

Request for Decision

Declaration of Surplus Vacant Land - Poplar Street, Dowling

Presented To: Planning Committee

Presented: Monday, Apr 25, 2016

Report Date: Monday, Apr 04, 2016

Type: Routine Management Reports

Resolution

THAT the City of Greater Sudbury declares surplus to the City's needs, vacant lands on Poplar Street, Dowling, legally described as PIN 73352-0535(LT) and PIN 73352-0536(LT), part of Block 'A', Plan M-896, being Parts 1 and 2, Plan SR-2897, Township of Dowling, and market the two (2) parcels of land for sale to the general public pursuant to the procedures governing the sale of full marketability surplus land as outlined in Property By-law 2008-174, all in accordance with the report from the General Manager of Assets, Citizen and Leisure dated April 4, 2016.

BACKGROUND:

The subject lands comprise of two (2) parcels of land described as Parts 1 and 2 on Plan SR-2897. Part 1 measures 31m x 73m (102' x 240') in size and Part 2 measures 20m x 73m (66' x 240') in size. They are both zoned "R1-5", Low Density Residential One. The location of the subject lands are identified on the attached Schedule 'A'.

In 1969, the lands described as Part 1 on SR-2897 were transferred to the former Corporation of the Township of Dowling for public purposes to satisfy a 5% parkland dedication requirement for the subdivision; and the lands described as Part 2 on SR-2897 were transferred to the Township for future road purposes.

City staff recently reviewed the City's vacant land inventory and determined that the subject lands were not being used for municipal purposes and could be considered for disposal.

The proposal to declare the subject lands surplus to the City's needs was circulated to all City departments, outside agencies and the local Community Action Network. In addition, the proposal was circulated to all property owners within a 200 metre radius and a Notice of Proposed Sale sign was posted on the subject lands for over 30 days all in accordance with the Parkland Disposal Policy.

There were no objections to the disposition of the subject lands; however, the following comments were received:

Signed By

Report Prepared By

Angela Roy
Property Administrator
Digitally Signed Apr 4, 16

Reviewed By

Keith Forrester
Real Estate Coordinator
Digitally Signed Apr 4, 16

Recommended by the Division

Danielle Braney
Director of Asset Services
Digitally Signed Apr 4, 16

Recommended by the Department

Ron Henderson
General Manager of Assets, Citizen and Leisure Services
Digitally Signed Apr 6, 16

Recommended by the C.A.O.

Kevin Fowke
Acting Chief Administrative Officer
Digitally Signed Apr 13, 16

Nickel District Conservation Authority (NDCA) advised that it had no objection to the disposal of these lands. However, they advised that the lands are entirely in a designated floodplain. They also advised that there will be conditions imposed on any development at the Building Permit stage, including:

1. Floodproofing of the structure by ensuring the lowest openings are 0.3 metres above the flood elevation.
2. Fill to be placed for three (3) metres around the perimeter of new dwellings. Fill is not permitted to be placed anywhere else on the property.
3. The driveway must be floodproofed to one (1) foot above the flood elevation.
4. All natural drainage patterns must be maintained.
5. All works must occur within the applicant's property boundaries.
6. No development can have any adverse impact on adjacent property owners.

The City's Director Planning Services advised that Planning Services has no objection to the lands being declared surplus. It was noted that development of the lands for residential purposes will require approvals from the NDCA for construction in the flood fringe and sewer and water lateral service lines will need to be extended from the mains on Poplar Street.

The City's Director of Roads and Transportation advised that a six (6) m drainage easement will be required between the two (2) parcels of land. It was noted that there is a storm sewer pipe between 16 and 20 Arlington Avenue; and that the flow of water is from Arlington Avenue roadside ditches through the storm sewer, then into an open ditch between the two (2) parcels of land owned by the City, then flows easterly along Poplar Street.

