

Councillor Briefing Sessions

(10TH)

Request for Recommendation Priorities Committee







Type of Decision									
Meeting	June 6, 2007			Report Date	May 22, 2007				
Decision Requested		Yes	No	Priority		High		Low	
	Direction Only			Type of Meeting		Open		Closed	

Report Title
Valley East Industrial Park Update

Budget Impact / Policy Implication	Recommendation
This report has been reviewed by the Finance Division	

	<p>Whereas City Council has been a developer of industrial land in Walden, Valley East and the Greater Sudbury Airport to assist in wealth and job creation.</p> <p>Therefore be it resolved that the Council of the City of Greater Sudbury consider future support of the expansion of City owned industrial lands and ask staff to develop a plan.</p>
Background Attached	Recommendation Continued

Recommended by the Department	Recommended by the C.A.O.
 Doug Nadrozny, General Manager Growth & Development	 Mark Mieta Chief Administrative Officer

Report Prepared By	Division Review
 Paul Reid Business Development Officer	 Helen Mulc Manager, Business Development

Executive Summary

The former City of Valley East is one of the fastest growing areas in the City of Greater Sudbury with new housing starts, new commercial development that includes Canadian Tire Store, Shoppers Drug Mart and the proposed new mall on City Road 80. In addition, the existing commercial space in Val Caron, Val Therese and Hanmer is reaching close to complete occupancy.

The Valley East Industrial Park is currently home to sixty-six companies that employ over 875 individuals throughout Greater Sudbury. There are an additional six businesses that are in the process of purchasing the remaining acreage within the Park. As a result, there is no longer land available for sale in the Valley East Industrial Park.

With nickel and copper prices at record highs coupled with new investment by both CVRD/INCO and Xstrata, the demand for City industrial land is expected to remain strong well beyond 2015.

Staff seeks approval from Council to begin the process of assessing the current and future supply of City owned industrial land. Once costs are determined, staff will return to City Council with plan to move forward.

Background

The Valley East Industrial Park was created in 1971 from a block of land that consisted of 175 acres. All of the land in the Park is zoned M-1, Mixed Light Industrial / Service Commercial. The lots in the Valley East Industrial Park were sold at \$20,000 per acre. The Park is fully serviced with sewer, water, natural gas, hydro and paved roads. The park is bounded on the north by Main Street (Road 15) and Valleyview Road to the south. The main access to the Park is from Main Street at Belisle Drive.

The initial development of the Park took place along Belisle Drive, Poole Court and White Street in the north-end of the Park, as well as off Valleyview Road at Evans Road in the south. By 1999, Phase One was completely occupied which led the former City of Valley East to create an additional 35 serviced acres along Trudeau Drive and Lamondin Street.

Currently, the Park is home to sixty-six (66) companies. Those companies will be joined by an additional six businesses that are in the process of purchasing property with the Park. These companies collectively employ over 900 individuals. The types of companies range from mining contractors to mining supply & service, mechanical contractors, automotive repair shops, cabinet manufacturers, a school bus company and building supply companies.

At least five of the companies export products globally and those include Metallec (electrical sub-stations), Canun International (drills), Mobile Parts (brakes and personnel carriers), EVC (controls for underground locomotives) and Novenco (tanks for refineries).

The road network that connects the Valley East Industrial Park to the rest of the City of Greater Sudbury allows for easy access to all the mining and smelter sites in the City without the need to drive through the City core easing the congestion on main arteries.

With the recent sales of land on Lamondin Street and Belisle Drive, there is no more land available for sale in the Park.

Although there is an adequate supply of land zoned industrial in the City of Greater Sudbury, very few number of parcels are considered "development ready" with available services in the ground and road infrastructure. By moving forward with a plan to manage current and future supply this would allow for future growth to continue as the market dictates.