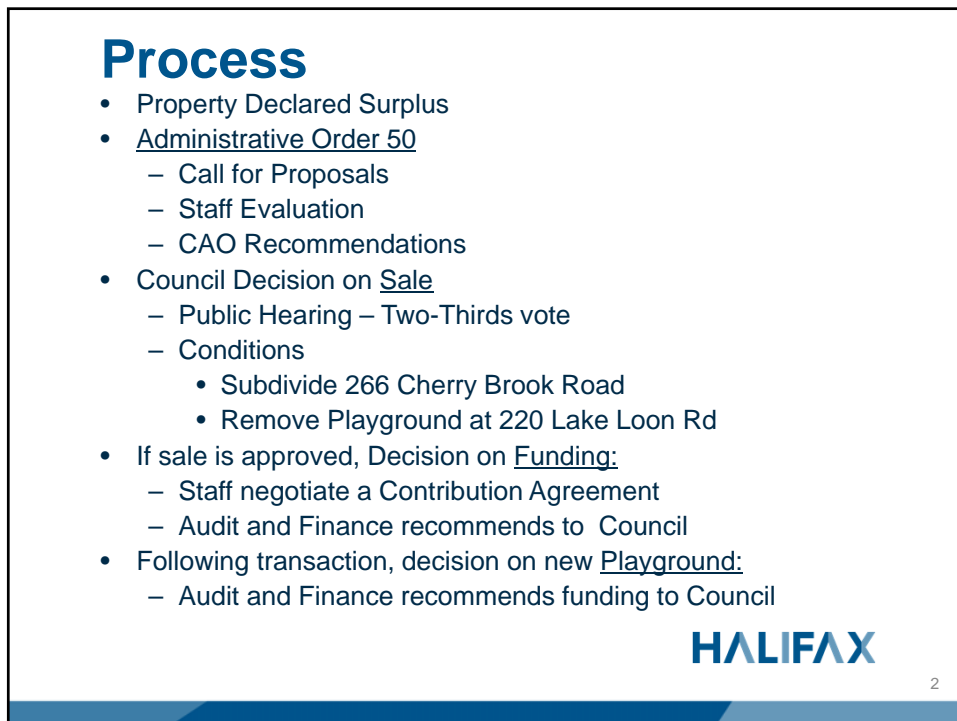


A presentation slide for Halifax. The top right corner features the word "HALIFAX" in white, bold, sans-serif font against a dark blue background. The main body of the slide is white, with a large blue triangle on the right side. The text "Public Hearing" is written in a bold, dark blue font. Below it, in a smaller, dark blue font, is the text: "ADMINISTRATIVE ORDER 50 – COMMUNITY INTEREST", "Former Cherry Brook Community Centre", and "220 Lake Loon Road, 266 Cherry Brook Road".

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**Public Hearing**

ADMINISTRATIVE ORDER 50 – COMMUNITY INTEREST  
Former Cherry Brook Community Centre  
220 Lake Loon Road, 266 Cherry Brook Road

A presentation slide titled "Process" for Halifax. The title "Process" is in a bold, dark blue font. Below it is a bulleted list of steps in the process, including "Property Declared Surplus", "Administrative Order 50" (with sub-points for Call for Proposals, Staff Evaluation, and CAO Recommendations), "Council Decision on Sale" (with sub-points for Public Hearing – Two-Thirds vote and Conditions), and "If sale is approved, Decision on Funding:" (with sub-points for Staff negotiate a Contribution Agreement and Audit and Finance recommends to Council). The final step is "Following transaction, decision on new Playground:" (with sub-point for Audit and Finance recommends funding to Council). The word "HALIFAX" is in the bottom right corner in a dark blue font. A small number "2" is in the bottom right corner of the slide area.

**Process**

- Property Declared Surplus
- Administrative Order 50
  - Call for Proposals
  - Staff Evaluation
  - CAO Recommendations
- Council Decision on Sale
  - Public Hearing – Two-Thirds vote
  - Conditions
    - Subdivide 266 Cherry Brook Road
    - Remove Playground at 220 Lake Loon Rd
- If sale is approved, Decision on Funding:
  - Staff negotiate a Contribution Agreement
  - Audit and Finance recommends to Council
- Following transaction, decision on new Playground:
  - Audit and Finance recommends funding to Council

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## Background

### 220 Lake Loon Road

- Former Cherry Brook Community Center
- Property Area = less than 1 acre
- Zoned as P-2 (Community Facility) Zone

### 266 Cherry Brook Road

- Property Area = 8.9 acres
- Deeded to HRM in March 31, 2009
- Zoned as RA (Residential zone)
- A portion is required to provide enough land for on-site sewage system, well and parking.

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## Property Plan



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## Map



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## Call for Proposals

- One Application only, from Lake Loon Cherry Brook Development Association (LLCBDA). Intention is to reinstate a community center:
  - Offer of \$1 to purchase
  - Proposed Conditions:
    - HRM to waive all fees;
    - Provide funds that were intended for maintenance (\$175k) and demolition (\$150k);
    - Subdivide and relocate playground to 266 Cherry Brook Road.

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## Staff Evaluation

Required Evaluation Criteria:

- met all categories for “Content Compliance”
- Demonstrated “Benefit to the Municipality”
- Offered “Compensation” of \$1
- “Viability” unclear as third party funding is not secured; projected revenues and repayment of financing appears problematic; negative cash flow for first five years.

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## Staff Conclusions

- There is great public benefit in ensuring that title to this historic property resides within the local community where they can be encouraged to make the final decisions as to its future use.
- HRM would be “instrumental in empowering a community-based organization...” and will have done its “cultural diligence”.
- Without financial support, however, the transfer of the property to the community would not be financially viable. Hence, a \$170,000 contribution is recommended.

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## Recommendations

*That Halifax Regional Council approve the sale of 220 Lake Loon Road (PID #00624486) and a portion of 266 Cherry Brook Road (PID #00624155) to the Lake Loon Cherry Brook Development Association for the total proposed purchase price of \$1.00 subject to the following conditions:*

- a. complete the process for the subdivision of the portion of 266 Cherry Brook Road (PID #00624155) and consolidation to 220 Lake Loon Road (PID #00624486) to enable the parcel to meet land requirements for well, septic field and parking; and*
- b. removal of the existing playground on 220 Lake Loon Road.*

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## Recommendations

*If Council approves the sale of the property, staff be directed to:*

- a. Negotiate a draft Contribution Agreement with the Lake Loon Cherry Brook Community Development Association for the provision of a grant in the amount of \$170,000 towards the repairs to the building and site in accordance with the terms and conditions outlined in Table 1 of the staff report dated May 3, 2016, and*
- b. that the Audit and Finance Standing Committee review and make a recommendation to Regional Council respecting the draft Contribution Agreement; and*

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## Recommendations

*If the transaction is completed, staff be further directed to*

**a.** *recommend to Audit and Finance Standing Committee a possible source of funding respecting the construction of a new playground structure for 266 Cherry Brook Road; and*

**b.** *that Audit and Finance Standing Committee review and make a recommendation to Regional Council respecting the source of such funding.*

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