

COMMUNICATION 135194 –1 Year Update - Interim Control By-law – Strategic Properties (December 10, 2024)
ATTACH 2 - Potential “Strategic Properties” List

Property Summary:

	Address	Current Designation	Current Use	Staff Recommendation for Further Investigation
Existing	1 28 High Street (Findlay Foundry)	Strategic Property	Vacant Land	Yes
	2 150 Mill Street (McArthur Island)	Strategic Property	Phase 1-3 approved for development	Yes
	3 150 Rosamond Street (2 properties)	Strategic Property	Vacant building	Yes
	4 142 Franktown Road (Wool Growers)	Strategic Property	Warehouse/Commercial	Yes
	5 115 Emily Street (DRS)	Strategic Property	Vacant building	Yes
Suggested by Public Consultation	6 6 Arthur Street	Residential	Long-term Care Home / Vacant Land	No
	7 70 Caldwell Street	Institutional	Caldwell St Public School	No
	8 205 Bridge Street	Transitional	Vacant Building	No
	9 153-205 Edwards Drive	Residential	Vacant Buildings (semis)	Yes – in part
	1 95-97 Franklin Street	Mississippi Res	Public Works Yard	No
	0			
	11 325 Franktown Road	Residential	Residential Home	No
	1 215 Lake Avenue W	Institutional	CPHS	Yes
	2			
	1 2 Lansdowne Avenue	Transitional	Cheerful Giver	Yes
	3			
	1 25-55 Lansdowne Avenue	Transitional	CP Mews	Yes
	4			
1 80 Lansdowne	Transitional	Anytime Fitness	No	
5				
1 157 McKenzie Street	Institutional	Notre Dame HS	No	
6				
1 82-84 Mill Street	Mississippi Res	Lanark County Food Bank	Yes	
7				
1 75 Neelin Street	Parks/Open Space	Community Centre	No	
8				

1 9	151-163 Townline Road	Community Comm	Circle K/Formal Beer Store	Yes
2 0	311 Townline Road W	Residential	Residential Home/Rural Vacant	No
2 1	100 Industrial Avenue	Industrial Campus	Mixed Industrial	No

Property 6 – 6 Arthur Street Property Specifications

		Considerations	Subject Lands
	Does it meet criteria?	Minimum lot area of 0.8 hectares	2.47 ha
		Immediate adjacency to the OVRT, Trans Canada Trail, Mississippi River or other local trail identified on Schedule "B"	Yes, the subject lands are immediately adjacent to the OVRT and Trans-Canada Trail.
		Local cultural or historical significance to the Town	No
		Direct vehicular access on a collector or arterial road identified on Schedule "B"	Arthur Street is the nearest collector street.
	What land use should be used on it?	Residential or mixed use residential.	




Is it serviced (sanitary, sewers, stormwater)?

Water Only

RECOMMENDED FOR INVESTIGATION – NO

RATIONALE – Property was recently subject to a consent application to sever the undeveloped lands from the long-term care home. The severed vacant lands are large enough to be considered through a subdivision application and planned on a community basis with a municipal street and parkland dedication. Residential uses are permitted on the site under the current “Residential” designation and the severed lands do not have access to sanitary infrastructure without planned extensions or upgrades.

