

## **Northerly Portion of 3400 Highway 144, Chelmsford – Declaration of Surplus Land**

Presented To:	Planning Committee
Meeting Date:	May 27, 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 to declare surplus the northerly portion of 3400 Highway 144, Chelmsford.

### **Resolution**

THAT the City of Greater Sudbury declares surplus to the City's needs the northerly portion of 3400 Highway 144, Chelmsford, legally described as part of PIN 73349-1173(LT), part of Lot 2, Concession 3, Township of Balfour;

AND THAT the procedures outlined in Property By-law 2008-174 be dispensed with in order to facilitate the sale of the land directly to a non-profit housing provider, as outlined in the report entitled "Northerly Portion of 3400 Highway 144, Chelmsford – Declaration of Surplus Land", from the General Manager of Corporate Services, presented at the Planning Committee meeting on May 27, 2024.

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

This report refers to operational matters.

### **Financial Implications**

There are no financial implications associated with this report.

### **Background**

In 1959, The Corporation of the Town of Rayside-Balfour (now City of Greater Sudbury) became the registered owner of 3400 Highway 144, Chelmsford, by way of transfer from The Director, The Veterans' Land Act, for nominal consideration.

The southerly portion of the property is improved with a municipal building and associated parking, occupied by the Chelmsford Emergency Services Station and Chelmsford City of Lakes Family Health Team. The northerly portion of the property remains vacant and unoccupied.

The City received a request to sell the northerly portion of the property from a non-profit housing provider proposing to develop 30 units of affordable housing.

The subject land (northerly portion) measures approximately 6,575 square metres (0.66 ha) in size and is zoned C2 – General Commercial. The location of the subject land is identified on the attached Schedule 'A'.

The proposal to declare the subject land surplus was circulated to all City departments and outside agencies. No objections were received; however, the following comments and requirements were identified:

- Housing Services supports the proposal to sell the land to a non-profit housing provider.
- Planning Services advised the northerly portion of the property was assessed with respect to suitability for the development of affordable housing and scored well with respect to development potential of the site and proximity to soft services. Frontage and access would be required via Balfour Street. The site is approximately zoned to accommodate a multi-residential development.
- Leisure Services advised they have no objection to declaring the property surplus. From a parkland perspective, the area is already serviced by the existing Irene Tot Lot, St. Onge Tot Lot and Cote Park.
- Conservation Sudbury advised a small portion of the property appears to be located within a floodplain. The Applicant should pre-consult with Conservation Sudbury as they are planning future development. The site plan of proposed development should be arranged in a way that the proposed structures are located furthest away from the floodplain. Depending on the location of the development an elevation survey may be required.
- Linear Infrastructure Services - Drainage advised a drainage ditch which accommodates the ditches of properties on Balfour Street and St. Onge Street drain to a ditch along the western property boundary. If the subject land were to be sold, an easement in the favour of the City should be created along the length of the western property line.
- Linear Infrastructure Services - Roads advised if the property were to be sold the City should retain enough property to ensure the ability to construct a cul-de-sac or turnaround in the future.
- Building Services advised frontage will be required by the extension of Balfour Street as well as servicing to permit Multiple Dwelling uses.

No further requirements or input was received.

The information received through the circulation process will be provided to the applicant and will form conditions in the agreement of purchase and sale. In particular, the purchaser will be required to survey the subject land, including the location of the drainage easement and any road requirements.

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

## Resources Cited

Property By-law 2008-174

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