



# COMMUNITY SERVICES COMMITTEE AGENDA

---

Community Services Committee Meeting  
**Tuesday, February 3, 2015**  
Tom Davies Square

---

**COUNCILLOR RENE LAPIERRE, CHAIR**

---

**Fern Cormier, Vice-Chair**

6:00 p.m. or 30 minutes after the  
conclusion of the Operations  
Committee Meeting, whichever is  
earlier

COMMUNITY SERVICES COMMITTEE MEETING  
COMMITTEE ROOM C-11

Council and Committee Meetings are accessible. For more information regarding accessibility,  
please call 3-1-1 or email [clerks@greatersudbury.ca](mailto:clerks@greatersudbury.ca).

## **DECLARATIONS OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF**

## **PRESENTATIONS**

1. Report dated January 21, 2015 from the General Manager of Community Development regarding Update on Neighbourhood Level Assessments. **4 - 5**  
**(ELECTRONIC PRESENTATION) (FOR INFORMATION ONLY)**
  - Mark Simeoni, Acting Director of Planning Services
  - Catherine Matheson, General Manager of Community Development

(This presentation and report provide an update on use of GIS to create neighbourhood level assessments as a planning tool.)
2. Report dated January 21, 2015 from the General Manager of Community Development regarding Visions for a New Interpretive Bell Park Garden. **6 - 42**  
**(ELECTRONIC PRESENTATION) (RECOMMENDATION PREPARED)**
  - Louis Bélanger, Yallowega Bélanger Architecture
  - Amber Salach, Yallowega Bélanger Architecture

(The report/presentation will provide the Community Services Committee with the concept along with a phase in capital plan. Yallowega-Belanger Architecture was retained to complete a strategic redevelopment plan for the former St. Joseph's Hospital parking lot and other Bell Park parking infrastructure.)

## **REGULAR AGENDA**

### **MANAGERS' REPORTS**

- R-1. Report dated January 20, 2015 from the General Manager of Community Development regarding Maplecrest Cemetery Expansion. **43 - 45**  
**(RECOMMENDATION PREPARED)**

(This report deals with the expansion of Maplecrest Cemetery at 595 Simmons Road in Dowling.)
- R-2. Report dated January 22, 2015 from the General Manager of Community Development regarding Chelmsford Family Health Team Project Update. **46 - 48**  
**(RECOMMENDATION PREPARED)**

(This report provides an update to the Community Services Committee on the Chelmsford Family Health Team Project, along with an update on the grant submission to the Ministry of Health & Long Term Care.)
- R-3. Report dated January 20, 2015 from the General Manager of Community Development regarding Investment in Affordable Housing for Ontario 2014 Extension (IAH-E). **49 - 53**  
**(RECOMMENDATION PREPARED)**

(This report is a follow-up to Council's September 9th, 2014 decision to participate in the IAH-E Program, this report seeks approval of the City's Program Development Funding Plan which is to be forwarded to the Ministry of Municipal Affairs and Housing for final approval.)

## **ADDENDUM**

## **CIVIC PETITIONS**

## **QUESTION PERIOD AND ANNOUNCEMENTS**

## **NOTICES OF MOTION**

## **ADJOURNMENT**

**BRIGITTE SOBUSH, DEPUTY CITY CLERK**

## For Information Only

### Update on Neighbourhood Level Assessments

Presented To: Community Services Committee

Presented: Tuesday, Feb 03, 2015

Report Date: Wednesday, Jan 21, 2015

Type: Presentations

### Recommendation

For Information Only

## Health Impact Assessment

The Neighbourhood Level Assessments will be a valuable planning tool in identifying areas of specific need and vulnerability in the City of Greater Sudbury.

## Background

The Community Development Department, in collaboration with CGS Planning Services, has developed Neighbourhood Level Assessment tools to assist with planning for community services and as indicated in the City of Greater Sudbury Corporate Strategic Plan: "Prepare neighborhood assessments on assets and gaps related to social determinants of health and community inclusivity".

A sample of the work completed was presented to the Community Services Committee in October, 2013. Staff have now completed the project and are pleased to present to Council some samples of the results of the project and some practical applications of the resources.

The data and maps have been used to create community profiles, primarily based on Statistics Canada dissemination areas. Available information includes:

- population (by age and sex)
- number of households and type
- family, family structure
- mother tongue, bilingualism
- labour and occupation

### Signed By

#### Report Prepared By

Rob Blackwell  
Manager, Quality, Administrative and Financial Services  
*Digitally Signed Jan 21, 15*

#### Health Impact Review

Rob Blackwell  
Manager, Quality, Administrative and Financial Services  
*Digitally Signed Jan 21, 15*

#### Division Review

Rob Blackwell  
Manager, Quality, Administrative and Financial Services  
*Digitally Signed Jan 21, 15*

#### Recommended by the Department

Catherine Matheson  
General Manager of Community Development  
*Digitally Signed Jan 21, 15*

#### Recommended by the C.A.O.

Doug Nadorozny  
Chief Administrative Officer  
*Digitally Signed Jan 21, 15*

- education
- income

Maps include data plots of:

- Active Living/Healthy Lifestyle (available recreation/leisure facilities)
- Library usage
- Ambulance calls
- Fire calls
- Police calls
- Deprivation Index
- Annual average daily traffic count
- Average family income
- Median household income
- Transit stops, routes and ridership
- Critical infrastructure and social housing
- Ontario Works recipients

The maps will be a valuable planning tool that can be used across CGS departments/divisions, and the community for publically available data.

## Request for Decision

### Visions for a New Interpretive Bell Park Garden

Presented To:	Community Services Committee
Presented:	Tuesday, Feb 03, 2015
Report Date	Wednesday, Jan 21, 2015
Type:	Presentations

### Recommendation

WHEREAS Yallowega Belanger Architecture was retained by the City of Greater Sudbury to complete a strategic redevelopment plan for the former St. Joseph's Hospital parking lot area;

AND WHEREAS the strategic redevelopment identifies long term and short term strategies for the redevelopment of the former St. Joseph's Hospital parking lot area and other Bell Park parking infrastructure including phasing in capital costs;

AND WHEREAS the recommendations contained in the Visions for a New Interpretive Bell Park Garden are representative of our community's regreening accomplishments, support stewardship for our environment and are respective of the history of Bell Park;

THEREFORE BE IT RESOLVED THAT the City of Greater Sudbury approve the concept as outlined in the report titled Visions for a New Interpretive Bell Park Garden;

AND THAT the cost for phase 1 which includes regreening of the former St. Joseph's Hospital site parking lot estimated at \$950,000 be funded through the 2015 and 2016 Community Development capital;

AND THAT future phases of completing the vision for a New Interpretive Bell Park Garden be funded through the anticipated revenues (Section 50 - Parkland Dedication) from the redevelopment of the former St. Joseph's Hospital to condominiums, future capital envelops and government grant funding.