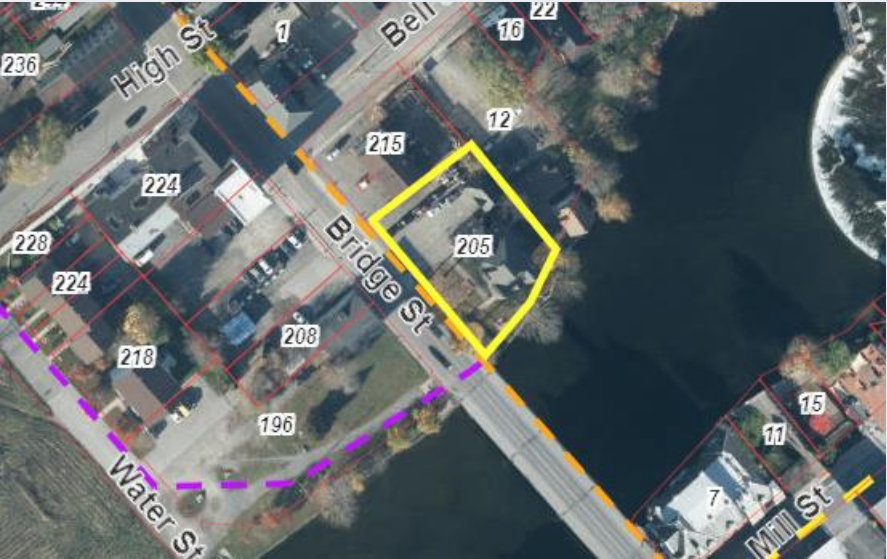
**Property 7 – 70 Caldwell Street (Caldwell Street Public School)
Property Specifications**

	Considerations		Subject Lands
	Does it meet criteria?	Minimum lot area of 0.8 hectares	2.73 ha
		Immediate adjacency to the OVRT, Trans Canada Trail, Mississippi River or other local trail identified on Schedule "B"	Not presently, but the subject lands are immediately adjacent to a future trail.
		Local cultural or historical significance to the Town	Yes Elementary school opened in 1953. Oldest in CP.
		Direct vehicular access on a collector or arterial road identified on Schedule "B"	No
	What land use should be used on it?		Residential or mixed use residential.
Is it serviced (sanitary, sewers, stormwater)?		Yes	

RECOMMENDED FOR INVESTIGATION – No

RATIONALE – School Board has not provided any indication that there are changes to the proposed delivery of service within the catchment of the school. Statistics from the UCDSB indicate the school is operating below capacity, does not have portables provided on site, has a reportedly reasonable facility condition index and operates on a lower per pupil utility cost than the Board average. At this time it is unlikely that the site will be surpluses and subject to redevelopment in the medium-term planning horizon.


**Property 8 – 205 Bridge Street
Property Specifications**

	Considerations		Subject Lands
	Does it meet criteria?	Minimum lot area of 0.8 hectares	0.14 ha
		Immediate adjacency to the OVRT, Trans Canada Trail, Mississippi River or other local trail identified on Schedule “B”	Adjacent to the Mississippi River
		Local cultural or historical significance to the Town	Yes. Known as the Dr. Johnson’s House”, listed on the municipal heritage register.
	Direct vehicular access on a collector or arterial road identified on Schedule “B”	Yes. Bridge Street is classed as a collector street.	
What land use should be used on it?	Residential or mixed use residential.		
Is it serviced (sanitary, sewers, stormwater)?	Yes		

RECOMMENDED FOR INVESTIGATION – No

RATIONALE – The current land use designation permits the development of the site as mixed-use, commercial or residential land uses. It is unlikely that future development proposals of the site will result in the demolition of the existing dwelling and the remaining land area has limited potential for an addition as parking is required for the existing gross floor area. Changing the designation of the site to “Strategic Property” will not result in different land uses or performance standards. Property could be considered for heritage designation through Part IV of the Ontario Heritage Act.

