

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).