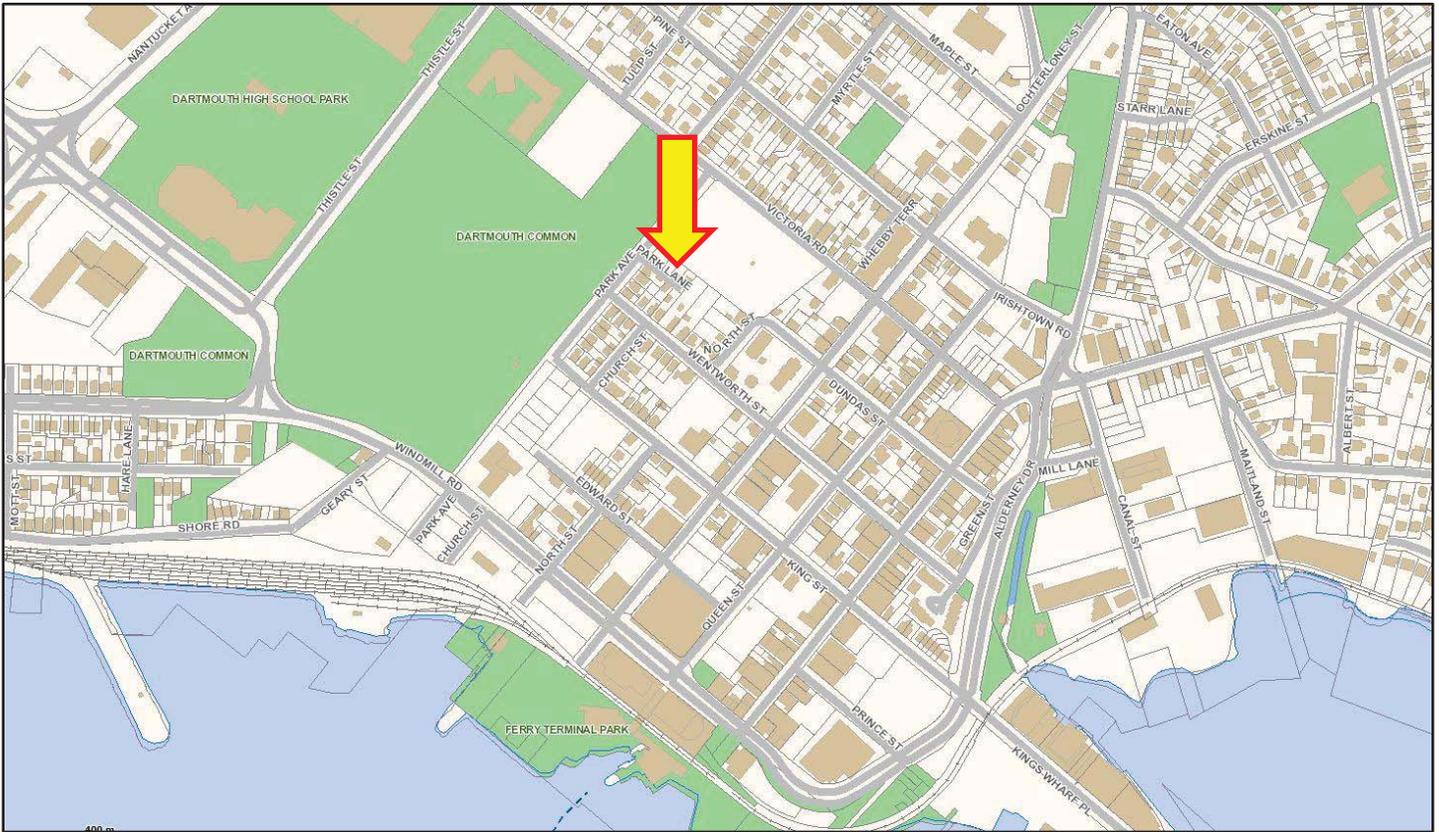
Balsam Place/Bellroyal Court, Cole Harbour, District No. 4, PID 40316747 (portion of)