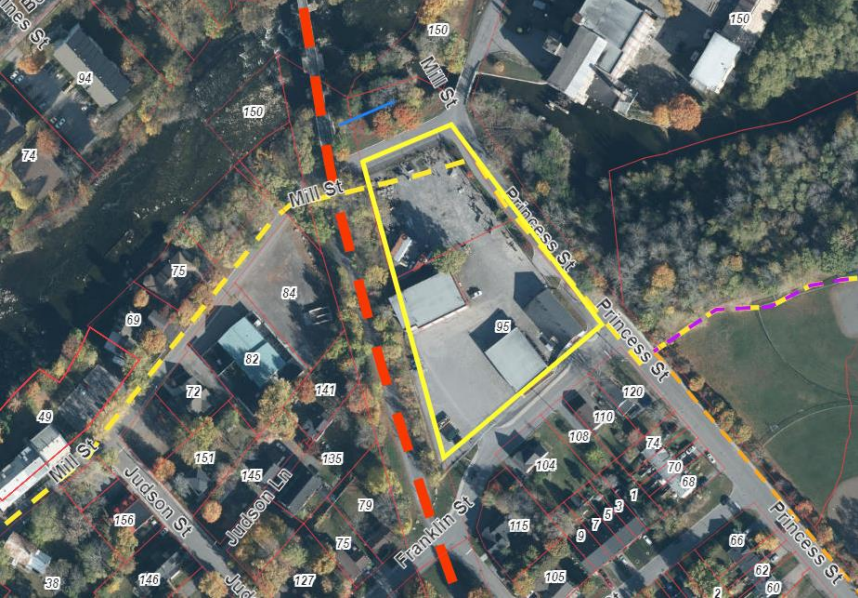
Property 9 –153-205 Edwards Drive Property Specifications

		Considerations	Subject Lands
	Does it meet criteria?	Minimum lot area of 0.8 hectares	1.96 ha
		Immediate adjacency to the OVRT, Trans Canada Trail, Mississippi River or other local trail identified on Schedule “B”	No, but adjacent to a “future trail”.
		Local cultural or historical significance to the Town	No
		Direct vehicular access on a collector or arterial road identified on Schedule “B”	Townline Rd W is an arterial road.
What land use should be used on it?			Residential or mixed use residential.
Is it serviced (sanitary, sewers, stormwater)?			Yes

RECOMMENDED FOR INVESTIGATION – YES – PART 17 ONLY (0.28HA)

RATIONALE – The site was recently subject to a condominium application which included the partitioning of the lands fronting on Joseph Street into a single block. The severed land will require a Record of Site Condition before development can occur and development will be more costly than conventional infill sites as a result of the necessary remediation. The site is at a primary intersection with direct access to Townline Road and could become a central development node for the neighbourhood in conjunction with the lands across the street (Property 19). Servicing to the land is available and the integration of mixed-use residential development onto the site would be advantageous in creating a complete community.


Property 10 – 95-97 Franklin Street (CP Public Works Yard)
Property Specifications

		Considerations	Subject Lands
	Does it meet criteria?	<i>Minimum lot area of 0.8 hectares</i>	0.83 ha
		Immediate adjacency to the OVRT, Trans Canada Trail, Mississippi River or other local trail identified on Schedule “B”	Adjacent to OVRT and Mississippi River
		Local cultural or historical significance to the Town	No
		Direct vehicular access on a collector or arterial road identified on Schedule “B”	Yes, direct vehicular access on Princess Street (collector street).
	What land use should be used on it?	Residential or mixed use residential.	
	Is it serviced (sanitary, sewers, stormwater)?	Yes	

RECOMMENDED FOR INVESTIGATION – NO

RATIONALE – The site is presently used as the Town’s Public Works Yard and Council recently approved the expansion of the facility in its current location. There are no immediate plans to surplus the facility and redevelopment of the lands will be subject to a Record of Site Condition as a result of the historically industrial nature of the site.


Property 11 – 325 Franktown Road Property Specifications

		Considerations	Subject Lands
			Does it meet criteria?
Immediate adjacency to the OVRT, Trans Canada Trail, Mississippi River or other local trail identified on Schedule “B”	No		
Local cultural or historical significance to the Town	No		
Direct vehicular access on a collector or arterial road identified on Schedule “B”	Yes, direct vehicular access on Franktown Road (arterial road).		
What land use should be used on it?		Residential or mixed use residential.	
Is it serviced (sanitary, sewers, stormwater)?		No	

RECOMMENDED FOR INVESTIGATION – No

RATIONALE – The site does not satisfy the adjacency criteria to public lands and does not have a local cultural or historical significance. While direct access is available to Franktown Road, the site is not serviced by municipal water or sewer and is of a size warranting the potential for a fulsome design by subdivision proposal. The current “Residential” land use designation offers the potential for mixed residential densities and accompanying ancillary uses as appropriate to meet the neighbourhood’s needs. The site is also located within an area which is subject to a Secondary Plan which will assist in guiding future development. As a result, the use of the “Strategic Properties” designation is not considered to be the best planning tool to examine development of the site.


