






Appendix A: Potential Properties for Access to Land, Rounds 1 and 2



- How to read the maps:

-  Parcels of Interest
-  Other Parcels
-  Municipal Park
-  Wetlands

















Sewer

-  Sanitary, In Service
-  Storm, In Service
-  Combined, In Service

Watermain

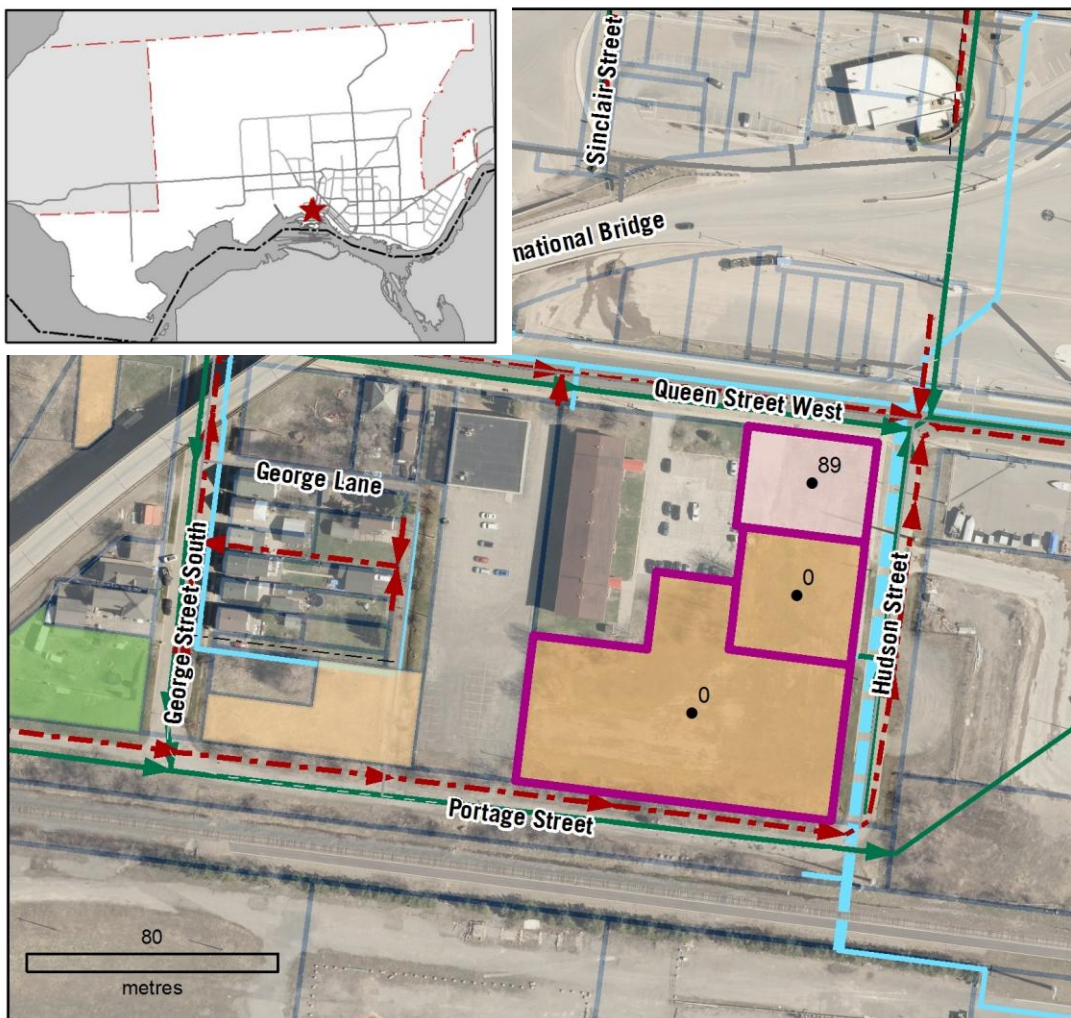
-  In/Out Service, < 12" (300 mm), SSM-PUC
-  In/Out Service, > 12" (300 mm), SSM-PUC

Vacant City Owned Parcels by Zoning

- | | |
|---|--|
|  R1 - Estate Residential Zone |  C1 - Traditional Commercial Zone |
|  R2 - Single Detached Residential Zone; R2hp |  C2 - Central Commercial Zone |
|  R3 - Low Density Residential Zone |  CT2 - Commercial Transitional Zone |
|  R4 - Medium Density Residential Zone |  C3 - Riverfront Zone; C3hp |
|  R5 - High Density Residential Zone |  C4 - General Commercial Zone; C4hp |
|  I - Institutional Zone |  C5 - Shopping Centre Zone |
|  EM - Environmental Management Zone |  HZ - Highway Zone; HZ.S |
|  PR - Parks and Recreation Zone | |
|  RA - Rural Area Zone | |



