

Bancroft Drive, Sudbury – Declaration of Surplus Vacant Land

Presented To:	Planning Committee
Meeting Date:	October 21, 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 vacant land on Bancroft Drive, Sudbury and add the land to the City’s Affordable Housing Land Bank.

Resolution

THAT the City of Greater Sudbury declares surplus to the City’s needs vacant land on Bancroft Drive, Sudbury, legally described as part of PIN 73578-0579(LT), being part of Parts 1-6 on Plan 53R-20646, part of Lot 12, Concession 3, Township of Neelon, City of Greater Sudbury;

AND THAT the land be added to the Affordable Housing Land Bank, as outlined in the report entitled “Bancroft Drive, Sudbury – Declaration of Surplus Vacant Land”, from the General Manager of Corporate Services, presented at the Planning Committee meeting on October 21, 2024.

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

The Land Banking Strategy aligns with Council’s Strategic Priorities including “Expanding Affordable and Attainable Housing Options” and “Develop and Promote Solutions to Support Existing Housing Choices”. The Land Banking Strategy is one of the actions of the Housing Supply Strategy and addresses actions outlined in the Housing goal of the Strategic Plan, which reflect Council’s desire for all citizens, especially vulnerable populations, to have access to safe, affordable, attainable, and suitable housing options in the City of Greater Sudbury.

The Land Banking Strategy aligns with the Climate Action Plans, creation of compact, complete communities.

Financial Implications

There are no financial implications associated with this report.

Background

The subject land measures approximately six acres (2.42 ha) in size and is zoned Low Density Residential One (R1-5). The location of the subject land is identified on the attached Schedule 'A.'

In 2015, the City purchased the southerly portion of the subject land from the Sudbury Catholic District School Board for future municipal purposes and in January 2024, the City purchased the remainder of the subject land from the Board as part of the City's Affordable Housing Land Banking Strategy.

On May 27, 2024, a report entitled Affordable Housing Land Banking Strategy Phase 2 Update was presented to the Planning Committee which included a recommendation that the City initiate the required process to declare the subject land surplus and add the subject land to the City's Affordable Housing Land Bank. Planning Committee passed a resolution (PL2024-83), ratified by City Council (CC2024-127) directing staff to proceed with the recommendations.

The proposal to declare the subject land surplus to the City's needs was circulated to all City departments and outside agencies in accordance with Property By-law 2008-174. No objections were received. The following comments and requirements were identified:

- Linear Infrastructure Services advised the City should retain a 5-metre strip of land along Bancroft Drive for future road expansion. And advised there may be a need for an easement for drainage purposes depending on the development of the property which should be included in any future drainage permits.
- Greater Sudbury Hydro requested a 4-metre-wide easement be transferred to them to protect existing facilities along the frontage of Bancroft Drive and First Avenue.

No further comments or objections were received.

The City will survey and retain the 5-metre strip of land along Bancroft Drive for future road expansion as requested. The 4-metre-wide easement requested by Greater Sudbury Hydro will be surveyed and transferred to Hydro in its standard form. The need for an easement for drainage purposes depends on the future development of the property and will form conditions in any future development proposal and/or agreement of purchase and sale.

If approved, the land will be declared surplus to the City's needs and added to the City's Affordable Housing Land Bank. A further report will follow with respect to any future transfer of the property.

Resources Cited

Affordable Housing Land Banking Strategy Phase 2 Update

<https://pub-greatersudbury.escribemeetings.com/filestream.ashx?DocumentId=53497>

Planning Committee Resolution PL2024-83, page 23

<https://pub-greatersudbury.escribemeetings.com/FileStream.ashx?DocumentId=53576>

Property By-law 2008-174, as amended

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