**Property 12 – 215 Lake Avenue W (Carleton Place High School)
Property Specifications**

	Considerations		Subject Lands
	Does it meet criteria?	Minimum lot area of 0.8 hectares	1.4 ha
		Immediate adjacency to the OVRT, Trans Canada Trail, Mississippi River or other local trail identified on Schedule "B"	Immediately adjacent to Riverside Park Trail and Mississippi River
		Local cultural or historical significance to the Town	Yes. Built in 1924 and listed on the Municipal Heritage Register.
		Direct vehicular access on a collector or arterial road identified on Schedule "B"	Yes, direct vehicular access on Lake Avenue W (collector road).
What land use should be used on it?		Residential or mixed use residential.	
Is it serviced (sanitary, sewers, stormwater)?		Yes	

RECOMMENDED FOR INVESTIGATION – YES

RATIONALE – Information published on the UCDSB website indicates that CPHS is beyond capacity (120% utilization) and has required the construction of 6 portables (including encroachments onto adjacent municipal property). The property is constrained and cannot facility further additions or renovations to accommodate additional pupils. It is highly probably that in the short to medium term planning horizon a new facility will be required in an alternative location. As a result, it would be advantageous to engage in early dialog with the School Board to understand future highest and best uses of the property, which may include the redevelopment of the property into a mixed-use or residential development.

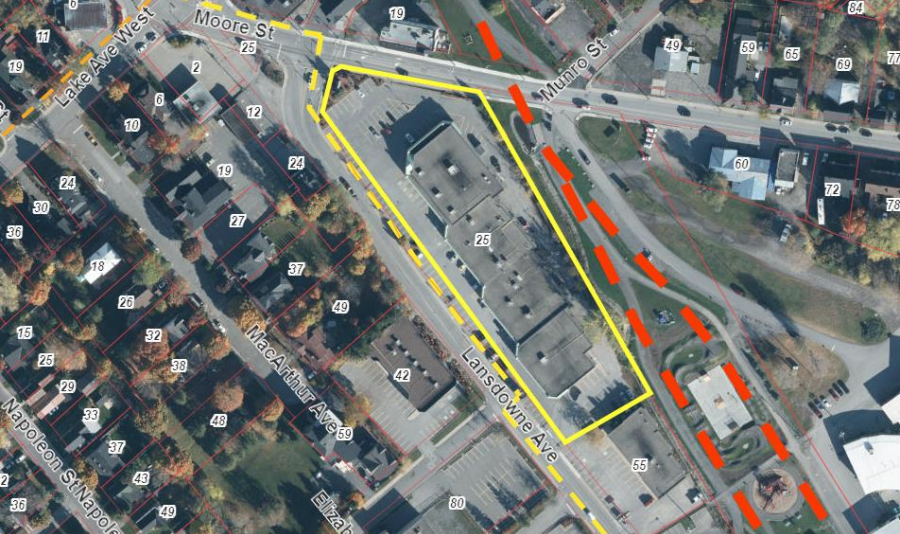
Property 13 – 2 Lansdowne Avenue Property Specifications

		Considerations	Subject Lands
	Does it meet criteria?	Minimum lot area of 0.8 hectares	0.1 ha
		Immediate adjacency to the OVRT, Trans Canada Trail, Mississippi River or other local trail identified on Schedule "B"	Immediately adjacent to the Trans-Canada Trail
		Local cultural or historical significance to the Town	No
		Direct vehicular access on a collector or arterial road identified on Schedule "B"	Yes, direct vehicular access on Lake Avenue W (collector road).
	What land use should be used on it?	Residential or mixed use residential.	
Is it serviced (sanitary, sewers, stormwater)?	Yes		

