

Land Banking Summary – Minnow Lake / Bancroft Site

PROJECT DESCRIPTION	
Municipal Address	Bancroft Drive, Sudbury
Legal Description	Part of Lot 12, Concession 3, Township of Neelon Remainder of Parcel 18984, PCL 4325, PCL 26857 And Part 1, 53R-20646 5307-010-021-019-00 5307-010-021-019-20
Zoning Classification	Low Density Residential “R1-5”
Official Plan Designation	Living Area 1
Area	6 ac (2.42 ha)
Maximum Density	90 units per hectare – medium density
Potential Number of Units	218 units
Existing Structure	Vacant land

AFFORDABLE HOUSING ASSESSMENT	
Primary Criteria	Within Built Boundary, Transit Oriented, Servicing Feasibility, Geotechnical Feasibility
<p>The property is located within the settlement boundary.</p> <p>Transit Oriented: The property is directly abutting Route 10 – Minnow Lake. Peak Frequency is 30 minutes, non-peak frequency is 60 minutes.</p> <p>Servicing Feasibility: Fire flow is sufficient for multi-residential development. There is 300+L/S available at the main. The model demonstrates that there is sanitary sewer capacity for the property.</p> <p>Geotechnical Feasibility: The site is relatively flat. Based on a preliminary review of orthophotography there do not appear to be any constraints, to staffs knowledge no Geotech or soils studies have been completed. City staff confirmed based on site visit that there are no wetlands located on the subject property.</p>	
Secondary Criteria	High Demand Areas, Active Transportation, Educational Facilities, Health Care, Retail
<p>High Demand Area: Minnow Lake is identified as a secondary priority area with respect to Social/Community Housing waitlists.</p> <p>Active Transportation: Paved should on the north side of Bancroft, sidewalk on southside of Bancroft. The property has frontage on an existing signed bike route.</p> <p>Open Space/Community Recreation: The property is approximately 542m from the Morel Family Foundation Park on Second Avenue and approximately 1,254m from the Carmichael Community Arena.</p> <p>Educational Facilities: The site is approximately 670m from Pius XII and Ecole St Pierre.</p> <p>Health Care: The site is approximately 215m from Rexall Pharmacy.</p> <p>Food Security: The nearest full service grocery stores are Food Basics, Costco, and Doyle’s Market Place in the Elm Place Mall. Some service convenience options area available at the corner of Second Ave and Bancroft which is approximately 100m from the property line.</p> <p>Employment/Commercial Areas: There are some C3 employment at the corner of Second and Bancroft which is 100m from the property line.</p>	

