

Land Banking Summary – Azilda / Lionel E Lalonde Site

PROJECT DESCRIPTION	
Municipal Address	239 Montee Principale, Azilda
Legal Description	Lot 6, Concession 2, Township of Rayside PCL 2992 5307-160-021-091-00
Zoning Classification	Institutional “I(28)”
Official Plan Designation	Living Area 1 and Institutional
Area	11.5 ac (4.64 ha)
Maximum Density	90 units per hectare – medium density
Potential Number of Units	417 units
Existing Structure	Southerly portion of the property contain the Lionel Lalonde Centre. Northerly portion contains a track and soccer fields.

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 approximately 230m from Route 104 Azilda/Chelmsford. Run times vary between peak and off-peak times during weekdays.</p> <p>Servicing Feasibility: Fire flow is sufficient for multi-residential development. There is 300+L/S available at a 150/300mm stub on the property. 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.</p>	
Secondary Criteria	High Demand Areas, Active Transportation, Educational Facilities, Health Care, Retail
<p>High Demand Area: Azilda is identified as a secondary priority area with respect to Social/Community Housing waitlists.</p> <p>Active Transportation: A signed Bike route is proposed on Montee Principale through the Transportation Master Plan.</p> <p>Open Space/Community Recreation: The Lionel E. Lalonde Centre which occupies the central portion of the property contains meeting rooms, gym facilities, etc, in addition to its function as a training and emergency services centre. The Rick McDonald Complex is approximately 1,000m from the site.</p> <p>Educational Facilities: The site is approximately 1,600m from Ecole Catholique Sainte-Marie</p> <p>Health Care: The site is approximately 1,200m from Northwood medical clinics and Lifelabs Medical Laboratory.</p> <p>Food Security: The nearest full service grocery store is the Azilda Market on Notre Dame St.</p> <p>Employment/Commercial Areas: There is a concentration of C2 development near the intersection of St. Agnes and Notre Dame St. E.</p>	

