

White Road, Lively – Declaration of Surplus Land and Addition to Affordable Housing Land Bank

Presented To:	Planning Committee
Meeting Date:	April 28, 2025
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 in regard to declaring surplus vacant land north of White Road, Lively, and to add the land to the Affordable Housing Land Bank.

Resolution

THAT the City of Greater Sudbury declares surplus to the City’s needs vacant land north of White Road, Lively, legally described as part of PIN 73375-0263(LT), part of Lot 6, Concession 4, Township of Waters, City of Greater Sudbury;

AND THAT the land be added to the Affordable Housing Land Bank, as outlined in the report entitled “ White Road, Lively - 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 28, 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 3 acres in size and is zoned as I - Institutional. The location of the subject land is identified on the attached Schedule 'A' and photographs are shown on Schedule 'B'.

In 1970, the former Corporation of the Township of Waters (now City of Greater Sudbury) acquired the subject land as part of a larger parcel. The land to the east of the subject area has been developed into the Waters Cemetery.

The subject land is included within the Community Improvement Plan Project Area of the Affordable Housing Community Improvement Plan (AHCIP).

The AHCIP aims to facilitate the development of affordable housing units and direct those units to locations where they will benefit from proximity to public and private facilities and services while maximizing the use of existing infrastructure. A key component of the AHCIP is the land banking of municipal property.

Planning Services has requested that the subject land be considered as a potential site for the Affordable Housing Land Bank.

A proposal to declare the subject land surplus to the City's needs and to add it to the Affordable Housing Land Bank was circulated to all City departments and outside agencies in accordance with Property By-law 2008-174. The following comments were received:

- Housing Services supports declaring the land surplus for the land banking initiative.
- Conservation Sudbury indicated the presence of small wetlands along the road frontage of White Road. If these wetlands are not hydraulically linked to the wetland across the road and are under 0.5 hectares, they would not need to be preserved. However, if development is planned above them, a geotechnical analysis would be required. Otherwise, the wetlands could be preserved, with development located 12 meters away from the wetland boundary. Wetlands must be mapped before proceeding to any further planning application or building permit stage.
- Building Services noted that the subject land is zoned as Institutional (I). The recent amendment to the zoning by-law permits multi-residential development under the current Institutional zoning.
- Leisure Services (Cemetery Services) submitted the following comments from the Bereavement Authority of Ontario (BAO):
 - The land contemplated would need to be severed from the cemetery property and closed by the Ministry of Public and Business Service Delivery and Procurement.
 - Confirmation that there are no burials in the land proposed for donation must be submitted and a new survey of the property lines for the cemetery would need to be deposited with the BAO.
 - The BAO would prefer that the property line be a minimum of 4.57 metres or 15 feet away from the nearest burial.
 - As per Ontario Regulation 30/11, subsection 155 a cemetery operator shall ensure that any building other than a small-scale columbarium or a small-scale mausoleum is at least 4.57 metres or 15 feet away from any in-ground grave.
 - Notifying rights holders within 9.14 metres or 30 feet of the proposed alteration is outlined under O. Reg. 30/11, s. 148.
- 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.

The City will address conditions and requirements received through the circulation process as part of its Affordable Housing Land Banking Strategy. This strategy aims to derisk city-owned land, prepare properties for development, and ensure they are ready for affordable housing projects.

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 empowers Council to acquire, sell, lease, prepare and dispose of property at below market value to achieve the objectives of the Official Plan and the Affordable Housing Strategy. Projects and potential land bank 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:

- **Settlement Boundary:** The property is located within the settlement boundary.
- **Transit Oriented:** The property is approximately 177 meters from Route 101 – Lively, which operates with a 1-hour weekday frequency and a 2-hour weekend frequency.
- **Servicing Feasibility:** Once the Lively-Walden wastewater upgrades project is complete, there will be sufficient wastewater capacity. Currently, servicing terminates at the boundary of the Institutional Zone and would need to be extended to the site for connection.
- **Geotechnical Feasibility:** A preliminary review of orthophotography indicates potential elevation changes and some rock presence.

Secondary Criteria:

- **High Demand Area:** Lively-Walden is identified as a lower priority demand area concerning Social/Community Housing waitlists.
- **Active Transportation:** There are no sidewalks on White Road. The property is approximately 177 meters from a 350-meter section of "proposed" multi-use trail that connects to "existing" multi-use trails both to the north and south.
- **Open Space/Community Recreation:** The property is approximately 1000 meters from the Lively Ski Hill, Anderson Farm, and other recreational areas north of Highway 17, close to the Trans-Canada route.
- **Educational Facilities:** The site is over 1000 meters from five schools located north of Highway 17.
- **Food Security:** The site is approximately 275 meters from a Loblaws store on the opposite side of MR24.
- **Employment/Commercial Areas:** There are employment opportunities and commercial areas approximately 300-400 meters away along MR24.

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/pdfs-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/>

Funeral, Burial and Cremation Services Act, 2002, S.O. 2002, c.33

<https://www.ontario.ca/laws/regulation/110030#BK194>