

## Request for Decision

### West of Greenvalley Drive, Sudbury - Declaration of Surplus Vacant Parkland and Land Exchange

Presented To:	Planning Committee
Presented:	Monday, Mar 20, 2017
Report Date	Monday, Feb 27, 2017
Type:	Routine Management Reports

#### Resolution

THAT the City of Greater Sudbury declare surplus to the City's needs, vacant parkland west of Greenvalley Drive, Sudbury, legally described as Part of PIN 73475-1247(LT), being part of Part 16 on Plan 53R-13886, Township of McKim;

AND THAT the City of Greater Sudbury dispense with the procedures outlined in the Parkland Disposal Policy By-law 2010-15 in order to facilitate a land exchange with 2487893 Ontario Limited;

AND THAT the vacant parkland west of Greenvalley Drive, Sudbury, legally described as part of PIN 73475-1247(LT), being part of Part 16 on Plan 53R-13886, Township of McKim, be transferred to 2487893 Ontario Limited; in exchange for vacant land west of Greenvalley Drive, Sudbury, owned by 2487893 Ontario Limited and legally described as part of PIN 73475-1580(LT), being part of Part 1 on Plan 53R-19797.

AND THAT the appropriate by-law be presented to authorize the land exchange and execution of the documents require to complete the land exchange, all in accordance with the report from the Executive Director of Finance, Assets and Fleet, dated February 24, 2017.

#### Signed By

**Report Prepared By**

Tanya Rossmann-Gibson  
Property Administrator  
*Digitally Signed Feb 27, 17*

**Reviewed By**

Keith Forrester  
Acting Director of Asset Services  
*Digitally Signed Feb 27, 17*

**Recommended by the Division**

Ed Stankiewicz  
Executive Director of Finance, Assets and Fleet  
*Digitally Signed Mar 1, 17*

**Recommended by the Department**

Kevin Fowke  
General Manager of Corporate Services  
*Digitally Signed Mar 5, 17*

**Recommended by the C.A.O.**

Ed Archer  
Chief Administrative Officer  
*Digitally Signed Mar 8, 17*

#### Finance Implications

There are no financial implications.

#### BACKGROUND:

In 1993, the subject land was transferred to the former City of Sudbury from Pagnutti Developments Ltd. as parkland pursuant to a subdivision agreement.

The subject land is landlocked, measures approximately 14 metre (45 feet) wide by 30 metre (98 feet) depth and is zoned "P"-Park. The location of the land is identified on the attached Schedule

'A'.

The City's Countryside Drainage Project requires a large culvert outlet to serve the Countryside Arena lands, the MTO Highway lands, and the subdivision lands to the north. The most suitable location for the culvert outlet is over lands currently owned by 2487893 Ontario Limited. The City's Drainage Engineer has proposed a Land Exchange between the City and 2487893 Ontario Limited.

The land exchange would be structured as follows:

The City would transfer a 14 metre strip of land (the subject land) to 2487893 Ontario Limited. The land would be consolidated with the abutting lands to the west, currently owned by 2487893 Ontario Limited to create a residential lot.

In exchange, the City would receive a 10 metre strip of land from 2487893 Ontario Limited. The City will also secure an easement over a portion of 2487893 Ontario Limited lands to the north in the general location of the Greenvalley Drive extension in order to access the lands until such time as a public road is constructed.

The costs associated with the land exchange are to be borne by the City. These costs will include but may not be limited to; survey costs, rezoning, legal fees and disbursements.

The proposal to declare the subject lands surplus to the City's needs was circulated to all City departments, and the following comments were received.

Planning Services advised they have no objection to the land being declared surplus, however, the subject lands would need to be rezoned from "P" Park to "R1-5" Low Density Residential One in order to be used as a residential lot along with the abutting lands to the west.

A member of City Council expressed a concern with access to the remaining City parklands to the south. The City's Drainage Engineer has advised that the culvert outlet will be covered and could serve as a pedestrian access to the City parkland.

No additional comments were received.

It is recommended that the subject vacant parkland west of Greenvalley Drive, Sudbury, be declared surplus to the City's needs and that the procedures governing the disposal of Parkland Property as outlined in By-Law 2010-15 be dispensed with in order to facilitate the land exchange described herein with 2487893 Ontario Limited.

# SCHEDULE 'A'