RECOMMENDED FOR INVESTIGATION – YES

RATIONALE – The property is presently designated “Transitional” which permits mixed use and high-density residential development. The site meets post of the locational criteria of the Official Plan with the exception of the area provisions. The sites’ location at the intersection of Moore Street and Lake Avenue provides it with prominence in the community and the potential to be developed into a landmark building. Engagement with the property owner to understand long-term version for the property and the potential for redevelopment as a “Strategic Property” is warranted.


Property 14 – 25-55 Lansdowne Avenue Property Specifications

	Considerations		Subject Lands
	Does it meet criteria?	Minimum lot area of 0.8 hectares	1.2 ha
		Immediate adjacency to the OVRT, Trans Canada Trail, Mississippi River or other local trail identified on Schedule "B"	Immediately adjacent to the Trans-Canada Trail and OVRT.
		Local cultural or historical significance to the Town	No
		Direct vehicular access on a collector or arterial road identified on Schedule "B"	Direct vehicular access only on Lansdowne Avenue (local street)
	What land use should be used on it?	Mixed use.	
	Is it serviced (sanitary, sewers, stormwater)?	Yes	

RECOMMENDED FOR INVESTIGATION – YES

RATIONALE – The property is presently designated “Transitional” which permits mixed use and high-density residential development. The site meets most of the locational criteria of the Official Plan with the exception of direct access to a collector or arterial road. The property offers visibility from both Moore Street and Lansdowne Ave as well as from Carleton Junction (the Town’s central park). While presently heavily occupied by commercial uses, future development of the lands to create a more pedestrian oriented landscape fronting on the public space and opportunities to integrate in high density residential land uses would assist in meeting the Official Plan objectives of establishing a complete community. The sites’ location and visibility also has potential to result in the development of a visible community landmark.


Property 15 – 80 Lansdowne Avenue
Property Specifications

	Considerations	Subject Lands
	Minimum lot area of 0.8 hectares	0.29 ha
	Does it meet criteria? Immediate adjacency to the OVRT, Trans Canada Trail, Mississippi River or other local trail identified on Schedule "B"	Adjacent to the Trans Canada Trail
	Local cultural or historical significance to the Town	No
	Direct vehicular access on a collector or arterial road identified on Schedule "B"	No. Access only on Lansdowne and Elizabeth
	What land use should be used on it?	Residential or mixed use residential.
	Is it serviced (sanitary, sewers, stormwater)?	Yes

RECOMMENDED FOR INVESTIGATION – No

RATIONALE – The property is presently designated “Transitional” and allows for mixed use commercial and residential uses. The site does not meet the locational criteria of the Official Plan and while it is adjacent to the Trans Canada Trail, it is set back from the main thoroughfares in Town and lacks potential as a visible landmark. Redevelopment of the site as a mixed-use property is permitted under the current land use designation and the property is unlikely to benefit from site specific performance standards.

Property 16 – 157 McKenzie Street (Notre Dame Catholic High School) Property Specifications

	Considerations	Subject Lands
	Minimum lot area of 0.8 hectares	5.96 ha
	Does it meet criteria? Immediate adjacency to the OVRT, Trans Canada Trail, Mississippi River or other local trail identified on Schedule “B”	No
	Local cultural or historical significance to the Town	No
	Direct vehicular access on a collector or arterial road identified on Schedule “B”	No
	What land use should be used on it?	Residential or mixed use residential.
	Is it serviced (sanitary, sewers, stormwater)?	Yes

RECOMMENDED FOR INVESTIGATION – No

RATIONALE – The property is presently designated “Institutional” and is actively used as Notre Dame High School. Recent consultations with the CDSBEO have included discussions for an expansion to the facility for additional classrooms with room for further expansions as demand is warranted. The facility has adequate room to accommodate current and future needs and at this time there is no indication that the Board will surplus the facility.

