

Part of Grace Street, Sudbury – Road Closure, Declaration of Surplus Land and Addition to Affordable Housing Land Bank

Presented To:	Planning Committee
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Meeting Date:	April 14, 2025
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Type:	Routine Management Reports
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Prepared by:	Malinda Lische-Horner Real Estate
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Recommended by:	General Manager of Corporate Services
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File Number:	N/A
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Report Summary

This report provides a recommendation regarding to close and declare surplus part of unopened Grace Street, Sudbury, and to add the land to the Affordable Housing Land Bank.

Resolution

THAT the City of Greater Sudbury closes by by-law and declares surplus to the City's needs part of unopened Grace Street, Sudbury, legally described as part of PIN 73577-0008(LT), part of Grace Street, Plan M184, 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 "Part of Grace Street, Sudbury – Road Closure, Declaration of Surplus Land and Addition to Affordable Housing Land Bank", from the General Manager of Corporate Services, presented at the Planning Committee meeting of April 14, 2025.

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 reflects 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 1,011 square metres (10,890 sq.ft.) in size and is zoned as R1-5 – Low Density Residential One. The location of the subject land is identified on the attached Schedule 'A' and photographs are shown on Schedule 'B'.

In 1948, The Municipality Having Jurisdiction (now the City of Greater Sudbury) became the registered owner of Grace Street as part of the subdivision process.

A proposal to close part of the road and declare it surplus to the City's needs was circulated to all City departments and outside agencies in accordance with Property By-law 2008-174. The following comments, conditions and requirements were identified:

- Greater Sudbury Hydro requested an easement measuring 3 metres in width along the frontage of Bancroft Drive, including an easement to protect existing infrastructure. This easement requirement will be secured prior to the sale.
- Infrastructure Capital Planning and Development Engineering advised there is an existing abandoned sanitary sewer force main currently bisecting the subject land. The pipe is buried approximately 2-3 metres deep. Although the infrastructure is no longer required, prospective purchasers should be made aware of its existence, as it may impact future development of the site. Dependent on the plan, its removal may be required altogether.
- Building Services noted the subject land is zoned R1-5 – Low Density Residential One, which aligns with the adjacent properties.
- Planning Services evaluated the site positively based on locational criteria and recommended land banking the subject land in support of 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 Affordable Housing Community Improvement Plan (AHCIP) is the land banking of municipal property for use in connection 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 evaluated based on development feasibility and locational criteria centered on tenant needs.

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

Primary Criteria:

- The property is located within the settlement boundary.
- Transit Oriented: The property is located within 100 m. of two transit routes (Route: 10 Minnow Lake and Route: 103 Coniston).
- Servicing Feasibility: No anticipated issues. Of note, there are no connections at the lot line and the abandoned main will have to be removed.
- Geotechnical Feasibility: Minimal to no anticipated issues. The land is flat with no visible rocks or trees.

Secondary Criteria:

- High Demand Area: Minnow Lake is a secondary priority area.
- Active Transportation: There is a sidewalk along Bancroft Drive, together with an abutting bicycle route.
- Open Space/Community Recreation: The property abuts Grace Park.
- Educational Facilities: Pius XII Elementary School is located directly across the street.
- Health Care: The Minnow Lake Medical Clinic is located approximately 400 m. away.
- Food Security: There are some food options at the Rexall Pharmacy located approximately 400 m. away. There is no full-service grocery store located in the Minnow Lake area.
- Employment/Commercial Areas: There are some Limited General Commercial (C3) uses clustered at the intersection of Bancroft Drive and Second Avenue, approximately 400 m. away.
- Summary Comment: The site scores well on locational criteria and is recommended for land banking to support affordable housing.

If approved, the subject 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

Property By-law 2008-174, as amended

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

Affordable Housing Land Banking Strategy Phase 2 Update

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

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

Draft City of Greater Sudbury Housing Supply Strategy, December 2023

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

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/>