**Park Lane, Dartmouth, District No. 5, PID 40935074 (portion of)**

<b>Surplus Category</b> (proposed)	Extraordinary	<b>Councillor</b>	Councillor Austin
<b>Current Asset Use</b>	Right-of-Way	<b>Current Land Area</b>	~ 3,500 square feet (less than half-acre)
<b>Building Area</b>	No building	<b>Land Area for Disposal</b> (proposed)	~ 570 square feet (less than half-acre)
<b>Building Condition</b>	Not applicable		
<b>Interim Management</b>	Transportation and Public Works	<b>Operating Costs</b>	No material cost
<b>Land Use Bylaw</b>	5 – Downtown Dartmouth	<b>PVSC Assessment</b>	Not applicable
<b>Zone</b> (hyperlink)	DN <a href="#">Downtown Neighborhood</a>	<b>Deed on File</b>	1990 Survey Plan
<b>Environmental Risk</b>	Low risk. Energy and Environment, Planning and Development, has no files on this right-of-way.		
<b>Background</b>	<p>The proponent owns the property at 9 Park Lane. Upon purchasing their property, the proponent discovered a portion of the home encroaches on the public right-of-way.</p> <p>HRM Legal Services located a 1990 survey plan whereby HRM accepted Park Lane as a public right-of-way. The same plan established a small parcel (PL2), which appears to have been intended for sale to the property abutter by which to remedy the minor encroachment. The transaction was never executed, but HRM Legal Services have issued a comfort letter to the proponent in support thereof.</p> <p>A public hearing would be required to close this section of ROW, if its value is more than fifty thousand dollars.</p>		

Park Lane, Dartmouth, District No. 5, PID 40935074 (portion of)



554 Purcells Cove, Halifax, District No. 11, PID 40934473 (portion of)

<b>Surplus Category</b> (proposed)	Extraordinary	<b>Councillor</b>	Councillor Adams
<b>Current Asset Use</b>	Remnant right-of-way	<b>Current Land Area</b>	~ 871,200 square feet (20 acres)
<b>Building Area</b>	No building	<b>Land Area for Disposal</b> (proposed)	~ 400 square feet (less than half-acre)
<b>Building Condition</b>	Not applicable		
<b>Interim Management</b>	Transportation and Public Works	<b>Operating Costs</b>	No material cost
<b>Land Use Bylaw</b>	9 – Halifax Mainland	<b>PVSC Assessment</b>	Not applicable
<b>Zone</b> (hyperlink)	Not applicable	<b>Deed on File</b>	Not applicable
<b>Environmental Risk</b>	Low risk. Energy and Environment, Planning and Development, has no files on this right-of-way.		
<b>Background</b>	<p>The proponent at 554 Purcells Cove Road seeks to acquire a portion of right-of-way (ROW) over which the front of their home resides (indicated yellow in the aerial photograph). The proponent also requests an additional portion of ROW (indicated by red dashed line) where the proponent's septic field is located.</p> <p>HRM had previously closed a portion of right-of-way in front of neighbouring properties to the east (indicated in blue on the attached aerial map). It is, therefore, recommended that the right-of-way (in yellow) be approved as surplus, and sold to the proponent.</p> <p>A public hearing would be required to close this section of ROW, if its value is more than fifty thousand dollars.</p> <p>It is also recommended that the area occupied by the septic field (red dashed line in the attached aerial photo) not be approved as surplus. Instead, the proponent will be advised to seek Council's approval for an encroachment agreement, subject to the Streets By-Law, and which requires a separate staff report.</p>		