### Finance Implications

Phase 1 of the former St. Joseph's Hospital parking lot restoration will be included as part of the 2015 and 2016 Community Development capital funded projects. Future phases will be identified in future capital budgets and anticipated development revenues (Section 50 - Parkland Dedication) from the redevelopment of the former St. Joseph's Hospital to condominiums. In addition, grant applications will be submitted for consideration.

#### Signed By

##### **Report Prepared By**

Real Carre  
Director of Leisure Services  
*Digitally Signed Jan 21, 15*

##### **Health Impact Review**

Real Carre  
Director of Leisure Services  
*Digitally Signed Jan 21, 15*

##### **Recommended by the Department**

Catherine Matheson  
General Manager of Community Development  
*Digitally Signed Jan 21, 15*

##### **Recommended by the C.A.O.**

Doug Nadorozny  
Chief Administrative Officer  
*Digitally Signed Jan 21, 15*

# Health Impact Statement

This project will have a positive impact on our community greening accomplishments, support stewardship for our environment and respect the history of Bell Park.

## Background

The area commonly referred to as the St. Joseph's Hospital parking lot is currently being used for parking by Health Sciences North through a right of use agreement with the City of Greater Sudbury. Health Sciences North is currently in the process of arranging for alternate parking solutions. In anticipation of this portion of Bell Park being returned to use by the City of Greater Sudbury, a strategic redevelopment plan was undertaken to determine future best uses of the area as well to review parking and accessibility requirements for all of Bell Park. Yallowega Bélanger Architecture was hired in March 2013 to conduct a strategic redevelopment of the St. Joseph's parking lot area. The following items were included as part of the scope of work:

- Establish an overall long term strategic plan for the St. Joseph's Hospital parking lot area.
- An analysis of the current and future parking needs for Bell Park along with a design to accommodate those needs and estimated costs to complete.
- A review of the Panoramic site plan and the proposed design of adjacent lands.
- Identify any easement needs from and to Panoramic for mutual access to the others property.
- Review the capacity and growth potential of the York Street north and south parking lots.
- Consult municipal councilors, city staff and other stakeholders including the Bell Park Advisory Panel.
- Host a minimum of two (2) community consultation sessions.
- Review existing reports including the Bell Park Master Plan (2000) and the Grace Hartman Amphitheatre Business Plan (2010).

The following were noted as the key deliverables of the strategic redevelopment plan:

- A final recommendation regarding land use of the St. Joseph's Hospital parking lot area.
- Deliver a schematic on how the site can be redeveloped in order to meet current and future needs of Bell Park users.
- A pricing estimate for the development / enhancements of the St. Joseph's Hospital parking lot area as well as any costs associated with enhancements of the York Street north and south parking lots.

## Summary of Community Consultation Process

As part of the strategic redevelopment plan, Yallowega Belanger Architecture and the City of Greater Sudbury engaged the public in a number of different ways.

An initial public open house was held on November 21, 2013 to collect creative ideas and suggestions for the redevelopment of the former St. Joseph's Hospital parking lot area. The session also provided an opportunity for individuals to comment and suggest their views related to Bell Park use, accessibility, parking and potential park enhancements. Approximately 50 people attended the first public open house. For those not able to attend, there was an opportunity to provide feedback via an online survey. A total of 62 individuals responded to the online survey.

Using the feedback given by residents from the initial round of public consultation, preliminary design options were developed and shared at a second open house on January 30, 2014. The approximately 50 residents who attended the session had an opportunity to provide feedback on the preliminary design options. Additionally, individuals could provide feedback online. A total of 44 responses were

received through the second online survey.

Meetings were also held with the Bell Park Advisory Panel to seek input on the long term strategic plan for the St. Joseph's Hospital parking lot area and to review design options. Yallowega Belanger Architecture also provided an opportunity for members of Council to provide feedback via interviews or a feedback form.

## Key Findings

The majority of respondents that participated in the community consultation felt that there are adequate parking spaces provided for Bell Park. The community overwhelmingly felt that parking lots should not be within the core of Bell Park, but should be located along the periphery, so that the natural setting and geography is showcased. Increasing barrier free pedestrian, cycling and vehicular entry points into the Park to create more accessible opportunities and connections into and throughout Bell Park is important for all community members. Enhancing these connections and removing barriers will help to increase and maintain community and visitor usage, reinforcing Bell Park as a destination for all in the City of Greater Sudbury.

Through public consultation the following key ideas about the growth of Bell Park were documented:

- Preserve, enhance and showcase the ecological quality of Bell Park
- Eliminate boundaries and strengthen accessibility and connection points to and within the Park
- Provide a balanced combination of a passive natural park, with active recreational zones, complete with interpretive and educational elements throughout
- Preserve the spirit of the Bell Park Covenant

Participants had the following comments, concerns and suggestions about the following parking lots:

### Former St. Joseph's Hospital Parking Lot

- Return the parking lot to its natural green state
- Provide a combination of a natural vegetation and formal gardens
- Provide both an active and passive park setting
- Enhance and improve views into the park and towards Ramsey Lake
- Provide only limited and priority parking for wheelchair accessibility and encourage cycling and public transit

### York Street Parking Lots

- Promotes unsafe crossing at Paris Street for pedestrians and vehicles; a pedestrian crossing via above or underground to enhance safety and convenience
- It is not wheelchair accessible
- It is a visual eyesore in the middle of the Park
- Requires reorganization, re-greening and landscaping

### McNaughton Terrace Parking Lot

- Lack of parking spaces during high season times for Main Beach and large events

## Recommendations for Land Use

The Visions for a New Interpretive Bell Park Garden report (Appendix A - Strategic Report on Interpretive Bell Park) identifies the following recommended design opportunities for the three parking areas:

### *Short Term Strategies*

#### New Interpretive Bell Park Garden (Former St. Joseph's Hospital Parking Lot)



- Transform the existing parking lot to an interpretive zone within the Park, complete with both natural vegetation and formal gardens. Use of indigenous plants and incorporation of quiet seating and walking areas.
- Provide a public transit bus layby along Paris Street and a small parking area near Paris Street for priority barrier free parking.
- Design new architecturally creative boardwalk perched along the edge of the existing ridge and look out point to provide an opportunity for high level views toward Ramsey Lake and the Park below.
- Incorporate new accessible pathways, stairs and connections to the Main Beach and the Jim Gordon Boardwalk from the upper plateau.
- Incorporated small interpretive interventions (built form/sculptural/signage) along a new central walkway to celebrate and recognize the history and importance of Bell Park, the Bell Family and Ramsey Lake.
- Incorporate a water feature and cascading water retention ponds to both mute traffic sound from Paris Street and to educate the community about the Ramsey Lake ecology and the Watershed.
- Potential to incorporate a small, sustainable designed structure, built into the natural topography for programming opportunities, helping to reinforce the site as a repeat destination.

