

Request for Decision

Part of Alder Street, Sudbury - Road Closure and Declaration of Surplus Land

Presented To:	Planning Committee
Presented:	Monday, Feb 22, 2021
Report Date	Wednesday, Feb 10, 2021
Type:	Routine Management Reports

Resolution

THAT the City of Greater Sudbury closes by by-law and declares surplus to the City's needs part Alder Street, Sudbury, north of Willow Street, south of Victoria Street and legally described part of PIN 73585-1085(LT), part of Alder Street, Plan 31SA, City of Greater Sudbury;

AND THAT the land be offered for sale to the abutting property owner to the east, pursuant to the procedures governing the sale of limited marketability surplus land as outlined in Property By-law 2008-174;

AND THAT the City of Greater Sudbury directs staff to prepare a by-law authorizing the closing of part of Alder Street, Sudbury, north of Willow Street and south of Victoria Street, as outlined in the report entitled "Part of Alder Street, Sudbury - Road Closure and Declaration of Surplus Land", from the General Manager of Corporate Services, presented at the Planning Committee meeting on February 22, 2021.

Relationship to the Strategic Plan / Health Impact Assessment

This report refers to an operational matter.

Report Summary

This report will recommend that part Alder Street, Sudbury, north of Willow Street and south of Victoria Street be closed by by-law, declared surplus to the City's needs and offered for sale to the abutting owner to the east.

Financial Implications

This report has no financial implications.

Signed By

Report Prepared By

Angela Roy
Property Administrator
Digitally Signed Feb 10, 21

Manager Review

Keith Forrester
Manager of Real Estate
Digitally Signed Feb 10, 21

Recommended by the Division

Shawn Turner
Director of Assets and Fleet Services
Digitally Signed Feb 10, 21

Financial Implications

Apryl Lukezic
Co-ordinator of Budgets
Digitally Signed Feb 10, 21

Recommended by the Department

Kevin Fowke
General Manager of Corporate Services
Digitally Signed Feb 10, 21

Recommended by the C.A.O.

Ed Archer
Chief Administrative Officer
Digitally Signed Feb 10, 21

Part of Alder Street, Sudbury Road Closure and Declaration of Surplus Land

Presented: February 22, 2021

Report Date: January 29, 2021

Background

The subject road measures 20 metres in width by 80 metres in length and has a split zoning of "MI-1", Business Industrial and "R2-3", Low Density Residential Two. The road is currently open and publicly maintained. The location of the subject road is identified on the attached Schedule 'A'.

In November 2015, the City received a request from the owners of 185 & 227 Lorne Street, Sudbury, to close and sell the subject portion of Alder Street. The proposed closure and sale was circulated to all City departments and outside agencies. At that time, the City's Operations section requested that the City retain a portion of the land for winter control purposes. In addition, the various utility agencies requested that easements be granted to protect existing plant. No further objections were received.

At the same time, the City consented to the subject portion of the road allowance being included in a rezoning application by the abutting land owner for the future development of their property.

In November 2016, City Council approved the rezoning application to permit the conversion of the former industrial building, located at 185 & 227 Lorne Street, Sudbury, along with a five-storey addition as a mixed use development containing 50 residential dwelling units and a mix of commercial and light industrial uses, which included the subject portion of Alder Street. The rezoning approval was subject to specific conditions, which included a provision that the land would be subject to a holding provision and that it would not be removed until such time as the owner had entered into an agreement to acquire or had acquired the portion of Alder Street to be closed to the satisfaction of the City Solicitor.

In April 2018, Council for the City of Sudbury passed a resolution approving Planning Committee resolution PL2018-42 declaring only *part* of the subject section of road allowance surplus to its needs with a view of offering the closed road allowance for sale to the abutting owner. Subsequent to this decision, Growth and Infrastructure had further meetings and discussions with the abutting owner. It was determined that it would be appropriate to dispose of all of that part of Alder Street, north of Willow Street and south of Victoria Street, subject to a blanket easement for City purposes, rather than retaining ownership of part of the said section of road allowance. The City will enter into a separate agreement with the abutting owner, likely during the site plan approval stage, to address specific matters related to landscaping, gates, snow removal areas, etc. The purpose of the secondary agreement would be to override the more general provisions in the blanket easement. The abutting land owner provided a rendering of the proposed park, easement (right-of-way) and winter maintenance access for the Committee's information, a copy of which is attached as Schedule 'B'.

