

BRIEFING NOTE FOR THE LAURENTIAN UNIVERSITY BOARD OF GOVERNORS:

***PROPERTY BOUNDARY ISSUE AFFECTING LAURENTIAN UNIVERSITY
AND ITS NEIGHBOURS***

MEETING DATE/TIME: Friday, June 23, 2017 at 1:00 pm
MEETING LOCATION: Executive Learning Centre, 3rd floor,
Fraser Building, Laurentian University

PREPARED FOR:

The Laurentian University Board of Governors
Ms. Jennifer Witty, Chair, Laurentian University Board of Governors
Mr. Claude Lacroix, Vice-Chair, Laurentian University Board of Governors
Mr. Dominic Giroux, President, Laurentian University
Mr. Peter Faggioni, Chair, Laurentian Property Development and Planning Committee

PREPARED BY: Dr. Dominique R. Ansell, MSc, MD
Dr. James A.G. Crispo, MSc, PhD

PURPOSE

The purpose of this briefing note is to inform the Laurentian University Board of Governors and University decision-makers of community concerns about a property boundary issue that is adversely affecting the University and its residential neighbours, two Laurentian University Alumni, at 2115 South Bay Road. Recommendations to achieve a mutually acceptable resolution to this matter are proposed.

RECOMMENDATIONS

It is recommended that the Laurentian University Board of Governors:

- Invite Drs. Ansell and Crispo to make an in-person presentation at an open, transparent, and public meeting of the Laurentian University Board of Governors regarding the property boundary issue that is adversely affecting the University and its residential neighbours.
- Engage Drs. Ansell and Crispo, as well as other key stakeholders (such as the City of Greater Sudbury, Health Sciences North, the Sudbury & District Health Unit, Rainbow Routes Association, and the Idylwylde Golf & Country Club), to achieve a resolution to this matter that is mutually acceptable to all potentially affected stakeholders.
- Publicly share dates, times, locations, agendas, and minutes of meetings of the Laurentian University Board of Governors and its Standing Committees on the Laurentian University website.
- Establish clear and explicit policies that outline steps for members of the public to engage and make in-person presentations to the Laurentian University Board of Governors and its Standing Committees.

CURRENT SITUATION

In 2016, Drs. Ansell and Crispo were recruited to work as an Emergency Department Physician and Health Researcher, respectively, at Health Sciences North in Sudbury. Drs. Ansell and Crispo are proud Laurentian University Alumni, who collectively have obtained five degrees from Laurentian University.

Shortly after occupying their first home in June 2016, it was brought to Drs. Ansell and Crispo's attention that their backyard (landscaping, maintenance building, and septic system) was encroaching on their neighbour's property, which happened to be Laurentian University.

After further research by Drs. Ansell and Crispo, it was discovered that their purchased property had encroached on Laurentian University lands for more than 13 years and that the 295 square metre encroachment represents 0.0095% of the University's total property area. After notifying the University of the encroachment, the University presented a formal proposal to Drs. Ansell and Crispo asking them to make an offer to the University to purchase the encroached lands at fair market value. Drs. Ansell and Crispo acted at Laurentian University's request and subsequently presented a reasonable offer to purchase the encroached lands from the University, which included more than \$12,000 for the property and offer to pay for all fees associated with the transaction.

To Drs. Ansell and Crispo's dismay, Laurentian University rejected their purchase offer without any explanation. Drs. Ansell and Crispo presented an alternate proposal to the University, whereby they would exchange equal parts of land (2,891 square metres) with the University as a mutually acceptable way of resolving the issues that are jointly and adversely affecting the respective properties. They also offered to cover all fees associated with the proposed boundary readjustments, including consent, rezoning, planning, and surveying costs. As a gesture of goodwill, they offered to make a donation of \$5,000 to the University following completion of the proposed property boundary readjustments. Laurentian University again rejected Drs. Ansell and Crispo's proposal without any explanation.

Laurentian University has refused numerous formal requests for Drs. Ansell and Crispo to make deputations at meetings of the University's Property Development and Planning Committee and Board of Governors. The University has also rejected requests from the Honourable Glenn Thibeault, Sudbury's Member of Provincial Parliament, for the University to work with Drs. Ansell and Crispo to resolve this property matter in a mutually acceptable manner.

Laurentian University has recently conveyed 300 square metres of land to the Idylwyld Golf & Country Club as a way of resolving a separate encroachment involving a tee box.

Drs. Ansell and Crispo believe that Laurentian University should perceive the value of their property's encroachment in the same manner as that of the golf course's tee box.

SUPPORTING DOCUMENTATION

Supporting documentation for this briefing note may be viewed at: www.laurentian.org

Please sign Drs. Ansell and Crispo's petition at:
www.lupetition.org