#### York Street Parking Lots

- Re-organize parking lots to accommodate more formal and organized parking within existing parking lot boundaries, complete with new tree-lined islands and built in pedestrian walkways.
- Line the periphery of the parking lots along Paris and York Street with trees and vegetation to help visually screen the parking lot.
- Provide wider sidewalks and move the traffic lights further away from the intersection to create a wider and safer pedestrian crossing at Paris Street.
- Create lookout at top of existing stair to Grace Hartman Amphitheatre to provide safe pedestrian queuing areas and relief zone along Paris Street.
- Build new architecturally designed feature stair at existing stair location, to decrease pedestrian congestion and increase beauty in the park.
- Provide new 'Gateway' signage at entrance to Bell Park from York Street.

#### *Long Term Vision*

#### York Street Parking Lots

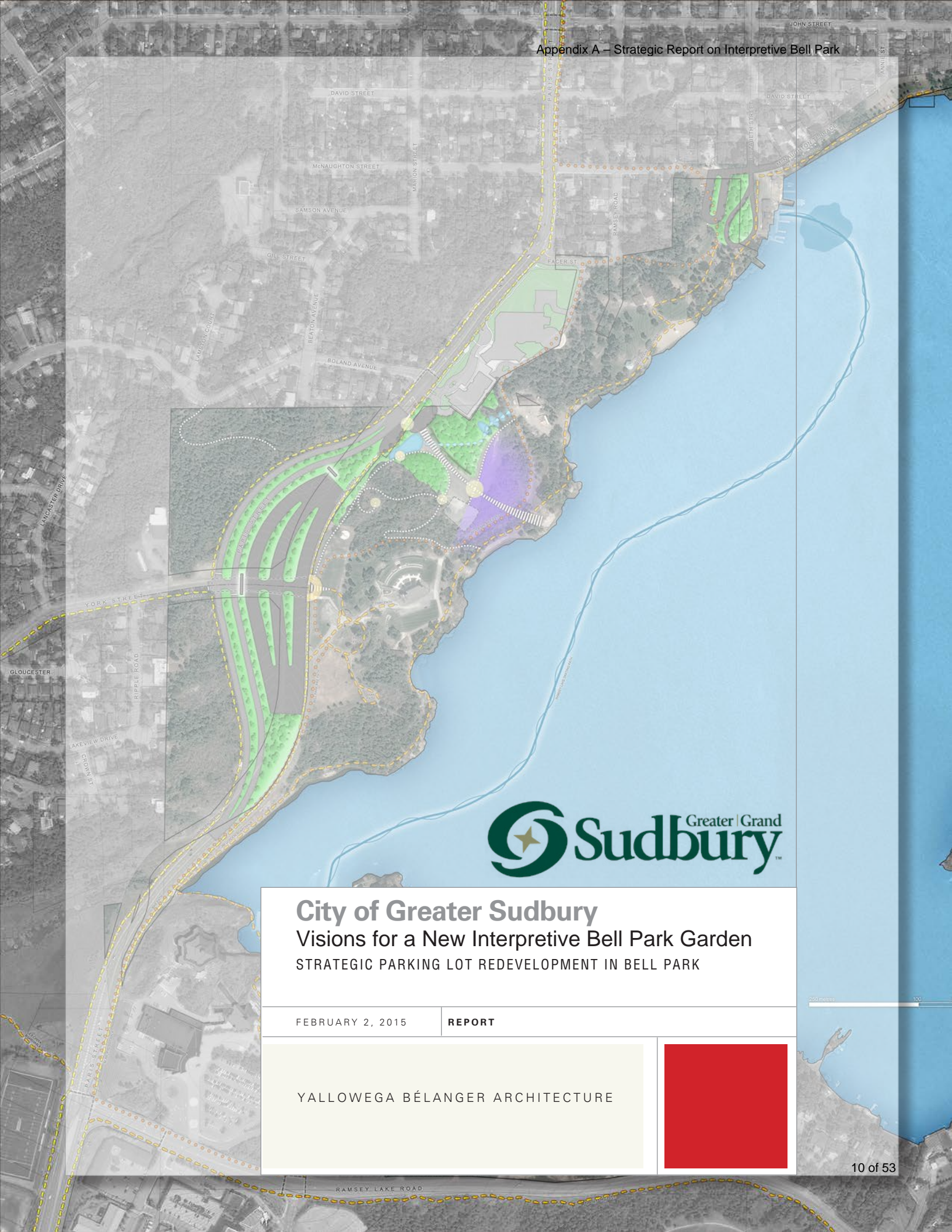
- Re-route Paris Street corridor around the West edge of the York Street parking lots to enhance safety, to provide accessible entry and to intensify and expand the green space within Bell Park.

#### McNaughton Terrace Parking Lot

- Increase parking to Main Beach by providing on street parking and more parking spaces within the lot.

#### Capital Development Costs

- The capital costs for the redevelopment of Bell Park have been phased in to allow for securing capital and government funding.



# City of Greater Sudbury

## Visions for a New Interpretive Bell Park Garden

### STRATEGIC PARKING LOT REDEVELOPMENT IN BELL PARK

FEBRUARY 2, 2015

REPORT

YALLOWEGA BÉLANGER ARCHITECTURE





**Strategic Parking Lot Redevelopment Plan in Bell Park  
Visions for a New Interpretive Bell Park Garden**

Report Submitted to:  
City of Greater Sudbury  
February 2, 2015

**Yellowwega Bélanger Architecture**  
255 Larch Street  
Sudbury, Ontario  
P3B 1M2

Primary Contacts:  
Louis Bélanger, OAA, MRAIC  
705 675 3383 x225  
louis@ybarch.com

Amber Salach, OAA, MRAIC  
705 675 3383 x223  
amber@ybarch.com

	<b>EXECUTIVE SUMMARY</b>	
		Project Description and Mandate
		Key Findings
		Recommendations and Opportunities
Section		
1	AREAS OF STUDY	
2	CONSULTATION PROCESS	
3	PROPOSED PARKING STRATEGIES & DESIGN OPPORTUNITIES	
4	DESIGN RATIONALE AND ALIGNMENT	
5	PRELIMINARY PROJECT COSTING	

**Table of Contents**



## Executive Summary

### Project Description and Mandate

The public consultation process and strategic redevelopment plan for the Former St. Joseph's Hospital Parking Lot commenced in early 2013 with the selection of Yallowega Bélanger Architecture (YBA) to help conduct the study and prepare the report. The goal of the redevelopment plan is to establish an overall long term strategic plan for the parking lot currently in use by Health Sciences North, at the site of the Former St. Joseph's Hospital and also to assess the overall parking needs for Bell Park.

