

Re: Item No. 12.1

**HALIFAX**

# Public Hearing

ADMINISTRATIVE ORDER 50

Respecting the Disposal of Surplus Real Property

Land and Water Portions of Lot H-3 (PID 41320326)

Africville Road, Halifax

May 28, 2024

# Legislative Authority

*Halifax Regional Municipality Charter (2008, S.N.S. c.39):*

## **Section 63**

**(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.

**(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

May 7, 2024, Regional Council (Deferred from April 23, 2024)  
Item 10.1 Property Matter – Africville Heritage Trust

THAT Halifax Regional Council:

1. Declare portions A and B of Parcel H-3, as outlined in Attachment 1 of the staff report dated February 26, 2024, surplus to municipal requirements and categorize the subject property as Extraordinary pursuant to Administrative Order 50, Respecting the Disposal of Surplus Real Property; and
2. Direct the Chief Administrative Officer to set a date for a public hearing to consider the less-than market value sale of the subject property, a water lot and land portion of PID 41320326, to the Africville Heritage Trust Society.

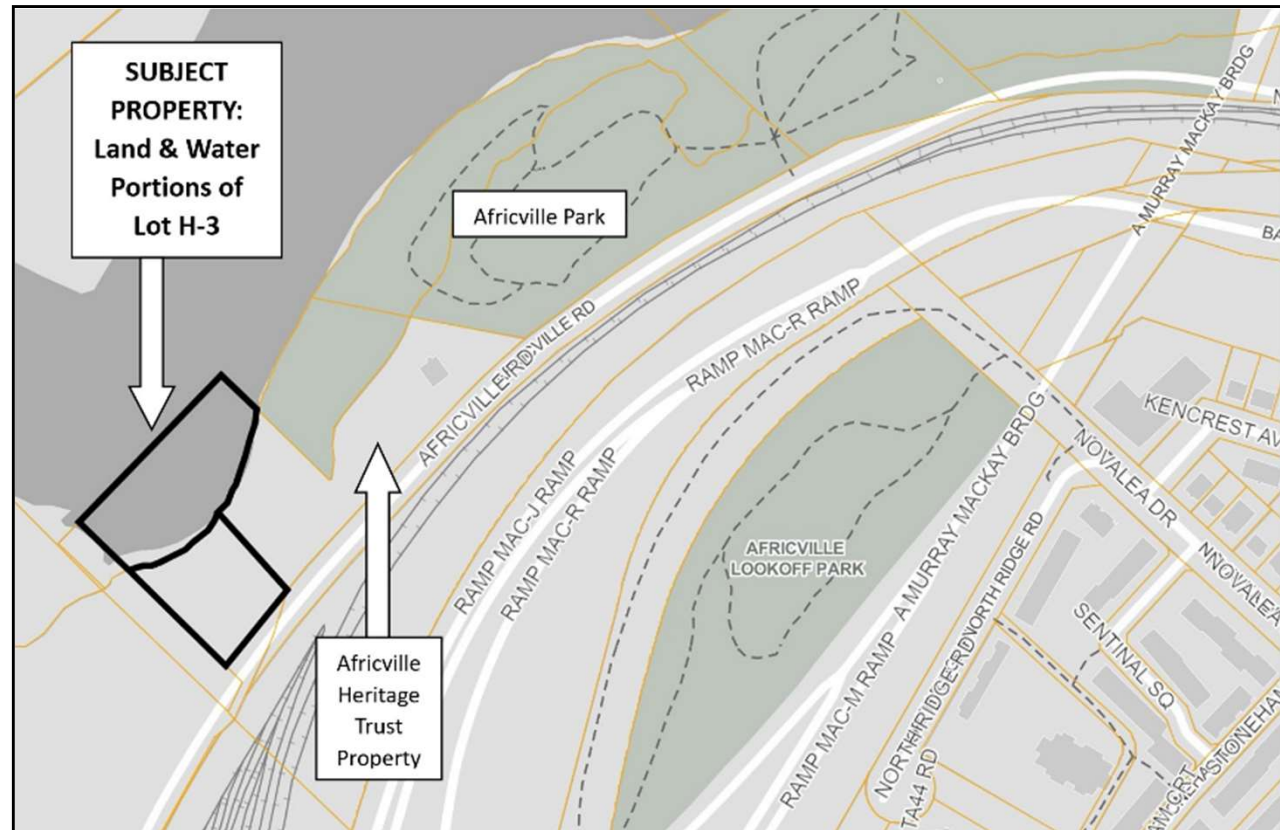
MOTION PUT AND PASSED UNANIMOUSLY.

## Table 1. – Key Terms and Conditions

### Property Description

Portion of PID 41320326, consisting of a 33,000 sq.ft.\* land portion of Parcel H-3 and an associated 50,000 sq.ft.\* water lot (A and B, respectively, in Attachment 1 [of the report / Slide 7 herein])

(\*subject to survey and subdivision approval)



**(Continued...)**    **Table 1. – Key Terms and Conditions**

<b>Vendor</b>	Halifax Regional Municipality
<b>Purchaser</b>	Africville Heritage Trust Society
<b>Purchase Price</b>	\$1.00
<b>Proposed Uses</b>	Museum venue expansion, parking, related programming, special events and grounds.
<b>Closing Date</b>	<p>The later of:</p> <ol style="list-style-type: none"><li>1) 90 days following execution of Agreement of Purchase and Sale; or</li><li>2) 90 days following conclusion of Purchaser’s due diligence; and</li><li>3) 15 additional days following subdivision approval or as soon as possible thereafter.</li></ol>

**(Continued...) Table 1. – Key Terms and Conditions**

<b>Conditions</b>	<ul style="list-style-type: none"><li>• Subject to survey;</li><li>• Subject to reserving Africville Road as a minimum 16-metre corridor along with sufficient land required for Active Transportation requirements and utilities;</li><li>• Subject to existing properties having satisfactory frontage on a municipal right-of-way;</li><li>• Property will be conveyed as-is; Purchaser may undertake inspections and assessments as deemed necessary.</li><li>• Future tax exemptions application is responsibility of Purchaser.</li></ul>
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# Attachment 1 (slide 7)

Attachment 1  
Existing Land Use & Ownership – Fairview Cove



 Nova Scotia Provincial Land

 HRM Land

 HPA Marine Industrial

**HALIFAX**