In addition, it was also determined that blanket easements would be granted to Greater Sudbury Utilities Inc., Bell Canada and Union Gas to protect existing plant.

This report is being presented in order to close and declare surplus that part of Alder Street north of Willow Street and south of Victoria Street, in order to move forward with the potential sale of the road allowance to the abutting owner to the east. It will also allow the abutting owner to fulfill the condition imposed by the City's Planning Committee on their rezoning application, as to acquiring the portion of Alder Street.

Recommendation

It is recommended that part of Alder Street, Sudbury, north of Willow Street and south of Victoria Street, be closed by by-law and declared surplus to the City's needs and offered for sale to the abutting owner to the east.

If approved, a further report will follow with respect to the sale transaction. The by-law closing the road will not be presented to Council until the sale has been approved.

Resources

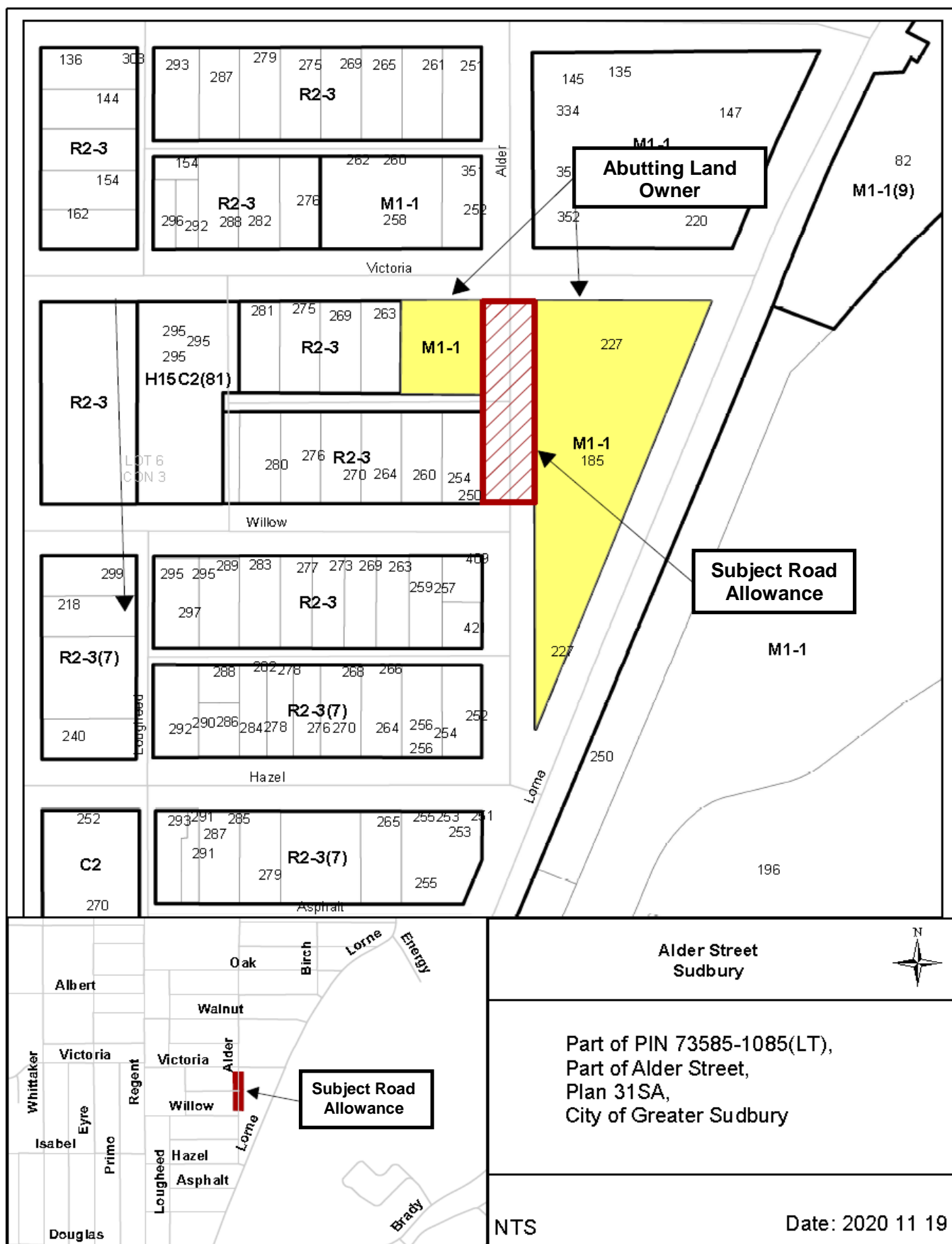
Planning Committee, Request for Decision, Oldenburg Inc. - Application for rezoning in order to permit the conversion of the former industrial building along with a five-storey addition as a mixed use development containing 50 residential dwelling units and a mix of commercial and light industrial uses, 185 & 227 Lorne Street, Sudbury, Planning Committee, November 21, 2016

