

HALIFAX

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Item No. 14.1.4
Halifax Regional Council
May 8, 2018

TO: Mayor Savage and Members of Halifax Regional Council

Original Signed by 

SUBMITTED BY:

Jacques Dubé, Chief Administrative Officer

DATE: March 13, 2018

SUBJECT: Property Acquisition – 6810 Bayers Road, Halifax

ORIGIN

This report originates from an unsolicited offer by the owner of 6810 Bayers Road, Halifax, to sell the subject property to the Halifax Regional Municipality.

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 authorize the Mayor and Municipal Clerk to enter into an Agreement of Purchase and Sale for the acquisition of 6810 Bayers Road, PID No. 00032557, as per the key terms and conditions outlined in Table 1 of the Private and Confidential Information Report which is dated March 13, 2018.

BACKGROUND

At the December 5, 2017, meeting of Regional Council, the Integrated Mobility Plan was approved and staff were directed to include an implementation plan in the upcoming staff report for the Bayers Road and Gottingen Street Transit priority corridors. At its February 13, 2018 meeting, Regional Council approved the recommendation of the Transportation Standing Committee for staff to proceed with detailed design of dedicated bus lanes in both directions on the Bayers Road corridor, including reconfiguring the Halifax Shopping Centre intersection.

HRM is not actively pursuing the purchase of privately owned properties on Bayers Road to accommodate the transit corridor initiative. However, it has acquired several properties between Romans Avenue and Coleman Court (Civics 6822, 6838, 6850, and 6830), when they came on the market.

The owner of 6810 Bayers Road has confirmed there is interest in selling. The property measures approximately 5,251 square feet in land area. Staff have confirmed that the current status of the dwelling as two units is non-conforming to the current zoning. Each unit is currently rented until April 30, 2018. Due to the location of the dwelling on the property and the proposed new street line for Bayers Road to accommodate a new bus lane, the dwelling will need to be demolished or relocated to accommodate the widening project.

DISCUSSION

It is recommended the property be acquired and the land necessary for the transit corridor be reserved. Following Regional Council's approval, staff is recommending a Closing Date of May 18, 2018, or other date acceptable to the Vendor and HRM, to correspond with the termination date of the two existing residential leases. 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.

FINANCIAL IMPLICATIONS

Financial implications associated with this transaction are detailed within the Private and Confidential Information Report dated March 13, 2018.

RISK CONSIDERATION

Risk considerations associated with this transaction are detailed within the Private and Confidential Information Report dated March 13, 2018.

COMMUNITY ENGAGEMENT

Creation of a transit corridor with expansion of the street right-of-way through this section of Bayers Road is a priority of the Integrated Mobility Plan.

ENVIRONMENTAL IMPLICATIONS

Environmental implications with this transaction are detailed within the Private and Confidential Information Report dated March 13, 2018.

ALTERNATIVES

Regional Council may choose not to purchase this property at this time and to consider this purchase only once 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

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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Report Approved by: Jerry Blackwood, Acting Director of Finance & Asset Management, 902-490-6308

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ATTACHMENT 'A' – SITE PLAN & PHOTO



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

