

Re: Item No. 15.1.6

**HALIFAX**

# **Park Closure – Park West School Park**

Radcliffe Drive, Halifax

Regional Council  
2/7/2023

# Timeline

<b>December 2020</b>	Formal Request by the Province for Regional Council's Consideration to use the Park for potential school site
<b>January 2021 – Report to Regional Council</b>	Outcome: Parks and Recreation to undertake community consultation, Return to Council for consideration of disposal via AO50
<b>December 2021 – Report to Regional Council</b>	Community Consultation Results Direction to return to Council with Surplus Property recommendation under AO50 upon request for the property by the Province
<b>June 2022</b>	Formal Request by the Province for use of Park for school purposes
<b>January 2023</b>	Park Closure Notification Ad placed
<b>February 2023 – Report to Regional Council</b>	Consideration for Surplus Status

# Proposed School

- The community need is for a new pre-primary to grade 8 school to accommodate current and future population growth.
- HRCE is currently studying projected enrollment numbers for the catchment area.
- At the time of the site test fit (2019):
  - Proposed school for approximately 700-800 students
  - Proposed two-storey building of approximately 90,000 square feet.

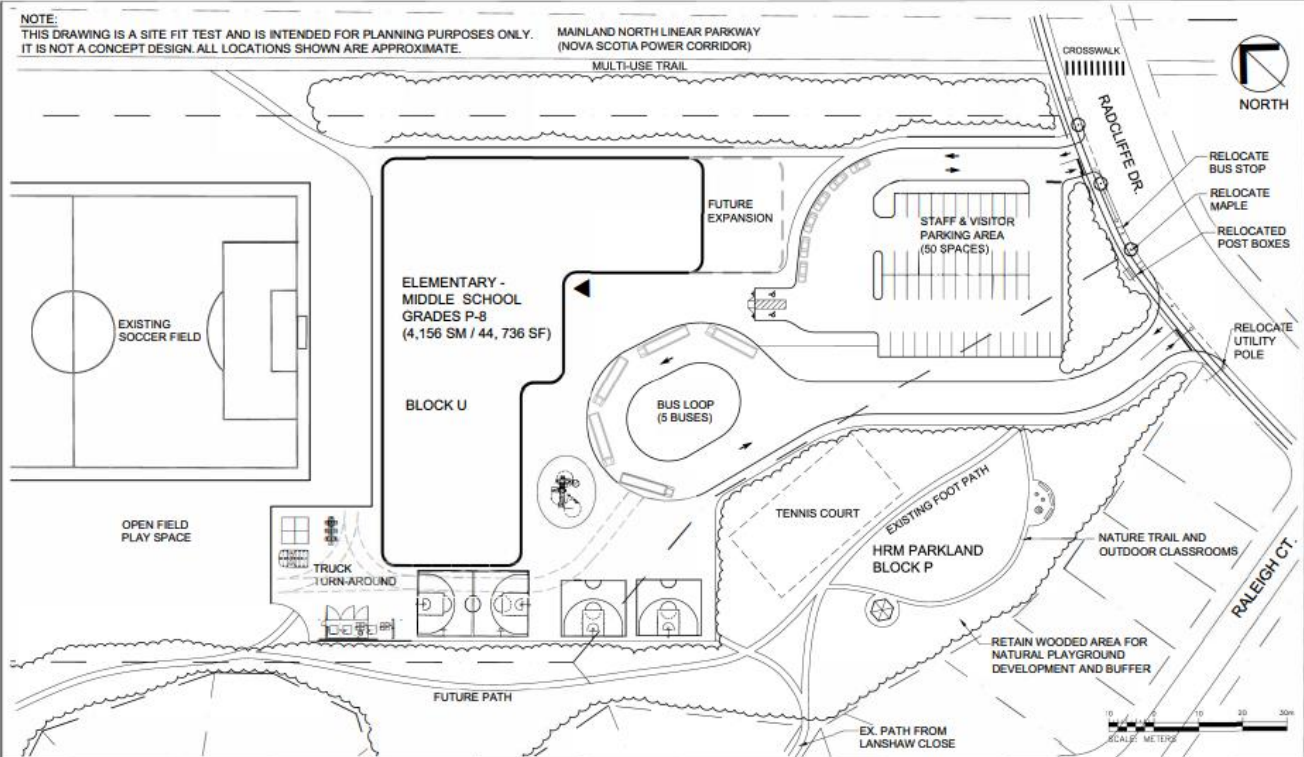
# Proposed School

- Population growth has exceeded projections since 2019.
- Based on projections to be finalized:
  - Approximately 800-1,000 students
  - Proposed three-storey building of approximately 125,000 square feet.
- The proposed building will be subject to constraints of the lot size and the local street network.
- The Province/HRCE is open to discussions with HRM on the final development details.

