

HALIFAX

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Item No. 14.1.3
Halifax Regional Council
October 30, 2018

TO: Mayor Savage and Members of Halifax Regional Council

SUBMITTED BY:

Original Signed by 

Jacques Dubé, Chief Administrative Officer

DATE: October 1, 2018

SUBJECT: Declaration of Surplus Property – Lot VA-1, 6863 Vaughan Avenue, Halifax
(Formerly 6822 Bayers Road)

ORIGIN

This report originates from the municipality's acquisition of 6822 Bayers Road, Halifax, for the Bayers Road IMP (Integrated Mobility Plan) Project and the ability to dispose of the surplus portion (now known as Lot VA-1, 6863 Vaughan Avenue) not required for municipal use.

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 declare Lot VA-1, 6863 Vaughan Avenue, Halifax, PID 41460130, shown as Lot "VA-1" in Attachment "A", as surplus to municipal requirements and categorize Lot "VA-1" as 'Ordinary', as per Administrative Order No. 50 Respecting the Disposal of Real Property.

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 corridor initiatives that will be a key part of the IMP.

In early 2017, staff were contacted by the owners of 6822 Bayers Road about the Municipality's interest in acquiring all, (not just a part of), their property. Despite only needing a portion for the widening project, in the summer of 2017, staff completed the acquisition of 6822 Bayers Road.

DISCUSSION

Since acquiring 6822 Bayers Road, staff have completed the necessary reviews to determine that Parcel BR-1 is required for the widening project and Lot VA-1 is surplus to Municipal use (See Attachment "A" – Site Plan). As the driveway access from Bayers Road will be eliminated, the civic number for 6822 Bayers Road has been changed to 6863 Vaughan Avenue with access now being from Vaughan Avenue.

As Parcel BR-1 and Lot VA-1 could not be determined prior to acquiring the property, staff are now in the position to seek the recommendation of Regional Council to declare Lot VA-1 as surplus to municipal requirements and categorize Lot VA-1 as 'Ordinary' as per Administrative Order No. 50.

Following Council's approval of the above recommendation, staff will list Lot VA-1 for sale. Approval for the disposal will be the subject of a future report as per the delegated authority of Administrative Order No. 2018-004-ADM – Respecting Real Property Transactions.

Table 1

<i>Property Address</i>	6863 Vaughan Avenue, Halifax (Formerly 6822 Bayers Road)
<i>PID</i>	41460130
<i>Zoning</i>	R-1 (General Residential)
<i>Parcel BR-1 - (Area to be Retained by HRM)</i>	137.9 square meters (1,484 square feet)
<i>Lot VA-1 - (Area to be Disposed of by HRM)</i>	386.0 square meters (4,155 square feet)

FINANCIAL IMPLICATIONS

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

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 support. As per the 2017 acquisition report, Regional Council was advised of the intent to dispose of the surplus portion of 6822 Bayers Road as a second component to that acquisition. This report involves the disposal requirements of Administrative Order No. 50, therefore, no community engagement was obtained. The area Councillor has been advised of this surplus property.

ALTERNATIVES

Halifax Regional Council could instruct staff to not declare the subject property as surplus under Administrative Order No. 50, and to retain ownership. This is not recommended as it is not required for municipal purposes.

ATTACHMENTS

Attachment "A" – 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.

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ATTACHMENT 'A' – SITE PLAN

