



P.O. Box 1749
Halifax, Nova Scotia
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Item No. 15.1.1
Halifax Regional Council
June 4, 2024

TO: Mayor Savage and Members of Halifax Regional Council

SUBMITTED BY: Original Signed

Cathie O'Toole, Chief Administrative Officer

DATE: May 1, 2024

SUBJECT: **Administrative Order 50 – Disposal of Surplus Real Property PID 40050098
Lot 1 St. Margaret's Bay Road Highway 3, Beechville: Beechville
Community Development Association Request for Extension to Proposal
Deadline**

ORIGIN

December 12, 2023, Regional Council (Item 15.1.5)

MOVED by Councillor Hendsbee, seconded by Councillor Lovelace

THAT Halifax Regional Council:

1. Declare the properties, as categorized and listed in Attachments B, D, E, F and G of this report, surplus to municipal requirements pursuant to Administrative Order Number 50 Respecting the Disposal of Surplus Real Property;

...

MOTIONS AS AMENDED PUT AND PASSED UNANIMOUSLY.

LEGISLATIVE AUTHORITY

- *Halifax Regional Municipality Charter, S.N.S 2008, c.39*

Sale or Lease of Municipal Property

63 (1) Notwithstanding subsection 71(2), the Municipality may sell or lease property at a price less than market value for any purpose that the Council considers to be beneficial to the Municipality.

RECOMMENDATION ON PAGE 2

- *Administrative Order 50 Respecting the Disposal of Surplus Real Property*

Required Information

8. An application by a non-profit organization to purchase a community interest property must include the following information:

- (a) proof of registered status as a non-profit organization;
- (b) a description of the non-profit organization and its programs and services
- (c) a statement of the non-profit organization's intended use for the subject property;
- (d) complete financial statements for:
 - (i) the prior three (3) years, or
 - (ii) if the non-profit organization has not been incorporated for the prior three fiscal years, the number of fiscal years the organization has been incorporated,and the financial statements must include all itemized revenues, expenses, assets and liabilities.
- (e) for a moderately valued community interest property, a simplified five year operating and capital budget in the form to be provided by the Municipality
- (f) for a high valued community interest property, a comprehensive five year operating and capital budget in the form to be provided by the Municipality
- (g) a complete copy of the non-profit organization's Articles of Incorporation, Charter, or Constitution and By-laws; and
- (h) the terms and conditions of the offer for the purchase, including the purchase price, requested closing date, and any terms and conditions specific to the subject property.

Direct Sale – Request

11 (6) An applicant will have up to 90 days to submit to the Municipality the information that would otherwise be required in section 8.

RECOMMENDATION

It is recommended that Halifax Regional Council approve the request from the Beechville Community Development Association to extend the deadline for the submission of their proposal regarding the conveyance of Lot 1 St. Margaret's Bay Road, Highway 3, Beechville (PID 40050098) to November 30, 2024 and delegate authority to the Chief Administrative Officer, or their delegate, to further extend the deadline upon request for a term not to exceed November 30, 2025.

BACKGROUND

The subject property was declared surplus in December 2023 under the Community Interest category with the disposal methodology being a Direct Sale to the Beechville Community Development Association ("the Association"). In accordance with Administrative Order 50 the proponent has up to 90 days to submit a proposal which then forms the basis of a staff team review and recommendation to Regional Council. The Association was subsequently notified of Council's decision and provided guidance with respect to the process. The deadline for the submission of a proposal was June 19, 2024. In a letter dated April 17, 2024, and included as **Attachment 1** of this report the Association has requested an extension of the submission deadline to November 2024.