The Schematic Plans in this report are conceptual site plans that identify comprehensive design recommendations for the redevelopment of the three main parking areas in Bell Park; Former St. Joseph's Parking Lot (Zone A), York Street Parking Lots (Zone B) and McNaughton Terrace Parking Lot (Zone C). The recommendations in the report represents the design development of various options that were analyzed and tested against principles such as:

- Functionality
- Accessibility
- Safety
- Sustainability
- Beauty
- Quality of green space
- Consistency with Bell Park Covenant

The options were modified and refined through discussion with the public, CGS Staff and community stakeholders. The findings in these documents, based on community input, provided a clear outline of public needs and priorities.

The Scope of Work as per the City of Greater Sudbury Request for Proposal included the following:

- Review of Panoramic Development site plan for the design of use of adjacent lands including design for use of city owned lands;
- Consideration of accessibility of city lands;
- Identify any easement needs from and to Panoramic Development for mutual access to the others property;
- Parking needs for Bell Park, along with a design to accommodate those needs and estimated costs to complete;
- Capacity and growth potential of Paris St./York north and south parking lots
- Consultation with City Staff, Municipal Council and other stakeholders;
- Public consultation with citizens and the Bell Park Advisory Panel regarding their view on how those lands should be re-developed in the long term
- Review existing reports - Bell Park Master Plan, Grace Harman Amphitheatre Business Plan and Panoramic Properties Site Plan;
- Final recommendation regarding land use for the parking lot;
- Deliver a schematic on how site can be re-developed in order to meet current and future needs of Bell Park users
- Pricing estimate for the development/enhancements of the parking and any costs associated with the south and north lots off of Paris Street.



## Executive Summary

### Key Findings

It is clear, City of Greater Sudbury residents are very proud of Bell Park. Located in the heart of the City, it is both a natural and urban park as well as an active and passive park. It is a truly unique community asset and landmark for Sudbury's commitment to environmental conservation and its community/recreational services. Bell Park also plays a key role in the City's Healthy Communities Initiative. Eliminating barriers and providing safe, accessible and clear entry and connection points to the park should be maintained and enhanced for pedestrians, cyclists and vehicles.

Although the response from the community was slightly varied with respect to the quantity of parking spaces required, the majority of respondents that participated in the community consultation felt that there is adequate existing parking spaces provided for Bell Park. The community overwhelmingly felt that parking lots should not be within the core of Bell Park, but should be located along the periphery, so that the natural setting and geography is showcased.

Increasing barrier free pedestrian, cycling and vehicular entry points into the Park to create more accessible opportunities and connections into and throughout Bell Park is important for all community members. Enhancing these connections and removing barriers will help to increase and maintain community and visitor usage, reinforcing Bell Park as a destination for all in the City of Greater Sudbury.

#### **Community ideas for growth obtained through public consultation:**

- Preserve, enhance and showcase the ecological quality of Bell Park
- Eliminate boundaries and strengthen accessibility and connection points to and within the Park
- Provide a balanced combination of a passive natural park, with active recreational zones, complete with interpretive and educational elements throughout
- Preserve the spirit of the Bell Park Covenant

Participants had the following comments, concerns and suggestions about the parking lots:

#### **Former St. Joseph's Hospital Parking Lot - Zone A - 320 Existing Parking Spaces**

- Return the parking lot to its natural green state
- Provide a combination of a natural vegetation and formal gardens
- Provide both an active and passive park setting
- Enhance and improve views into the park and towards Ramsey Lake
- Provide only limited and priority parking for wheelchair accessibility and encourage cycling and public transit

#### **York Street Parking Lots - Zone B - 390 Existing Parking Spaces**

- Promote safe crossing at Paris Street for pedestrians and vehicles; consider a pedestrian crossing through an above or under ground pedestrian system to enhance safety and convenience
- It is not barrier-free accessible
- It is a visual eyesore in the middle of the Park
- Requires reorganization, re-greening and landscaping

#### **McNaughton Terrace Parking Lot - Zone C - 57 Existing Parking Spaces**

- Not an efficient use of the existing parking area and drop off area
- Potential to be a Gateway to the Park

## Executive Summary

### Recommendations and Opportunities

Schematic Plans have been developed to identify the recommended design opportunities for the three parking areas. The design plans and rationale are located in Section 3 - Design Opportunities within this report.

#### Former St. Joseph's Hospital Parking Lot - Zone A

- Transform the existing parking lot into a natural interpretation Park with trails leading down to the main beach area and the Jim Gordon Boardwalk
- Create a natural water treatment system from the upper platform down to Ramsey Lake
- Provide interpretation stories of our history, culture and natural environment
- Minimal parking ( $\pm$  5 spaces for priority barrier-free parking)

#### York Street Parking Lots - Zone B: *Long Term Vision and Preferred Opportunity*

- Provide a clear main entrance and gateway into Bell Park
- Adjust the pedestrian crossings to create safer passage to the Park
- Reorganize existing parking lots by introducing landscaped islands around the parking aisles and spaces
- Enhance the accessibility into the Park on the east side of Paris Street by providing a larger pedestrian zone at the York Street intersection and greater access into the Park
- Maintain the existing 390 spaces
- Create a safe parking and entry point to the Park by relocating the parking into a central parking area directly adjacent the Park. This includes the re-routing of a section of Paris Street to the western edge of the existing parking areas.
- Intensify the natural setting of the zone to clearly mark the Park's presence in the City

#### McNaughton Terrace Parking Lot - Zone C

- Area to act as a gateway and drop off area to the Park
- Integrate the parking into a natural setting
- Increase parking from 57 spaces to 75 spaces







