

Request for Decision

Bell Street, Skead - Declaration of Surplus Vacant Land

Presented To:	Planning Committee
Presented:	Monday, Feb 08, 2021
Report Date	Monday, Jan 18, 2021
Type:	Routine Management Reports

Resolution

THAT the City of Greater Sudbury declares surplus to the City's needs vacant land on Bell Street, Skead, legally described as PIN 73513-0469(LT), being Part 2 on Plan 53R-19536, Township of MacLennan;

AND THAT the vacant land be offered for sale to the abutting owner(s) pursuant to the procedures governing the sale of limited marketability surplus land in Property By-law 2008-174, as outlined in the report entitled "Bell Street, Skead - Declaration of Surplus Vacant Land", from the General Manager of Corporate Services, presented at the Planning Committee meeting on February 8, 2021.

Relationship to the Strategic Plan / Health Impact Assessment

This report refers to an operational matter.

Report Summary

This report will recommend that vacant land on Bell Street, Skead, be declared surplus to the City's needs and offered for sale to the abutting owner(s).

Financial Implications

This report has no financial implications.

Signed By

Report Prepared By

Angela Roy
Property Administrator
Digitally Signed Jan 18, 21

Manager Review

Keith Forrester
Manager of Real Estate
Digitally Signed Jan 18, 21

Recommended by the Division

Shawn Turner
Director of Assets and Fleet Services
Digitally Signed Jan 18, 21

Financial Implications

Apryl Lukezic
Co-ordinator of Budgets
Digitally Signed Jan 19, 21

Recommended by the Department

Kevin Fowke
General Manager of Corporate Services
Digitally Signed Jan 25, 21

Recommended by the C.A.O.

Ed Archer
Chief Administrative Officer
Digitally Signed Jan 26, 21

Bell Street, Skead – Declaration of Surplus Vacant Land

Presented: February 8, 2021

Report Date: January 15, 2021

Background

The subject land measures 1,407 square metres in size and is zoned 'R1-2', Low Density Residential One. The location of the land is identified on the attached Schedule 'A'.

In 1992, The M.J. Poupore Lumber Company Limited transferred the subject land to the former Town of Nickel Centre for municipal purposes. The land was improved with a designated night landing site, commonly referred to as the "Skead Helipad", which was permanently closed by City Council in 2014.

The City recently received a request to purchase the land from the abutting property owner to the west.

The proposal to declare the land surplus was circulated to all City departments and outside agencies and the following comments were received:

Planning Services advised that the subject lands comply with the minimum lot area for the R1-2 zone, however, it does not comply with the minimum 36 m lot frontage for the R1-2 zone. Should it be intended that the subject land be marketed as a developable lot, a variance should be obtained for the reduced frontage.

In addition, there are no municipal water or sanitary services on Bell Street that would serve the subject land. Development of the property would need to be serviced by private well and septic systems. The property is largely asphalt surfaced as a result of its past use as a helicopter landing site. The R1-2 zone requires that a minimum of fifty percent of the required 6m front yard be maintained as landscaped open space. The subject lands use as a residential lot would necessitate the removal of most of the asphalt on the property in order to accommodate the required septic field, dwelling, minimum front yard landscaping and proper grading and drainage.

After reviewing the comments from Planning Services, Real Estate staff obtained a cost estimate to remove the asphalt from the land to accommodate a septic field, dwelling, and the minimum front yard landscaping and property grading and drainage. The cost estimate to remove the asphalt was equivalent to the market value of the land, which made it uneconomical for the subject land to be marketed as a developable lot.

As a result, the City's Director of Assets and Fleet Services has classified the property as having Limited Marketability in accordance with the City's Property By-law; consequently, the subject land will only be offered for sale to the abutting land owner(s).