Round 1 - Hudson Street Properties



89 / 0 / 0 Hudson Street

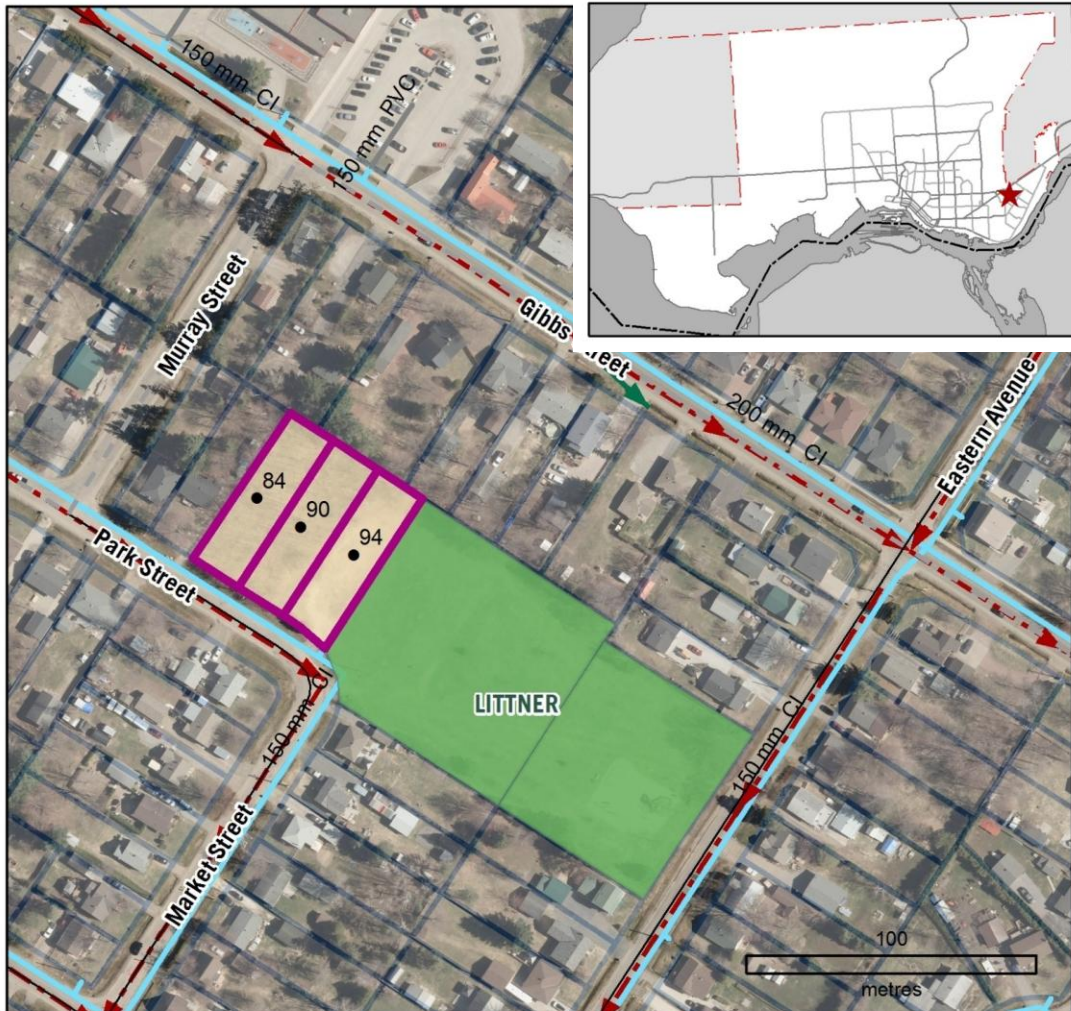
Parcel Size (Acres)	2.08 acres in Total 0.33 (0 Hudson St.) 0.38 (89 Hudson St.) 1.37 (0 Hudson St.)
Serviced	Yes
Zoning	R4 (0 & 0 Hudson St.) C1 (89 Hudson St.)
OP Land Use Designation	Residential
Strategic Development Area	First Neighbourhoods (CIP - Precinct 1)
Current Use	Vacant
Development Potential	High Density / Mixed Use



Notes: Hudson Street Properties

- Requires properties to be declared surplus; the two residential zoned properties will be merged
- The City may put forth a Planning Act application prior to issuing an RFP:
 - Minor Variance application to remove buffering requirements along the zone boundary, or
 - Rezone 89 Hudson (C1) to R4
- A Record of Site Condition will be required for the C1 property (89 Hudson) if residential is proposed on that property
- An Enbridge gas line runs through the properties. An easement is required. The proponent may choose to move the line if it hinders their proposed development

Round 1 - 84-94 Park Street



84 / 90 / 94 Park Street

Parcel Size (Acres)	0.82 acres in Total Each parcel is ~0.27
Serviced	Available but not connected
Zoning	R2
OP Land Use Designation	Residential
Strategic Development Area	Not in an SDA (CIP - Precinct 3)
Current Use	Vacant
Development Potential	Low to Medium Density



Notes: 84-94 Park Street

- Requires a deeming by-law to remove the lots from the subdivision to merge them
- Requires properties to be declared surplus
- A Bell easement is required at the rear of the properties for aerial utilities
- There are no existing laterals to the site. Proponent will need to connect services



Round 1 - 72 Corey Avenue



72 Corey Avenue	
Parcel Size (Acres)	0.21
Serviced	Available but not connected
Zoning	PR – not listed as a park by Public Works
OP Land Use Designation	Residential
Strategic Development Area	Not in an SDA (CIP - Precinct 3)
Current Use	Vacant and already declared surplus by Council
Development Potential	Low density



Notes: 72 Corey Avenue

- Property has already been declared surplus. Staff will proceed to have it declared surplus under the Access to Land Program formally, and repeal the former by-law
- Will require rezoning from PR to R2 prior to the issue of the RFP
- PUC may require an easement for an anchor located on the property. Bell may also require an easement. Both will confirm.
- There are no existing laterals to the site. Proponent will need to connect services