

Laura Street, Hanmer, Plan 53M-1146 – Road Closures and Declaration of Surplus Lands

Presented To:	Planning Committee
Meeting Date:	June 24, 2024
Type:	Routine Management Reports
Prepared by:	Tanya Rossmann-Gibson Real Estate
Recommended by:	General Manager of Corporate Services
File Number:	N/A

Report Summary

This report provides a recommendation regarding closing and declaring surplus the unopened road allowances, one foot reserve blocks, turn-around blocks, and park purposes lots on deemed plan of subdivision 53M-1146.

Resolution

THAT the City of Greater Sudbury close by-law and declare surplus to the City's needs, the unopened road allowances, one foot reserve blocks, turn-around blocks, and park purposes lots on deemed plan of subdivision 53M-1146, legally described as PIN 73508-1133(LT) James Street, PIN 73508-1134(LT) Laura Street, PIN 73508-1135(LT) Roger Street, PIN 73508-1136(LT) Gladu Crescent, PIN 73508-1141(LT) Block 67, PIN 73508-1140(LT) Block 68, PIN 73508-1139(LT) Block 69, PIN 73508-1138(LT) Block 70, PIN 73508-1137(LT) Block 71, PIN 73508-1145(LT) Lot 40, PIN 73508-1144(LT) Lot 41, PIN 73508-1143(LT) Lot 47, and PIN 73508-1142(LT) Lot 48, all on Plan 53M-1146, part of Lot 11, Concession 2, Township of Capreol, City of Greater Sudbury;

AND THAT the City of Greater Sudbury dispense with the procedures outlined in the Parkland Disposal Policy By-law 2010-158 to facilitate the sale;

AND THAT the land be offered for sale to the abutting property owner pursuant to the procedures governing the sale of limited marketability surplus land in accordance with Property By-law 2008-174, as outlined in the report entitled "Laura Street, Hanmer, Plan 53M-1146 - Road Closures and Declaration of Surplus Lands", from the General Manager of Corporate Services, presented at the Planning Committee meeting on June 24, 2024.

Relationship to the Strategic Plan, Health Impact Assessment and Climate Action Plans

This report refers to an operational matter and has no connection to the Climate Action Plans.

Financial Implications

There are no financial implications associated with this report.

Background

The subject land measures approximately 4.6 acres in size, is zoned as 'R1-5' – Low Density Residential One and is comprised of unopened road allowances, one foot reserve blocks, turn-around blocks, and four parkland lots. The location of the subject land is identified on the attached Schedule 'A'.

In 1981, the Public Authority Having Jurisdiction (now City of Greater Sudbury) became the registered owner of the subject land as part of the subdivision process. Council for The Corporation of the Regional Municipality of Sudbury deemed the undeveloped subdivision not to be a registered plan of subdivision in 1991.

In December 2023, the City received a request from the abutting landowner (the Applicant) to purchase the subject land in order to include the land in their proposed draft plan of subdivision.

The Applicant advised that they recently purchased the undeveloped subdivision land (formerly known as Geerts Subdivision) which did not include the unopened road allowances and parkland lots. They are in the process of submitting a revised draft plan of subdivision and wish to secure the City's land in order to reconfigure their proposed subdivision.

The proposal to close the roads and declare surplus the subject land, was circulated to all City departments and outside agencies with the intent of transferring the unopened roads to the Applicant for nominal consideration and selling the parkland lots directly to the Applicant. No objections were received; however, the following comments and requirements were identified:

- Leisure Services advised the City's Parks, Open Space and Leisure Master Plan Review (2014) and reports of the Green Space Advisory Panel do not indicate requirements for neighborhood or community level parkland, nor are any gaps identified. The existing parkland that forms part of the undeveloped subdivision can be reviewed for potential sale. Leisure Services will be seeking 5% for parkland as part of the new subdivision design and will work with the developer to achieve a linear park to ensure parkland is properly allocated for residents of the neighborhood and City at large.
- Planning Services advised that since the parkland lots are to be sold to the developer to be included in a new draft plan of subdivision, the lots are not recommended for land banking for the purpose of affordable housing.
- Building Services advised they have no concerns with the proposal to sell the lands to the new developer for the purpose of a new subdivision design.
- Bell Canada has requested a 3.0m wide easement be transferred to them to protect existing facilities over the west boundary of Lots 47, 41, and 40, Plan 53M-1146.

No further requirements were received.

The information received through the circulation process will form conditions in the agreement of purchase and sale. In particular, the purchaser will be required to survey the location of the Bell Canada easement.

If approved, a further report will follow with respect to the transfer of the unopened roads and the sale of the parkland lots.

Resources Cited

Property By-law 2008-174, as amended

<https://www.greatersudbury.ca/do-business/available-lands-and-buildings/general-procedures/bylaw-2008-174/>