## 1

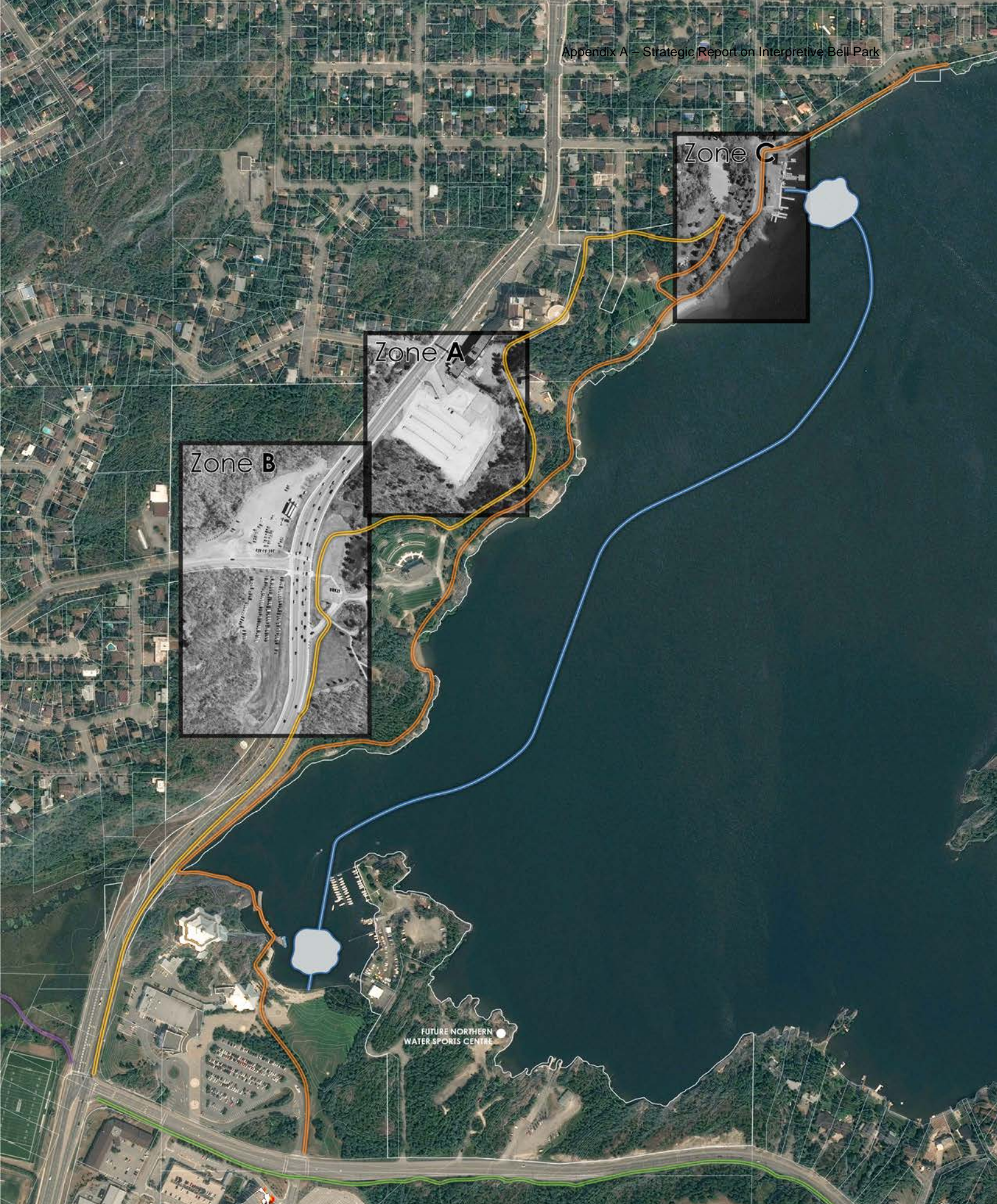
## Areas of Study

## Key Plan

Bell Park covers approximately 110 acres. Access to the site is from a variety of points but mainly from Science North, the York Street intersection, and the McNaughton Terrace area. The walkway which runs along Ramsey Lake's shore ties together and unifies the various zones of the park. Diagrams were developed to help to frame the context for the area of study. The map on the adjacent page highlights the area and extent of Bell Park and also indicates the existing conditions, features and amenities located within the Park. The key plan below shows City of Greater Sudbury owned and operated parks within a 20 minute walking radius to Bell Park.









# 1

## Areas of Study

### Parking Zones

The strategic redevelopment plan for parking in Bell Park required the evaluation of the following parking lots:

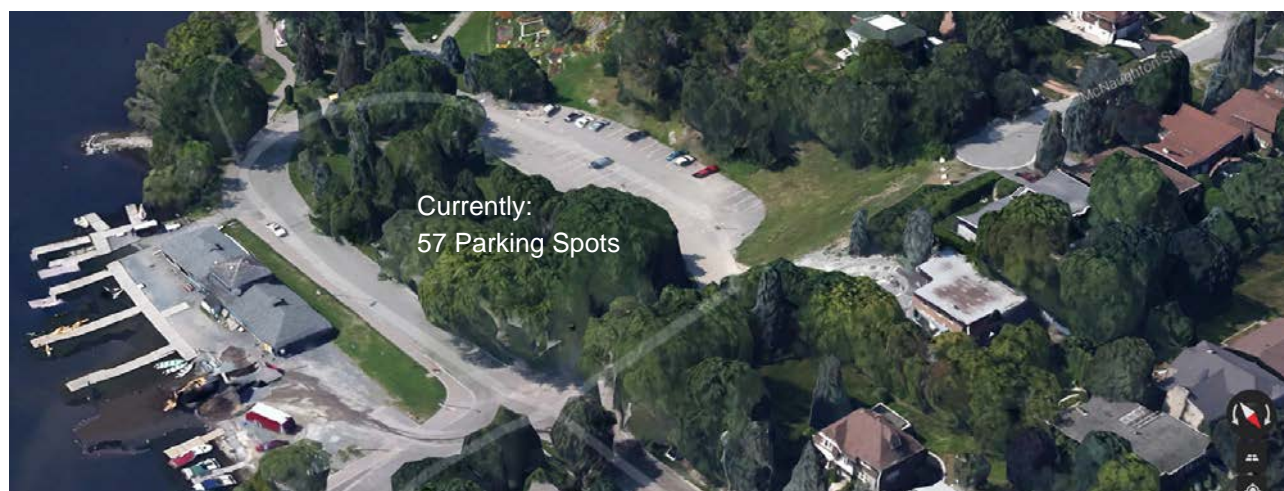
**Former St. Joseph's Hospital Parking Lot • York Street Parking Lots • McNaughton Terrace Parking Lot**



**Zone A - Former St. Joseph's Hospital Parking Lot**



**Zone B - York Street Parking Lots (North and South)**



**Zone C - McNaughton Terrace Parking Lot**

# 2

## Consultation Process

### Community Participation

Bell Park is one of Sudbury's greatest community resources. Making community participation to guide its future use and development is essential. Public Consultation is one of the fundamental strategies for communicating the developing design concept to the public. It also provides a forum for the expression of ideas and opinions by the public.

The residents of the City of Greater Sudbury were invited to attend and participate through a variety of public consultation forums. Advertising and invitations were made through public notices in the newspaper, on the CGS website and by inviting key community stakeholders to the presentations.

### Public Consultation Timeline:

#### Information Gathering Session

**Tom Davies Square - November 21, 2013 (4pm to 7pm)**

#### Online Survey

**November to December 2013**

#### Design Development Open House and Questionnaire

**Tom Davies Square - January 30, 2014 (4pm to 7pm)**

#### Bell Park Advisory Panel Meeting

**Tom Davies Square - March 24, 2014**

Community input yielded a varied response of comments and all types of recommendations for the parking lot redevelopment within Bell Park. All of the input was gathered, reviewed and compiled into categories and themes; evaluating concerns, suggestions and priorities.