<https://agendasonline.greatersudbury.ca/index.cfm?pg=feed&action=file&agenda=report&itemid=6&id=995>

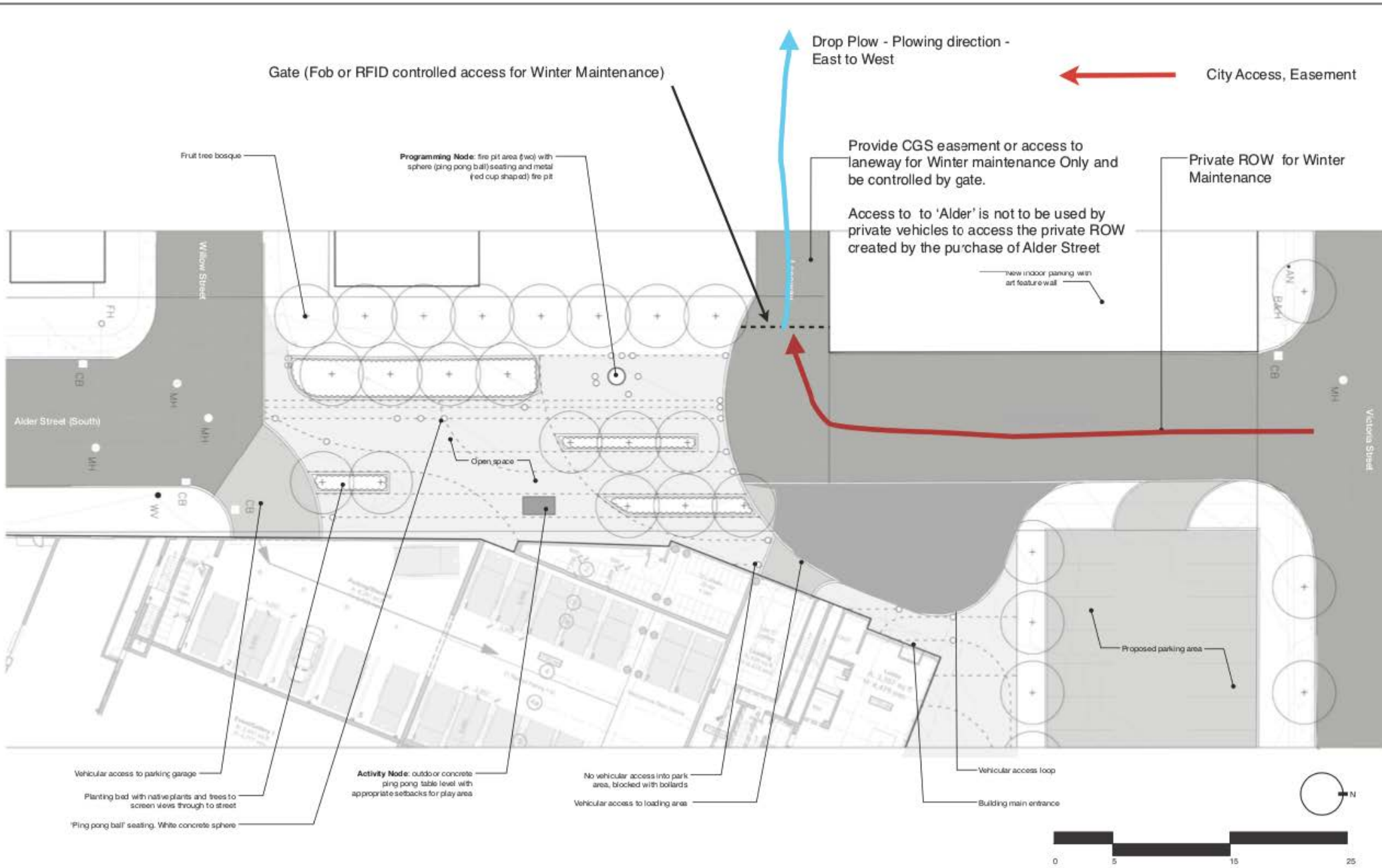
Planning Committee, Request for Decision, Part of Alder Street Sudbury – Road Closure and Declaration of Surplus Land, March 5, 2018.