# Site Test Fit Plan (2019)

**NOTE:**

THIS DRAWING IS A SITE FIT TEST AND IS INTENDED FOR PLANNING PURPOSES ONLY. IT IS NOT A CONCEPT DESIGN. ALL LOCATIONS SHOWN ARE APPROXIMATE.



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project:

CLAYTON PARK-FAIRVIEW SCHOOL

title:

SITE PLAN - OPTION 1 REV. 1

date:

NOV. 12, 2019

dwg:

L-1R

scale:

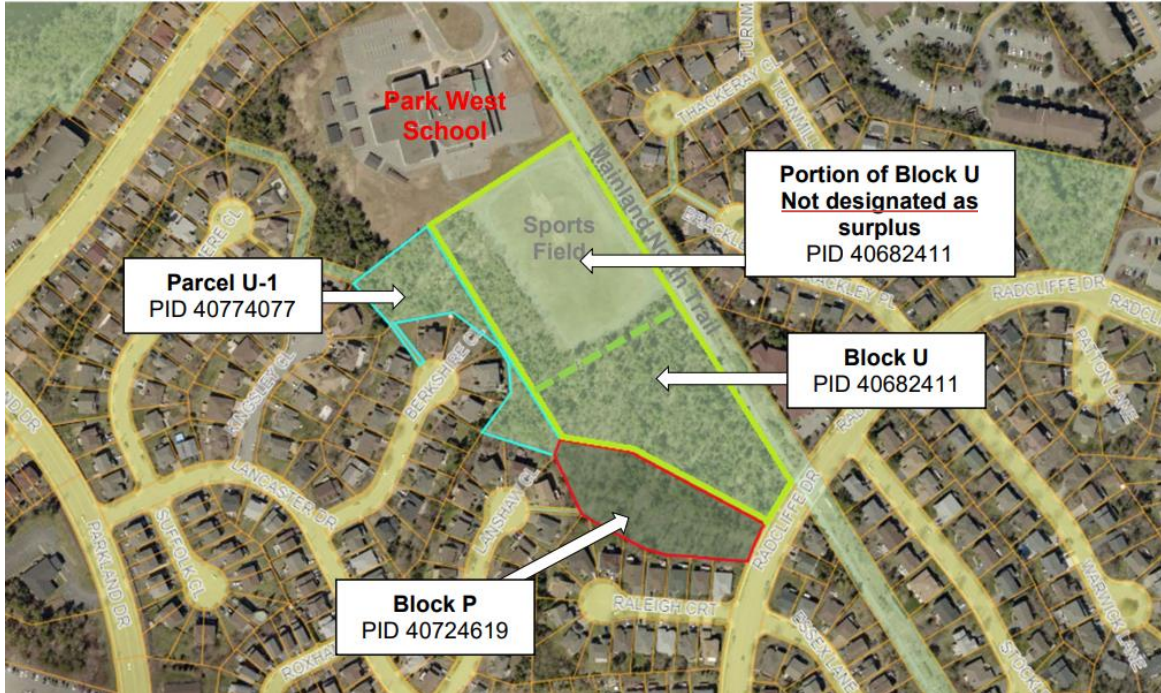
AS NOTED

drawn by:

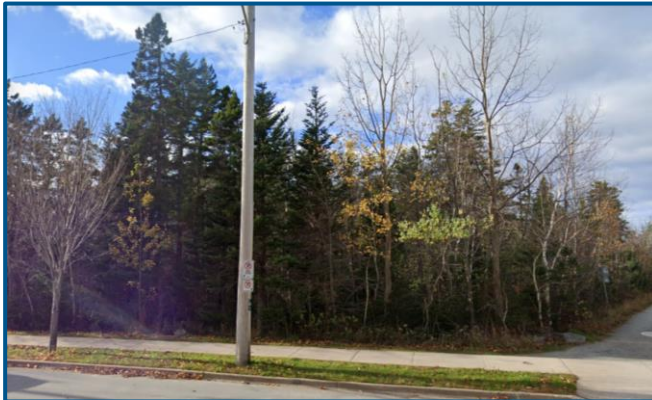
STAFF

# Park West School Park

## HRM Lands For Consideration as Surplus



# Park West School Park



# Conveyance Versus Lease

- A conveyance of the lands would result in loss of ownership of approximately 5 acres within a densely populated area of the urban core.
- The current framework of the HRM Charter does not specifically allow for lease of this parkland.
- Ensuring a reversionary interest of the subject lands back to the municipality would meet the goal of long-term ownership of this site.



# Recommendations

- Determine the recommended portions of park as no longer required for public park purposes
- Declare portions of the Park 'Surplus' to Municipal requirements
  - Categorize as 'Intergovernmental Transfer'
- Authorize CAO to negotiate and execute Agreement of Purchase and Sale
  - Market Value
  - Include Reversionary Interest