DISCUSSION

Within the context of the Beechville Planning Strategy and Community Benefit Action Plan approved by Regional Council in September 2020, staff support the Association's request for an extension to deadline for submission of a proposal that meets the requirements of Administrative Order 50. Specifically, recent amendments to municipal land use by-laws may enhance housing development options which was a stated goal of residents. Likewise, access to government funding to support affordable housing, recreational or

cultural amenities, or the commemoration of local historical sites also warrants further investigation. As Council has approved a Direct Sale process there are no other interests adversely impacted by an extension to the submission timeline. The subject property will not be offered to any other party, including nonprofit or charitable organizations, until such time as Regional Council has rendered a decision with respect to the Association's proposal.

It should also be noted that the December 2023 staff report required consultation with HRM Public Works prior to any sale regarding the potential need to restrict access to St. Margaret's Bay Road. This evaluation will require a firm sense of the Association's intended use for the subject property and will need to be completed prior to any public hearing.

FINANCIAL IMPLICATIONS

There are no financial implications resulting from an extension to the submission deadline because this is a Direct Sale consideration. As such, no other party would be adversely impacted should Regional Council approve the Beechville Community Development Association's request.

RISK CONSIDERATION

Low.

COMMUNITY ENGAGEMENT

No community engagement was required to address the matter of an extension to the proposal submission deadline.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications should Council approve an extension to the proposal submission deadline.

ALTERNATIVES

1. Regional Council could choose to decline the request for an extension to the June 19, 2024, submission deadline.

ATTACHMENTS

Attachment 1 - Correspondence from the Beechville Community Development Association to HRM dated April 17, 2022.

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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April 17, 2024

Halifax Regional Municipality Council
Halifax City Hall

Subject: Application Extension Request for Direct Sale of Property: Lot 1, St. Margaret's Bay Road, Highway 3 Beechville (PID 40050098)

Dear HRM Council Members:

The Beechville Community Development Association (BCDA) was made aware of the approval of PID 40050098 being transferred back to the community of Beechville from HRM's surplus land inventory. The community would like to ask HRM Council for an extension on our proposal submission so that we are able to have full community involvement and full community buy-in around the plans for PID 40050098. The Beechville community is currently in the implementation and revitalization phase in our action planning process and would like your support in granting the extension to allow for proper planning.

History

Beechville was established in 1812 – 1814 by the Freedom Fighters (Black Refugees) from the aftermath of the war of 1812. From the beginning the Freedom Fighters have faced discrimination and this was evident through the lands being granted which were small plots with minimal value to the government. The Freedom Fighters were also given tickets of location instead of deeds so that they never really owned the land and were unable to use the land for sustainability or community economic development.

The historic Beechville community has experienced a long history of development pressure, loss of traditional community lands, and exclusionary planning practices. The BCDA has been working with the HRM Planning Department since 2017 after Regional Council's approval of the process to consider a new planning strategy approach with community reviewing land use, zoning boundaries, surplus land, and development policies resulting in HRM Council's approval of the Beechville staff report in September 2020.

Request

The community of Beechville is currently working on a wholistic planning process for the development of our community. During this process we will be working under the new changes in planning making sure that we are engaging with the community as a whole the same way we are asking HRM and developers to engage with the community. We believe that the community knows what is best for its development and we want to give people the opportunity to share their voice. Community engagement for us means that we offer a meeting for people to share their voice as well as visiting those who are unable to attend meetings but would still like to share their ideas. We want to make sure that we have intergenerational input but once we are gone the community will be left in the hands of our youth so

what they see as our community's future is very important. Full community engagement will take more than one meeting so we will need time to hold multiple sessions, to develop the plans based on the

feedback we received and then follow-up sessions to make sure that we have developed the plans based on the community's input.

Conclusion

The BCDA is requesting an extension for our proposal submission of development plans for PID 40050098 until we've had the chance to have full-community input and buy-in to our submission, so we are asking HRM Council to provide us with an extension until November 2024. Having an extension until November 2024 would allow the BCDA to consult the community, develop the plans as suggested by the community, and consult the community before submitting our proposal.

Sincerely,



Patsy Crawford, Co-chair
Beechville Community Development Association



Iona Duncan-States, Co-chair
Beechville Community Development Association