

Re: Item No. 8.5

HALIFAX

Public Hearing

ADMINISTRATIVE ORDER 50 – COMMUNITY INTEREST
Former Fire Station – 948 Pockwock Road PID 00424358
Upper Hammonds Plains

September 22, 2020

Legislative Authority

HRM Charter (2008):

Section 63

(1) The Municipality may sell or lease property at a price less than market value to a non-profit organization that Council considers to be carrying on an activity that is beneficial to the Municipality.

(2) A resolution to sell or lease property referred to in subsection (1) at less than market value shall be passed by a two-thirds majority of the Council present and voting.

(3) Where the Council proposes to sell property referred to in subsection (1) valued at more than ten thousand dollars at less than market value, the Council shall first hold a public hearing respecting the sale.

Origin

August 18, 2020 Regional Council:

THAT Halifax Regional Council set a date for a public hearing to consider the sale of 948 Pockwock Road, Upper Hammonds Plains, identified as PID 00424358, to the Upper Hammonds Plains Community Development Association as per the terms and conditions outlined in Table 1 of the staff report dated July 15, 2020.

Table 1. KEY TERMS AND CONDITIONS (PROPOSED)

Civic Address	948 Pockwock Road, Upper Hammonds Plains
Area	15,521 sf
Zoning	GU-1 (General Use)
Assessed Value	\$68,900
Appraised Value	\$155,000
Tax Status	Commercial Exempt
Proposed Purchase Price	\$1.00
Terms of Offer	The Association shall be responsible for all operating and capital costs including annual real property tax.
Proposed Use	Operation as a youth and cultural centre, including the commemoration of the first all-Black volunteer fire department within HRM, Nova Scotia and Canada
Conditions of Sale	Property to be conveyed “as is/as zoned” including contents.
Buy-Back Agreement	There shall be no Buy-Back Agreement applied to the proposed conveyance.
Closing Date	Within 3 months of Regional Council’s approval.
Cost of Sale Recoveries	The Purchaser shall pay up to a maximum of \$2,500+ HST towards closing costs.

Photo -front



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Property Site Plan



Questions?

Thank you.

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