



416 Melvin Avenue, Sudbury – Declaration of Surplus Land and Addition to Affordable Housing Land Bank

Presented To:	Planning Committee
Meeting Date:	December 9, 2024
Type:	Routine Management Reports
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Recommended by:	General Manager of Corporate Services
File Number:	N/A

Report Summary

This report provides a recommendation to declare surplus vacant land municipally known as 416 Melvin Avenue, Sudbury, and that the land be added to the Affordable Housing Land Bank.

Resolution

THAT the City of Greater Sudbury declare surplus to the City’s needs vacant land at 416 Melvin Avenue, Sudbury, legally described as PIN 02130-0038(LT), being part of Lot 848, Plan M-100, part of Lot 6, Concession 4, Township of McKim, City of Greater Sudbury;

AND THAT the land be added to the Affordable Housing Land Bank, as outlined in the report entitled “416 Melvin Avenue, Sudbury – Declaration of Surplus Land and Addition to Affordable Housing Land Bank”, from the General Manager of Corporate Services, presented at the Planning Committee meeting on December 9, 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 and the creation of compact, complete communities.

Financial Implications

There are no financial implications associated with this report.

Background

The subject land measures approximately 245 square metres (2,640 square feet) in size and is zoned Low Density Residential Two (R2-3). The location of the subject land is identified on the attached Schedule 'A' and photographs of the subject property are shown on the attached Schedule 'B'.

The City became the registered owner of the subject land through the vesting of title subsequent to a failed tax sale.

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:

- Greater Sudbury Hydro requested a 3-metre-wide easement be transferred to them to protect existing facilities along the frontage of Melvin Avenue.
- Water & Wastewater advised there is a water and sewer service line to the property, which may need to be permanently capped at the mains.
- Planning Services recommended land banking the subject property for use in conjunction with the Affordable Housing Community Improvement Plan (AHCIP).

No further comments or objections were received.

Affordable Housing Community Improvement Plan (AHCIP)

A key component of the AHCIP is the land banking of municipal property for use in conjunction with the Plan. The AHCIP allows Council to acquire, sell, lease, prepare and dispose of property at below market value to achieve the goals of the Official Plan and the Affordable Housing Strategy. Projects and potential landbank properties are reviewed using criteria to assess the feasibility of developing the property and also, locational criteria focused on the needs of the tenants.

The subject property scored well under the AHCIP scoring matrix. Below is a summary of the affordable housing assessment on the subject property.

Primary Criteria:

The property is located within the settlement boundary.

Transit Oriented: The property is within 100m of two transit routes (24-Cambrian Heights Local and route 11).

Servicing Feasibility: The lot previously contained a single detached dwelling. Servicing connections exist.

Geotechnical Feasibility: The site is relatively flat and previously contained a dwelling.

Secondary Criteria:

High Demand Area: Donovan is a secondary priority area.

Active Transportation: Sidewalk on Melvin Street which is proposed to have a signed bike route.

Open Space/Community Recreation: The property is in approximately 166m to passive recreation opportunities at Kathleen-Morin Hilltop Park and approximately 850m to soccer fields and tennis courts at Sacre Coeur to the east and Antwerp playground to the west.

Educational Facilities: The site is approximately 289m to Ecole St Joseph, 850m to Sacre Coeur and Sudbury Secondary.

Health Care: The Shaw Pharmacy is over 1,000m away, EarlyON Child and Family Center is 289m.

Food Security: The Melvin Street Variety is approximately 100m from the property. The nearest full grocery store is Food Basics on Notre Dame. There are a variety of food options along Kathleen.

Employment/Commercial Areas: There are a limited number of employment opportunities along Kathleen Street, a range of employment is available along the Notre Dame Corridor, which is approximately 1,130m from the property.

Summary Comment: This site scores well from a land banking perspective for the purpose of affordable housing.

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>

Draft City of Greater Sudbury Housing Supply Strategy, December 2023

<https://pub-greatersudbury.escribemeetings.com/filestream.ashx?DocumentId=52176>

City of Greater Sudbury Strategic Plan 2019-2027 Revised 2023

https://www.greatersudbury.ca/sites/sudburyen/includes/themes/MuraBootstrap3/js/pdfjs-2.8.335/web/viewer_even_spreads.html?file=https://www.greatersudbury.ca/city-hall/reports-studies-policies-and-plans/report-pdfs/revised-strategic-plan-2023/#zoom=page-width

Property By-law 2008-174, as amended.

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

Affordable Housing Community Improvement Plan, August 2018

<https://www.greatersudbury.ca/do-business/planning-and-development/affordable-housing-strategy/housing-strategy-pdfs/affordable-housing-community-improvement-plan/>