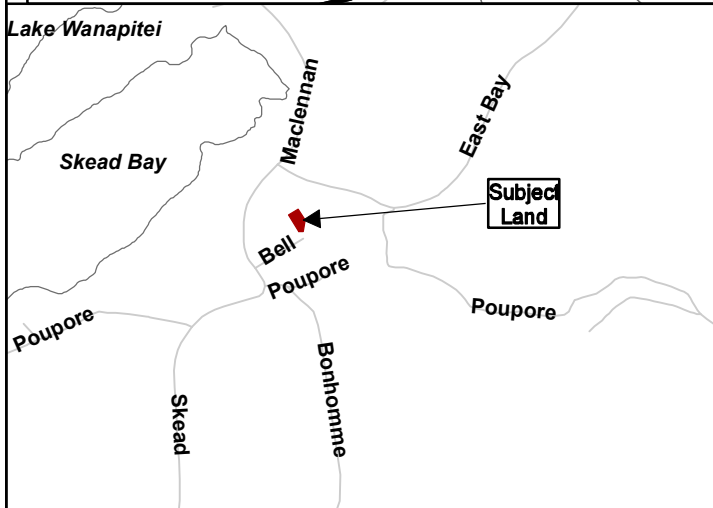
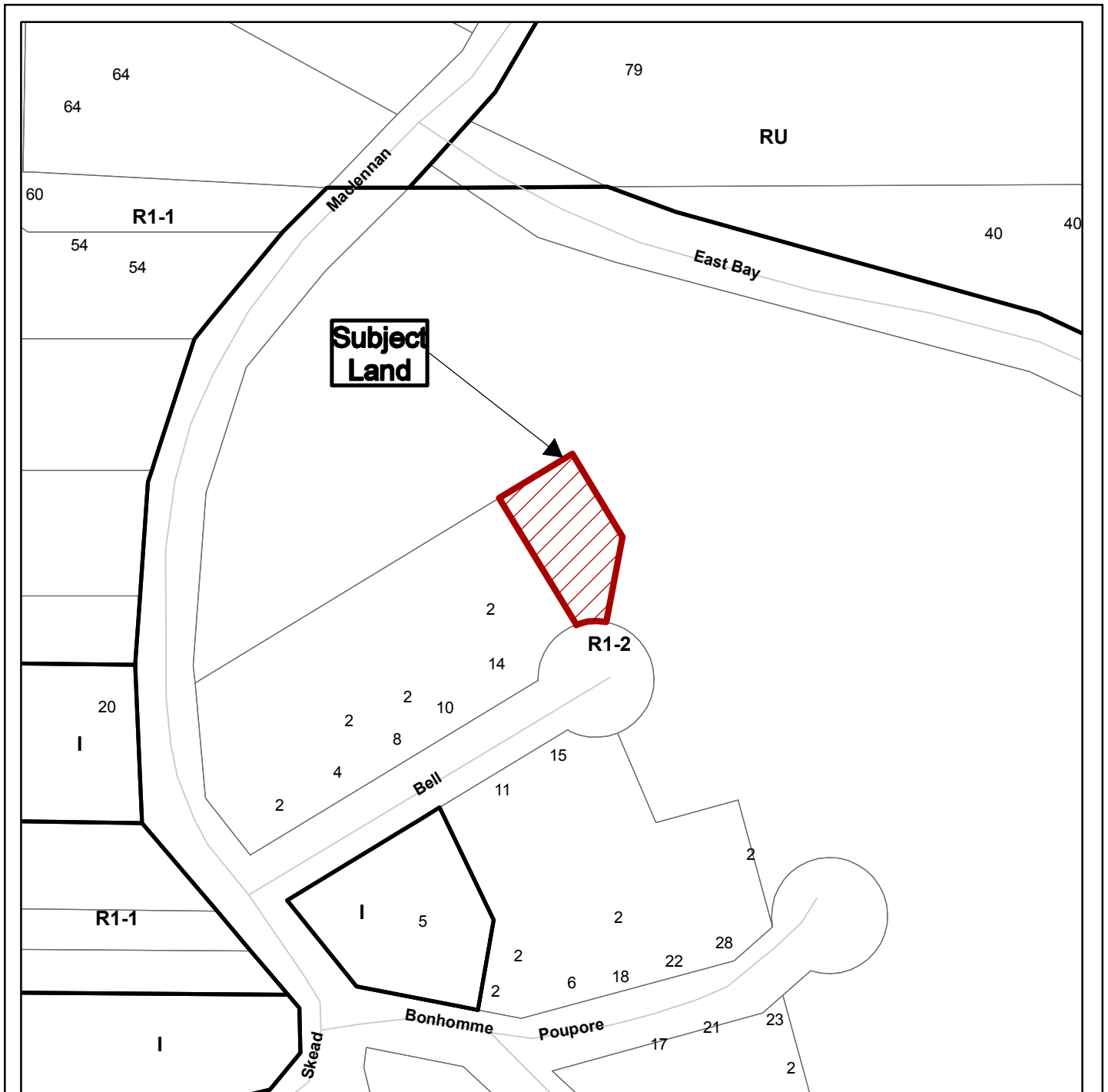
No further comments or objections were received.

Recommendation

It is recommended that the subject land on Bell Street, Skead, be declared surplus to the City's needs and offered for sale to the abutting property owner(s).

If approved, a further report will follow with respect to the sale transaction(s).

SCHEDULE 'A'



Bell Street, Skead



PIN 73513-0469(LT)
Part 2 on Plan 53R-19536
Part of Lot 6, Concession 4
Township of MacLennan
City of Greater Sudbury

NTS

Date: 2016-11-08