The conceptual design development for the parking lot redevelopment seeks to capture and reflect the exchange that took place throughout the consultation period. The survey and consultation which form part of this report demonstrate that there is a great demand for more green space, both active and passive park space and ultimately, safety for the York / Paris Street crossing was of great concern. The adjacent page is a summary of reoccurring themes from the online survey that were presented to the public at the Design Development Open House in January 2014. The following pages summarize the responses to the questions of the online survey. Finally, a summary of the questionnaire from the Open House is provided.

## 2

## Consultation Process

## Online Survey - Themes and Quotes

Prepared for and displayed at the Design Development Open House - January 30, 2014

.....

## 1. Community

## Representative of, Responds to the needs of,...

*"A great spot to get a breathtaking view to convince a tourist to stay a while and explore our city."*

*"...educate people about what their uses are in filtering pollutants from the road before reaching the lake."*

*"...would be great for picnics, children, [and] learning about northern vegetation."*

## 2. Identity

## Natural Parkland, Welcoming, Unique,...

*"It would make a perfect park where people can just come and enjoy the space, read a book..."*

*"A natural...passive park with formal gardens."*

*"...restore the grass, trees, winding paths, and open up those beautiful views to the general public."*

*"Gardens with native species of wildflowers, grasses and shrubs..."*

## 3. Accessibility

## All ages, All abilities, Various types of transportation (foot, bike, skate)

*"...engage the youth...by providing a safe and accessible area to be active."*

*"[Install] maps of Ramsey Lake trails..."*

*"...be developed as a passive park with easy access to the rest of the park."*

*"Maybe more parking for bikes would be better than a parking lot."*

*"There seems to be sufficient parking in the park and surrounding areas."*

## 4. Connectivity

## Parking, Transit, Other key monuments in park, Visual, Access, Appearance,...

*"Park and lake access [in the] winter for skiers, skaters and snowshoers."*

*"...create walking trails that links to existing boardwalk and trails in the park."*

*"...would love to see more signage...pointing people in the right direction."*

*"...not enough [access points] and none that are accommodating to those with physical challenges."*

*"Access points to the park should be better marked."*

## 5. Programming/Use

## Flexible, Multi-purpose, Natural spaces, Observation, Contemplation,...

*"...integration of spaces for teenagers, young adults and just plain old regular adults, are important, too."*

*"More public art."*

*"[The St. Joseph's Parking Lot] could become an additional attractive entry way into Bell Park."*

*"...Sudbury people tend to drive...so keeping a small area for parking near the road and the rest developed for recreation would be ideal."*

*"A garden and look-out area would be an attractive feature of the park both for Sudburians and tourists."*



# 2

## Consultation Process

### Online Survey - Summary of Questions and Responses

#### **Q1 What some of the reasons you currently use Bell Park? What areas of Bell Park do you make use of?**

*(To confirm the general public use of Bell Park; what community members are using it for and typically what areas are they using.)*

##### **General Use**

- walking the Boardwalk
- exercising/fitness
- swimming (family time and/or exercising)
- cycling the bike paths
- skating the skate paths
- non-motorized boating/recreation sports
- attending major events, festivals and concerts
- use of Canoe Club, Rowing Club and Yacht Club
- to be in nature; to relax; to enjoy quietness and fresh air
- to admire views
- photography

##### **Common Areas of Use**

- Benches
- Boardwalk
- Trails
- Beaches
- Gazebos

#### **Q2 Please tell us about accessibility to and within Bell Park.**

*(To gain an understanding of the community's views on pedestrian, cycling and vehicular accessibility to the park and within the park.)*

##### **Parking (cons)**

- limited for large events
- increase in street parking near McNaughton Terrace
- York Street lots could be re-graded
- the majority of respondents were alright with the amount of existing parking

##### **Barrier-Free Accessibility**

- steepness of slopes within some areas in the park is difficult to manoeuvre with a wheelchair
- lockstone pathway maintenance is required

##### **Accessibility Ideas**

- transit drop-off lane
- overhead/underground access across Paris Street
- more bike racks needed - encourage cycling and healthy lifestyle
- designate one main entrance with signage to support

## 2

**Consultation Process****Q3 Please tell us about proximity and points of access into the park.**

*(To gain an understanding of what points of access the community typically uses and the whether they are adequate.)*

- there were some common concerns about the lack of parking at the McNaughton Terrace parking lot and especially for Main Beach and recommendations were made to expand this parking or allow for more on-street parking in this area
- the majority of the respondents were satisfied with the proximity of the parking lot

**Q4 Please tell us about the relationship between parking areas and the park.**

- priority should be for pedestrians and cyclists and we shouldn't encourage car use
- York Street parking is a visual eyesore
- Main Beach has limited parking and is hard to access from anywhere but McNaughton Terrace lot
- the majority of respondents do not feel additional parking is required and the park should be devoted to more green space

**Q5 Please tell us about the availability and capacity of existing parking areas.**

*(To gain an understanding of Bell Park patrons' ability to park on regular days and major event days.)*

- the majority of respondents feel as though there is adequate parking capacity
- some noted during large events it is challenging to find a parking spot
- a common concern is the lack of parking capacity in close proximity for the Main Beach

**Q6 Please tell us about the future growth potential of Bell Park.**

- many respondents did not feel that Bell Park needs to physically grow, but rather work with what is already within the Park to enhance it
- the majority of the respondents think that the St. Joseph parking lot must be returned to green park space
- a few respondents noted that growth could occur by introducing more revenue-generating-type facilities/activities that could be added to the park

**Community Ideas for Growth throughout the Park**

- snowshoe/cross country ski trails
- splash pond
- more landscaping and vegetation throughout the park
- more recycling and composting throughout the park
- reading nooks
- York Street parking lots to be re-greened
- allowance for food trucks
- outdoor restaurants/patio



# 2

## Consultation Process

### **Q7 Visual Enhancements – Please tell us about visual enhancements for Bell Park (signage, way finding, landscaping, art, etc.)**

- there was a mixed response regarding visual enhancements; some respondents felt that signage should be kept to minimum while others felt that upgraded signage would be useful
- gardens should only incorporate indigenous/native plants
- a number of respondents noted that maps would be very helpful
- many respondents thought the incorporation of more art and interpretive pieces would increase the visual appeal
- way finding at John Street to the McNaughton parking lot was noted a number of time as a requirement
- bike path upgrades were noted as a requirement

## Consultation Process

### Design Development Open House - January 30, 2014 Summary of Questionnaire Responses

#### **Q1 Do you feel the proposed concepts address the needs of accessibility, parking requirements, promoting a connection with the natural environment, beautifying Bell Park? Why or why not?**

Responses were fond of the idea of returning the lot to its natural state and supported the suggestion of providing good access to Bell Park. Most felt that parking requirements were met however the majority of parking should be located at York and Paris only. One suggestion thought that if there had to be parking at the St. Joe's site, it should be 'green' and educational, teaching those about proper water treatment.