554 Purcells Cove, Halifax, District No. 11, PID 40934473 (portion of)



**38 Sussex Street, Halifax, District No. 11, PID 40892671** (portion of)

<b>Surplus Category</b> (proposed)	Extraordinary	<b>Councillor</b>	Councillor Adams
<b>Current Asset Use</b>	Remnant right-of-way	<b>Current Land Area</b>	~ 374,910 square feet (8.5 acres)
<b>Building Area</b>	No building	<b>Land Area for Disposal</b> (proposed)	~ 1,200 square feet (less than half-acre)
<b>Building Condition</b>	Not applicable		
<b>Interim Management</b>	Transportation and Public Works	<b>Operating Costs</b>	No material cost
<b>Land Use Bylaw</b>	9 – Halifax Mainland	<b>PVSC Assessment</b>	Not applicable
<b>Zone</b> (hyperlink)	R-2 ( <a href="#">Two Unit Dwelling</a> )	<b>Deed on File</b>	Not applicable
<b>Environmental Risk</b>	Low risk. Energy and Environment, Planning and Development, has no files on this right-of-way.		
<b>Background</b>	<p>The proponent who owns 38 Sussex Street advised HRM that previous road widening resulted in a de facto encroachment of the proponent's portion of property onto the right-of-way (ROW) as per survey plan. The proponent seeks to acquire that portion of municipal property, identified as red in the attached aerial photograph.</p> <p>A public hearing would be required to close this section of ROW, if its value is more than fifty thousand dollars.</p>		

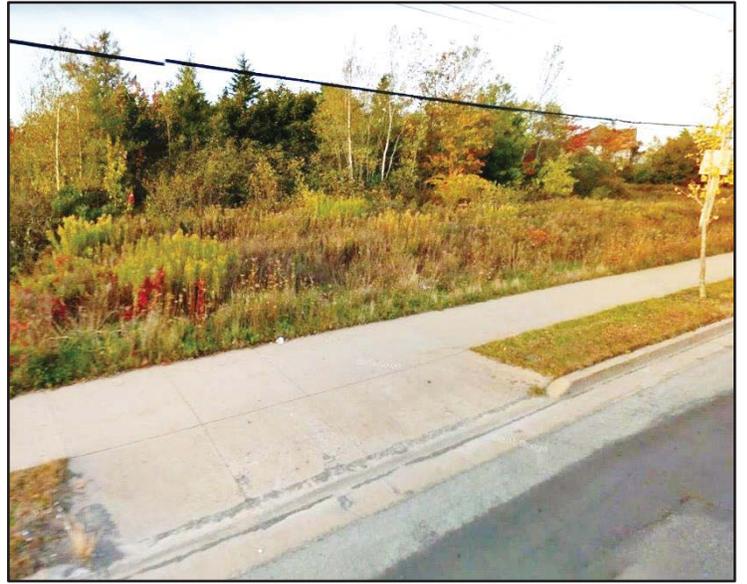
38 Sussex Street, Halifax, District No. 11, PID 40892671 (portion of)



**Cobequid Road, Lower Sackville, District No. 15, PID 40914947 (portion of)**

<b>Surplus Category</b> (proposed)	Extraordinary	<b>Councillor</b>	Councillor Craig
<b>Current Asset Use</b>	Remnant right-of-way	<b>Current Land Area</b>	~ 11,552 square feet (less than half-acre)
<b>Building Area</b>	No building	<b>Land Area for Disposal</b> (proposed)	~ 11,552 square feet (less than half-acre)
<b>Building Condition</b>	Not applicable		
<b>Interim Management</b>	Transportation and Public Works	<b>Operating Costs</b>	No material cost
<b>Land Use Bylaw</b>	17 – Sackville	<b>PVSC Assessment</b>	Not applicable
<b>Zone</b> (hyperlink)	R-1 ( <a href="#">Single Unit Dwelling</a> )	<b>Deed on File</b>	Not applicable
<b>Environmental Risk</b>	Low risk. Energy and Environment, Planning and Development, has no files on this right of way.		
<b>Background</b>	<p>The subject portion of Cobequid Road right-of-way, identified as red in the attached aerial photograph, is remnant due to previous road realignment. The proponent seeks to consolidate the rear parcel with the subject portion of right-of-way (ROW), and to meet frontage setback requirements.</p> <p>The subject portion of ROW also extends across a portion of the abutting parking lot, as indicated in yellow in the attached aerial photograph. If approved as surplus, HRM would therefore approach the abutting neighbour, offering said yellow portion.</p> <p>A public hearing would be required to close this section of ROW, if its value is more than fifty thousand dollars.</p>		

