

REPORT FROM THE MANAGER OF ECONOMIC DEVELOPMENT

Re: change of use for lands at Esten Rd North.

RECOMMENDATION

That the report of the Manager of Economic Development be received

And that Council direct staff to begin marketing Blocks 100, 101 and Lots 81, 82 & 83 on plan 1M-438 as residential and multiuse residential properties

And that Council direct staff to promote lands for commercial use along the Pearson Drive when ready and/or investigate other lots in the northern industrial area

BACKGROUND

The City of Elliot Lake is lacking in available surveyed commercial lots for sale and development. There remains two lots available in the Oakland Blvd area and three other lots (2 on highway 108 and 1 on Hillside Drive S) that while available, present development challenges due to topography. The lands on Pearson Road are available and will be ready for sale at the conclusion of the Phase 2 study.

Staff contracted an appraisal firm to establish land values for a group of properties listed in the Commercial Land Profile. The advice provided by Appraisals North, have led staff to seek Council's direction on moving forward with the marketing of available lands.

ANALYSIS

Land appraisals included Blocks 100, 101 and Lots 81, 82 & 83 on plan 1M-438 (attached). In the final report, Mr. Tworo of Appraisals North noted it that:

"...Properties 1-6, which are currently zoned CM but have underlying Residential designation under the Official Plan. They are likely too small to accommodate any significant commercial / light industrial development and lack the type of exposure that would make most projects economically viable."

Although there was previous interest in these properties for commercial uses, discussions have been delayed due to a current phase 2 environmental study in the area. The delay in the Phase 2 and appraisal processes has provided staff and Council the opportunity to revisit these lots and set a plan in motion that may be in the best interest of the community. As Noted by Mr. Tworo, these lots are limited in size for a commercial application. Further, based on their location, they will front onto an existing residential neighbourhood. Staff's suggestion echoes Mr. Tworo's in designating these as residential lots. Additionally, staff suggest using the lots behind them (Blocks 97-99) to serve as a green space buffer to the lands to the west which are currently zoned as clean industrial (zoning map attached).

There remains the question of growth in commercial lands. A few options remain:

- The areas between Diefenbaker Crt and Scott Road on Pearson are currently zoned as Clean Industrial lands and are ready for development.
- Block 70 on plan 1M-422 (attached) is a 1.51 acre serviced property at the intersection of Highway 108 and Esten Drive North which may be an ideal commercial lot.
- There also remains additional lands north of Timber Road. Development of any lands in the area will require infrastructure work to make them serviced lots.

Should council feel that the lands along Pearson drive be insufficient or if there is a lack of appetite to have a commercial development in that area, staff may begin, at Council's direction, an investigation into the development of lands north of the City.

FINANCIAL IMPACT

Varies based on lots sold.

LINKS TO STRATEGIC PLAN

These initiatives tie into the Capitalize on opportunities for diversification and community growth strategic plan action.

SUMMARY

Staff are recommending that Council direct staff to market Blocks 100, 101 and Lots 81, 82 & 83 on plan 1M-438 as residential and begin market existing the commercial lots on Pearson Road.