<https://agendasonline.greatersudbury.ca/index.cfm?pg=agenda&action=navigator&id=1219&itemid=14743&lang=en>

Schedule 'A'



Schedule 'B'



The park is playful both in its concept and programme. The concept is derived from the former unique industrial use of the building - a brewery. For many, the experiences had with beer are ones filled with enjoyment; experimenting with taste, toxicity and troublemaking. At different stages of life, beer is consumed differently, though, always rooted in fun. Alder Park is designed with this in mind. The park focuses on lighter side of beer - an innocent time when consuming beer is celebrated along side red cups and ping pong balls.



Throughout the site, white spheres serve as seating and bollards, symbolizing ping pong balls. A unique and interesting feature, they are sure to inspire conversation at least. The white spheres are integral to the paving pattern. An alternating line of unit pavers leads from each sphere symbolizing the path of flight of a ping pong ball as they arc gently towards a red cup. What's more fitting than enjoying a beer around a fire on a cool summer evening? Fire pit areas will feature metal fire pits in the shape of a red cup. The fire pit will be surrounded by spheres for seating but has enough space to accommodate extra chairs for larger parties.

The site will feature planting beds that follow the gentle curves in the paving pattern. The beds will feature resilient native plant material, ornamental grasses and full form specimen trees to provide shade in parts of the park.



Hippocrepis



Northern Sea Oats

At the centre of the vehicular entry loop, there will be a water feature incorporating the existing large brewing tank from the former brewery. The tank will be retrofitted so water gushes out the bottom into a holding reservoir with a metal grate covering it. In addition to holding water, the reservoir will be planted with resilient water plants which will peak through the grate creating the illusion that the water feature is built on a vegetated green mat.



Existing Brewery Tank



Proposed Fountain

Every park should include the opportunity for active physical enjoyment. As such, Alder Park will include two outdoor ping pong tables. Ping pong, or table tennis, is an accessible sport that has been included in the Olympics and Paralympics since 1988 and 1960, respectively. It's a fun and engaging sport which can be played by individuals from 8 to 80 years of age.



Outdoor Ping Pong Table (Riverdale Park East, Toronto)



Outdoor Ping Pong Table Detail

Considering the unique urban context of the park is important when designing the internal form system. Urban parks tend to be very connected to their surroundings. In this instance, two streets front the park, as well as a laneway and multiple buildings. Access to the main ingress and egress points must be easily accessible, but still, the circulation within the site should maintain an experience that is interesting and playful. Indirectly-direct routes take users from one end of the park to the other, and lead from the building to the laneway. Instead of being a straight path, routes are slightly biased, or include visual screening and may incorporate 'obstacles' such as seating, planting beds, or programmed areas to entice the user to slow down and enjoy the space.



Main Paths of Circulation and Gathering Areas



INSPIRATION BOARD