Cobequid Road, Lower Sackville, District No. 15, PID 40914947 (portion of)



**Hillside Avenue, Sackville, District No. 15, PID 00347120**

<b>Surplus Category</b> <small>(proposed)</small>	Extraordinary	<b>Councillor</b>	Councillor Craig
<b>Current Asset Use</b>	Vacant	<b>Current Land Area</b>	~ 23,813 square feet (~half-acre)
<b>Building Area</b>	No building	<b>Land Area for Disposal</b> <small>(proposed)</small>	~ 23,813 square feet (~half-acre)
<b>Building Condition</b>	Not applicable		
<b>Interim Management</b>	Municipal Operations	<b>Operating Costs</b>	No material cost
<b>Land Use Bylaw</b>	17 – Sackville	<b>PVSC Assessment</b>	\$4,300 (2018 Residential Exempt)
<b>Zone</b> <small>(hyperlink)</small>	R-1 ( <a href="#">Single Unit Dwelling</a> )	<b>Deed on File</b>	1982
<b>Environmental Risk</b>	Low risk. Energy and Environment, Planning and Development, has no files on this property.		
<b>Background</b>	This property was deeded to the municipality by the Nova Scotia Housing Commission in 1982 as open space, for which they entered in to a Planned Unit Development (PUD) agreement with the County of Halifax. Several encroachments onto the property from abutters have taken place over time. In addition, the configuration of the parcel is such that it does not allow for ideal public use, with limited visibility. Therefore, it is recommended for disposal. The property is subject to a grant of easement and rights of way in favour of Nova Scotia Power and Bell, and is subject to other conditions.		

Hillside Avenue, Sackville, District No. 15, PID 00347120



**2271 Brunswick Street, Halifax, District No. 8, PID 40286940**

<b>Surplus Category</b> (proposed)	Extraordinary	<b>Councillor</b>	Councillor Smith
<b>Current Asset Use</b>	Vacant parcel	<b>Current Land Area</b>	~ 2,291 square feet (less than half-acre)
<b>Building Area</b>	No building	<b>Land Area for Disposal</b> (proposed)	~ 2,291 square feet (less than half-acre)
<b>Building Condition</b>	Not applicable		
<b>Interim Management</b>	Municipal Operations	<b>Operating Costs</b>	No material cost
<b>Land Use Bylaw</b>	10 – Halifax Peninsula	<b>PVSC Assessment</b>	\$129,600 (2018 Residential Exempt)
<b>Zone</b> (hyperlink)	R-2 ( <a href="#">General Residential</a> )	<b>Deed on File</b>	1965
<b>Environmental Risk</b>	Low risk. Energy and Environment, Planning and Development, has no files on this property.		
<b>Background</b>	<p>On August 14, 1980, the City of Halifax and the City of Halifax Non-Profit Housing Society signed a development agreement permitting a building on the block, which includes the subject parcel, to be constructed as part of an urban renewal program. However, the subject property was not utilized for a building.</p> <p>This property has been the subject of reports in the early 2000s, also involving several urban renewal program properties, former housing demonstration project properties, and settlement reports involving Harbour City Homes (City of Halifax Non-Profit Housing Society). The conclusion of the various reports was that the subject property be: (1) sold to the abutters at market value; and, (2) that Canada Mortgage and Housing Corporation (CMHC) receive a 50% share of the proceeds of sale.</p> <p>In July 2016, the City of Halifax Non-Profit Housing Society sold 2273-75 Brunswick Street. The purchaser of 2273-75 Brunswick Street is now the current proponent who seeks to acquire a portion of the municipal property for consolidation and parking purposes. Staff have received interest about the subject property from other abutters in the past. There are three properties that abut the subject property. If declared surplus, staff will offer equal portions to the abutters, and if there is no interest by any abutter, then the rejected portion(s) will be offered to the other abutter(s).</p>		

2271 Brunswick Street, Halifax, District No. 8, PID 40286940