The comments documented include:

- Return St. Joe's to natural state
- Huge visual improvement on York. "That is what I had envisioned for these areas."
- I feel that the York Street proposal does a lot to make that area feel very much a part of Bell Park
- "The parking lot should be porous and allow the water to infiltrate into the ground and not runoff. This would provide better protection for our lakes. Rather than exclusively using trees, use plants that can absorb water in high rain events. This can be an educational point for lake protection with signage explaining the green parking lot features."
- Parking requirements appear to address needs
- Ensure that there is handicap accessibility for paths
- Too much emphasis on cars and not enough on transit and lack of bicycle parking

#### **Q2: Do you perceive the redeveloped parking area at St. Joseph's Hospital as a destination? If not, what elements would you like to see incorporated that would attract you there?**

Respondents agreed that a natural state is ideal for the St. Joe's site. Uses that they would like to see incorporated ranged from a place for rest to a place for families and even to an area for more energetic activities (e.g. a skate park and workout space). Many liked the idea of a lookout area, commenting on the great view available from that site.

The comments documented include:

- Pedestrian walkways and lookout areas to enjoy Lake Ramsey
- Bike lane connections from various points in the City and adequate, all-weather bike parking
- Amenities on-site
- Returning this area to a natural space with indigenous plants and low maintenance areas for multi purpose use with good accessibility for mobility impaired is ideal
- A lookout and park map with upcoming events and local information.
- Interpretive panels about the history of the Park.
- I think I'd want to go there. My only objection is that there is too much parking.

# 2

## Consultation Process

### **Q3: How often do you see yourself visiting the redeveloped parking area at the former St. Joseph Hospital?**

Most would visit the area however many said they would do so more in the warmer months (which seem to be their current routine). A small number wrote that they would visit often or make it a habit with the suggested changes to St. Joe's.

The comments documented include:

- Every day.
- Maybe two, three times a year
- More often in the summer
- I see myself coming very often (weekly) in the summers
- Depends on the season
- Frequently
- 10- 12 times /summer
- As much as possible, weekly
- Probably more often than I visit Bell Park in the summer.
- A few times a year
- Often. During my workday and the odd weekend.
- Weekly during summer and occasionally when cool

### **Q4: How can we help to ensure this area is used as both a place for gathering and a place for quiet contemplation? Does it need to accommodate both?**

Many felt the St. Joe's space would be best suited for quiet, peaceful activities. A small number thought it could accommodate both. One noted, however, the challenge of providing quiet next to an major arterial road in the City.

The comments documented include:

- Park already provides gathering spaces, focus on trails and benches
- One or the other (parking or green space). They don't go together.
- Keep it quiet and peaceful
- I see this as a miniature version of the Royal Botanical Gardens in Hamilton. I think it can be used as both if it is rented out for groups
- There are other places where quiet is the norm (libraries, houses of worship, one's own home, etc.)
- There could be a lot more sitting areas provided (picnic tables)
- Provide signage and indicate separate areas. Would be nice if it accommodated both.

## Consultation Process

### **Q5: Do you consider the redeveloped parking area at St. Joseph's Hospital as a new opportunity for a key destination in the City? Would you take visitors here?**

Most of the responses noted that yes, they would bring visitors here and they would likely do so particularly for the view. One respondent noted that the St. Joe's lot wouldn't be a destination, rather a great enhancement to get to a destination (Bell Park).

The comments documented include:

- Key destination, not likely. Taking visitors there, quite possible.
- I would take visitors here just as I take them to the other Bell Park areas
- I'd love to show this new addition off to visitors! Bell Park is a crown jewel that needs to see more respect, expansion and protection.
- Probably...but mainly for the view.
- Yes. If it has a great lookout point

### **Q6: Do you think design improvements to the parking areas will enhance your experience of Bell Park?**

Many agreed that yes, elements of the proposals are an improvement and would enhance their experience. A few commented specifically about the welcomed improvements to the York/Paris parking lots.

The comments documented include:

- This will enhance enjoyment in both winter and summer
- Yes. These make it easier to visit and to park close by.
- Yes. Especially if it makes it easier too drop off mobility impaired visitors and still park.

# 3

## Design Opportunities

### Zone A - Former St. Joseph's Parking Lot

The existing parking lot is a series of terraces to accommodate approximately 320 parking spaces. These parking spaces have been primarily used by the former St. Joseph's Hospital and now are used by Health Sciences North. As Health Sciences North restructures its property to accommodate more parking directly at its Ramsey Lake site, the parking area of the former St. Joseph's Hospital will become vacant.

The eastern edge of the existing parking lot offers great vistas toward the Park below and Ramsey Lake. From this natural high elevation, a panoramic view is available.

The current redevelopment of the former St. Joseph's Hospital into condominiums also offers opportunities to integrate this development into a natural setting.

### Design Concepts

Based on the conclusions reached through this consultation process, additional parking for Bell Park's activities is not a priority for the community. The restructured parking at the York Street parking area (Zone B) will accommodate the majority of the parking for the Park's activities. This leaves the former St. Joseph Parking area available for creative redevelopment.