Property 17 – 82-84 Mill Street (Lanark County Food Bank) Property Specifications

	Considerations	Subject Lands
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Does it meet criteria?	Minimum lot area of 0.8 hectares	0.38 ha
	Immediate adjacency to the OVRT, Trans Canada Trail, Mississippi River or other local trail identified on Schedule "B"	Immediately adjacent to the OVRT.
	Local cultural or historical significance to the Town	No.
	Direct vehicular access on a collector or arterial road identified on Schedule "B"	No. Direct vehicular access is on Mill Street.
What land use should be used on it?	Residential or mixed use residential.	
Is it serviced (sanitary, sewers, stormwater)?	Yes	

RECOMMENDED FOR INVESTIGATION – YES

RATIONALE – The property is presently designated “Mississippi Residential” which limits potential uses on the site to low density residential. The site does not meet the minimum area criteria, access to collector or arterial roads, or have local historical significance. It is however located on the OVRT and is immediately across Mill Street from the water. If infill of the site at a higher density was to occur, it would be beneficial to have specific performance standards and design guidelines to ensure the development complements and reflects the historic neighbourhood character. The likelihood of redevelopment of the site to a higher and better use than its current function is high and early engagement with the property owner regarding short- and long-term objectives is recommended.


**Property 18 – 75 Neelin Street (CP Arena)
Property Specifications**

	Considerations	Subject Lands	
	Minimum lot area of 0.8 hectares	5.58 ha	
	Does it meet criteria?	Immediate adjacency to the OVRT, Trans Canada Trail, Mississippi River or other local trail identified on Schedule “B”	Immediately adjacent to the Mississippi Riverwalk Trail.
	Local cultural or historical significance to the Town		No.
	Direct vehicular access on a collector or arterial road identified on Schedule “B”		No. Direct vehicular access is on Neelin St.
What land use should be used on it?		Residential or mixed use residential.	
Is it serviced (sanitary, sewers, stormwater)?		Yes	

RECOMMENDED FOR INVESTIGATION – NO

RATIONALE – The property is presently utilized by the Town as a central recreation complex with ice surfaces, community halls, tennis/pickle ball courts, ball diamonds and a curling rink. The site also includes a large section of waterfront trail along the south shore of the Mississippi River. A portion of the site is an identified brownfield and has high likelihood of unstable soil conditions due to historic uses making it unsuitable for construction without significant remediation. The Town has recently proposed the undertaking of a Feasibility Study to consider expansions to the existing facility to offer additional recreational functions. The Town has not plan to surplus all or part of the property.

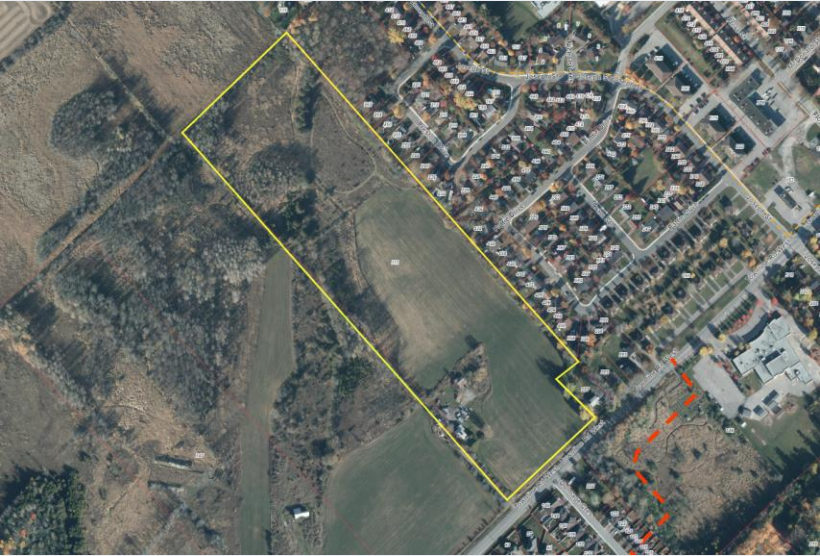
Property 19 – 151-163 Townline Road W Property Specifications

