

Request for Decision

Howey Drive, Sudbury - Declaration of Surplus Vacant Land

Presented To:	Planning Committee
Presented:	Monday, Nov 09, 2020
Report Date	Monday, Oct 19, 2020
Type:	Routine Management Reports

Resolution

THAT the City of Greater Sudbury declare surplus to the City's needs the vacant land north of Howey Drive, Sudbury, legally described as part of PIN 73582-0150(LT), being Lots 106 & 107 on Plan M-131, Township of McKim;

AND THAT the vacant 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 the report entitled "Howey Drive, Sudbury - Declaration of Surplus Vacant Land", from the General Manager of Corporate Services, presented at the Planning Committee meeting on November 9, 2020.

Relationship to the Strategic Plan / Health Impact Assessment

This report relates to an operational matter.

Report Summary

This report will recommend that the vacant land north of Howey Drive, Sudbury, be declared surplus to the City's needs and offered for sale to the abutting property owner

Financial Implications

There are no financial implications associated with this report.

Signed By

Report Prepared By

Tanya Rossmann-Gibson
Property Administrator
Digitally Signed Oct 19, 20

Manager Review

Keith Forrester
Manager of Real Estate
Digitally Signed Oct 19, 20

Recommended by the Division

Shawn Turner
Director of Assets and Fleet Services
Digitally Signed Oct 19, 20

Financial Implications

Steve Facey
Manager of Financial Planning & Budgeting
Digitally Signed Oct 21, 20

Recommended by the Department

Kevin Fowke
General Manager of Corporate Services
Digitally Signed Oct 22, 20

Recommended by the C.A.O.

Ed Archer
Chief Administrative Officer
Digitally Signed Oct 28, 20

Howey Drive, Sudbury – Declaration of Surplus Vacant Land

Presented: November 9, 2020

Report Date: October 16, 2020

Background

The subject land measures approximately 1,114 square meters in size and is zoned "Park". The location of the land is identified on the attached Schedule 'A'.

In 1987, the former City of Sudbury became the registered owner of the subject land through the failed tax sale process.

The City recently received a request to purchase the land from the abutting property owner to the east to consolidate with her existing land holdings.

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

The Leisure Services Division has no objections to declaring the above noted property surplus. The City of Greater Sudbury has sufficient parkland in the area as per established provision targets in the Parks, Open Space and Leisure Master Plan.

Planning Services advised the subject lands are designated "Parks and Open Space" in the City of Greater Sudbury Official Plan and are zoned "P" Park in By-law 2010-100Z, the City of Greater Sudbury Zoning By-law. The subject lands are not identified in the Green Space Panel Report. Planning Services has no objection to the subject lands being declared surplus.

Enbridge Gas Inc. operating as Union Gas, advised it does have service lines running within the area, which may or may not be affected by the proposed severance. Should the proposed severance impact these services, it may be necessary to terminate the gas service and relocate the line according to the new property boundaries. Any Service relocation required due to a severance would be at the cost of the property owner. In addition, should future gas service be required to either the severed or retained parcel, a request for gas service needs to be submitted to the District Office.

Greater Sudbury Utilities Inc. advised it requires an easement to protect existing plant.

No further comments were received.

Parkland Disposal Policy

The subject land is not identified as Parkland in the Green Space Advisory Panel Report. Although the property is zoned Park, the lots were not acquired by the City for parkland purposes, or obtained as a condition of an application under the Planning Act. The lots

were acquired by the City through a failed tax sale process. The City owns eight lots in total on Plan M-131. This report is dealing with the two most easterly lots in response to a request from the abutting property owner to the east. In addition, the City owns a 16-acre parcel of land immediately to the north of the subject lots that is identified as a natural park in the Green Space Advisory Panel report.

Therefore staff did not process this land as parkland as per the Parkland Disposal Policy, which would include a circulation to the area CAN, playground and neighbourhood association, and all property owners within a 200 meter radius.

Recommendation

It is recommended that the vacant land north of Howey Drive, Sudbury, be declared surplus to the City's needs and offered for sale to the abutting property owner to the east.

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

SCHEDULE 'A'