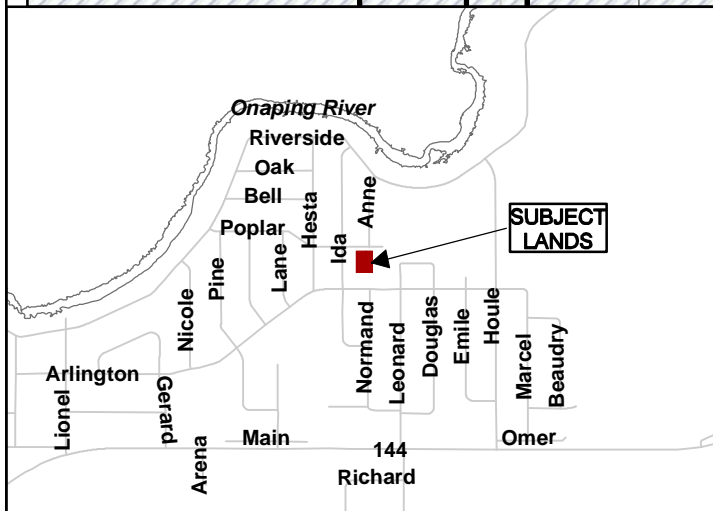
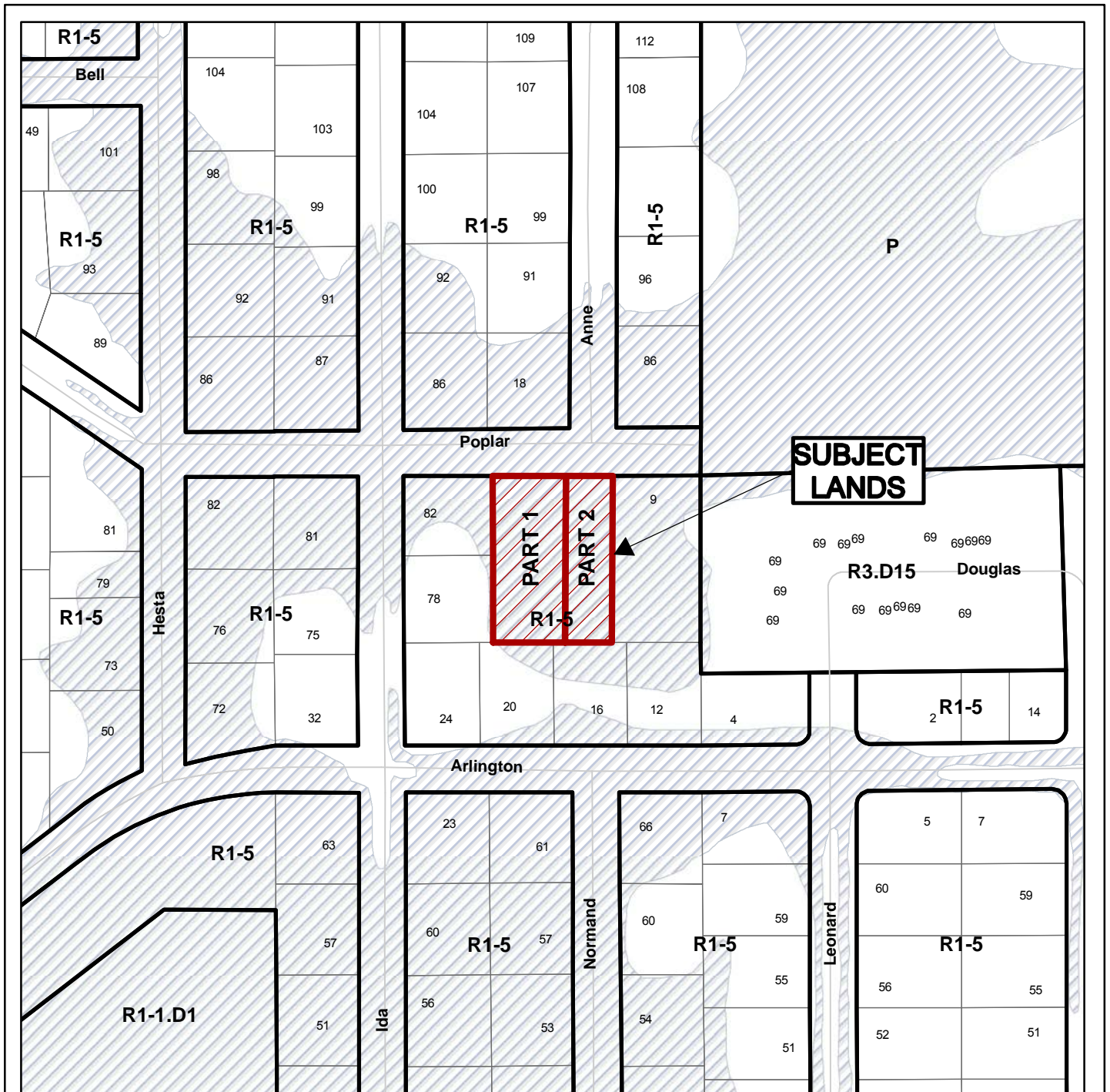
Flood plain mapping shows that the property is within the flood plain of the Onaping River which is shown at an elevation of 269.5 m. The filling of the subject properties to bring future homes above the flood elevation of 269.5 m could result in an obstruction of the continuance of rear yard drainage from surrounding privately owned properties on Arlington Avenue, and Ida Street. Any development of the land will require a lot grading plan.

No additional comments were received.

It is recommended that the subject lands be declared surplus to the City's needs and marketed for sale to the general public as two (2) parcels of land.

Further reports will follow with respect to the sale transactions.

SCHEDULE 'A'



Poplar Street, Dowling



PIN 73352-0535 (LT) and PIN 73352-0536 (LT),
Part of Block 'A', Plan M-896,
being Parts 1 and 2 on SR-2897
Township of Dowling, City of Greater Sudbury

NTS

Date: 2015-04-01