

62 Second Avenue, Coniston – Declaration of Surplus Property

Presented To: Planning Committee

Meeting Date: June 14, 2021

Type: Routine Management
Reports

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Real Estate

Recommended by: General Manager of
Corporate Services

File Number: N/A

Report Summary

This report provides a recommendation to declare surplus 62 Second Avenue, Coniston.

Resolution

THAT the City of Greater Sudbury declares surplus to the City's needs, 62 Second Avenue, Coniston, legally described as PIN 73560-0435 (LT), part of Lot 34, Plan M-678, being Part 3 on Plan 53R-8591, Township of Neelon;

AND THAT the property be marketed for sale to the general public pursuant to the procedures governing the sale of full marketability surplus land as outlined in Property By-law 2008-174, as outlined in the report entitled "62 Second Avenue, Coniston – Declaration of Surplus Property", from the General Manager of Corporate Services, presented at the Planning Committee meeting on June 14, 2021.

Relationship to the Strategic Plan, Health Impact Assessment and Community Energy & Emissions Plan (CEEP)

This report refers to operational matters.

Financial Implications

There are no financial implications associated with this report.

Background

The subject property measures 7,097 square feet in size and is zoned 'R3.D75', Medium Density Residential'. The property is improved with a 1,230 square foot one-storey office building which was constructed circa 1973. The location of the property is identified on the attached Schedule 'A' and photographs of the property are identified on the attached Schedule 'B'.

In 1975, INCO donated the property to the former Town of Nickel Centre. In the late 1980's, the Town leased the property to Nickel Centre Hydro Electric Commission and then to Canada Post in the 1990's.

In 1996, Greater Sudbury Police Services began using the building as a local police storefront and in May, 2021, they vacated the building.

The proposal to declare the property surplus to the City's needs was circulated to all City departments and outside agencies. The following responses were received:

- Development Approvals advised that the subject property is designated Living Area 1 in the City of Greater Sudbury Official Plan. This property is zoned "R3.D75", Multiple Family Residential 75 dwelling units/hectare (please note that the 75 du/ha applies to the total number of units permitted on the three addresses located in this zone: 61 First, 15 Balsam and 62 Second). Very limited commercial uses are permitted in the R3 zone as of right. An Official Plan Amendment, Rezoning and/or an application to the Committee of Adjustment for a change of use may be required before new uses are established on this property.
- Infrastructure Capital Planning and Linear Infrastructure Services advised that the road allowance in front the subject property measures 20 metres in width where 26 metres is required. They have requested that the City retain 3 metres in width along the frontage of the property for road allowance purposes.
- Water Wastewater Treatment & Compliance advised that the subject property is serviced from First Avenue, but did not have any concerns with the City declaring the property surplus.
- Greater Sudbury Hydro Inc. has requested an easement measuring 4 metres in width along the frontage of the property to protect existing infrastructure.

No additional comments or objections were received.

Recommendation

It is recommended that 62 Second Avenue, Coniston, be declared surplus to the City's needs and marketed for sale to the general public.

If approved, a further report will follow with respect to the sale transaction.