	Considerations		Subject Lands
	Does it meet criteria?	Minimum lot area of 0.8 hectares	0.93 ha
		Immediate adjacency to the OVRT, Trans Canada Trail, Mississippi River or other local trail identified on Schedule “B”	No
		Local cultural or historical significance to the Town	No
		Direct vehicular access on a collector or arterial road identified on Schedule “B”	Yes, direct vehicular access on Townline Road W (arterial road).
What land use should be used on it?	Residential or mixed use residential.		
Is it serviced (sanitary, sewers, stormwater)?	Yes		

RECOMMENDED FOR INVESTIGATION – YES

RATIONALE – The identified lands represent 2 (now 3) separate properties. A severance application was recently approved to subdivide 163 Townline Road in half to accommodate an infill commercial development (Kids World). The remaining two parcels are underutilized in their present form and could be eligible for intensified infill if the land use designation was amended. The land use policy currently permits limited “Community Commercial” uses and the Official Plan designates the site as “Residential”. Development of any of the properties for residential uses will require a Record of Site Condition and may result in costly remediation measures prior to redevelopment. As a result, incentivizing the re-development with higher density mixed-uses to off set remediation costs could encourage redevelopment. In conjunction with the property on the west side of Joseph Street, the redevelopment of these sites has the potential to establish a community node in the neighbourhood and assist in fulfilling the Official Plan objects creating of a complete community.


**Property 20 – 311 Townline Road West
Property Specifications**

		Considerations	Subject Lands
	Does it meet criteria?	Minimum lot area of 0.8 hectares	9.93 ha
		Immediate adjacency to the OVRT, Trans Canada Trail, Mississippi River or other local trail identified on Schedule “B”	N/A
		Local cultural or historical significance to the Town	No
		Direct vehicular access on a collector or arterial road identified on Schedule “B”	Yes, direct vehicular access on Townline Road W (arterial road).
		What land use should be used on it?	Residential or mixed use residential.
		Is it serviced (sanitary, sewers, stormwater)?	No – capacity upsizing and extension required

RECOMMENDED FOR INVESTIGATION – NO

RATIONALE – The site does not satisfy the adjacency criteria to public lands and does not have a local cultural or historical significance. While direct access is available to Townline Road, the site is not serviced by municipal water or sewer and is of a size warranting the potential for a fulsome design by subdivision proposal. The current “Residential” land use designation offers the potential for mixed residential densities and accompanying ancillary uses as appropriate to meet the neighbourhood’s needs. The subject lands are adjacent to an additional 30 ha of vacant development land. Municipal consultation regarding future use and timeline for development is warranted, but use of “Strategic Properties” designation is not the appropriate tool to consider development opportunities on the site.

**Property 21 – 100 Industrial Avenue
Property Specifications**

	Considerations		Subject Lands
	Does it meet criteria?	Minimum lot area of 0.8 hectares	1.3 ha
		Immediate adjacency to the OVRT, Trans Canada Trail, Mississippi River or other local trail identified on Schedule “B”	No
		Local cultural or historical significance to the Town	No
		Direct vehicular access on a collector or arterial road identified on Schedule “B”	No, direct vehicular access on Industrial Avenue (local road).
What land use should be used on it?	Residential or mixed use residential.		
Is it serviced (sanitary, sewers, stormwater)?	Yes		

RECOMMENDED FOR INVESTIGATION – NO

RATIONALE – The subject lands are located within the Town’s Industrial Campus and constitute “Employment Lands” in accordance with the Provincial Policy Statement. A change in land use designation of the site cannot occur outside a “Comprehensive Review” of the Official Plan. As a result, the investigation of this site is outside the scope of the Interim Control Bylaw review.