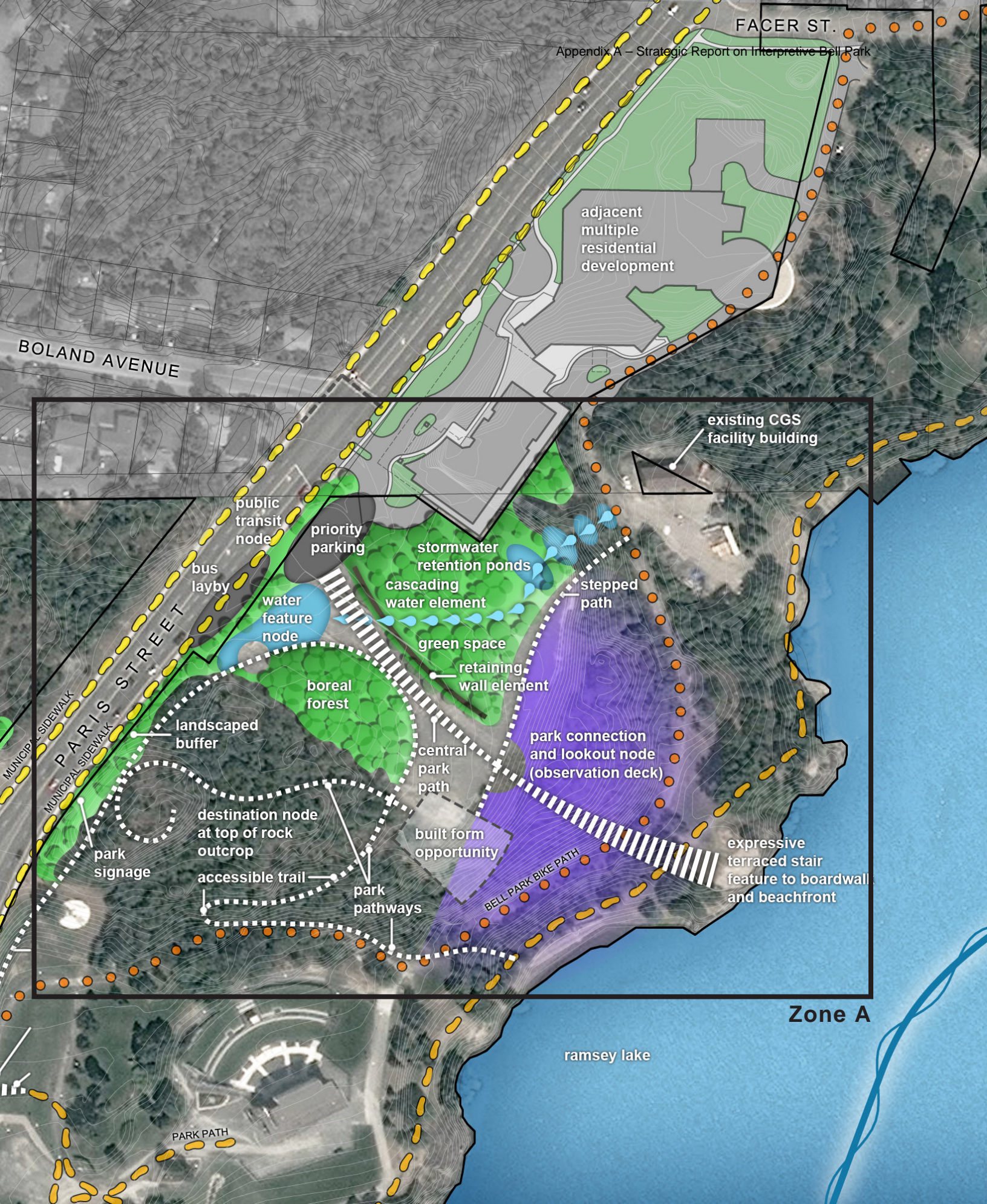
The consultation process clearly indicated a need to encourage the interpretation and education of nature/geography, our history and the culture of Bell Park and its surrounding areas. The former St. Joseph's parking lot represents an opportunity to communicate our local natural and cultural heritage to Bell Park visitors. We now have a chance to walk, explore and learn about Bell Park and our environment.

The existing Bell Park is already an established recreational and cultural centre for our City. Through the use of the existing beaches, the Jim Gordon walkway, the Grace Hartman Amphitheatre, the bicycle trail as well as a wide variety of passive recreational areas, the residents of Greater Sudbury and our visitors have grown to enjoy this rich, valuable outdoor treasure we have within our City.

The former parking lot area is the perfect opportunity for contemporary landscape architecture that supports both active and passive use in a public park setting. It is an opportunity to present a new perspective on the past, on our distinct natural qualities and to showcase sustainable urban and park development.

***An interpretative Park builds bridges between landscapes, people and history; reveals stories behind the scenery and creates opportunities for memorable and inspiring experiences.***





Zone A

ramsey lake

PARK PATH



# 3

## Design Opportunities

### Zone A - Former St. Joseph's Parking Lot

#### Design Concepts Continued

- Transform the existing parking lot to an interpretive zone within the Park, complete with both natural vegetation and formal gardens. Use of indigenous plants and incorporation of quiet seating and walking areas.
- Provide a public transit bus layby along Paris Street and a small parking area near Paris Street for priority barrier free parking.
- Design new architecturally creative boardwalk perched along the edge of the existing ridge and look out point to provide an opportunity for high level views toward Ramsey Lake and the Park below.
- Incorporate new accessible pathways, stairs and connections to the Main Beach and the Jim Gordon Boardwalk from the upper plateau.
- Incorporated small interpretive interventions (built form/sculptural/signage) along a new central walkway to celebrate and recognize the history and importance of Bell Park, the Bell Family and Ramsey Lake.
- Incorporate a water feature and cascading water retention ponds to both mute traffic sound from Paris Street and to educate the community about the Ramsey Lake ecology and the Watershed.
- Potential to incorporate a small, sustainable designed structure, built into the natural topography for programming opportunities, helping to reinforce the site as a repeat destination.

*Examples of Similar Developments:*



## Design Opportunities

### Zone A - Former St. Joseph's Parking Lot

*Through an inclusive process, the Design Concepts foster a holistic and integrated approach to the proposed redevelopment opportunities.*

**This interpretative Park would be:**

- a series of different trails available and designed to explore different aspects of this section of the Park
- intended to inform, support stewardship and gain respect for our environment and sustainability
- an intensification of nature and green space in the heart of the City
- a greening showpiece of ecological restoration
- a chance to describe the origins of the Park, the pre-Bell Family history of our area, our forests, vegetation and geography
- a chance to demonstrate and showcase the treatment of stormwater runoff through the construction of a natural bioswale system that would prevent the pollutants from reaching Ramsey Lake. This would help store, infiltrate, evaporate and cleanse stormwater runoff from Paris Street and the York Street redeveloped parking area.
- a chance to provide a great lookout located on the existing ridge overlooking the Park and Ramsey Lake

This rejuvenated pocket of natural setting would allow the chance for all to meander from the upper plateau of the Park down to the existing waterfront. The paths would provide options to enjoy the waters of the bioswale, the panoramic perspective from the lookout, the natural beauty of the restored environment and the educational story of our past through signage, themed areas, focal points and art pieces along the paths. Barrier-free accessibility for all would form the corner stone for the design and construction of the redevelopment.





# 3

## Design Opportunities

### Zone B - York Street Parking Lots

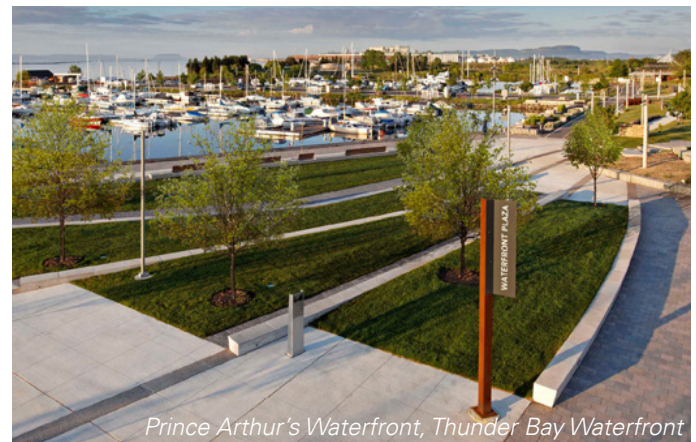
#### Design Concepts

Paris Street is one of Greater Sudbury's main vehicular thoroughfares, and it bisects the upper plateau of Bell Park in a North - South direction. The York Street parking area provides the majority of the parking spaces within the Park and is used on a day to day basis. Importantly, it is the only parking lot that will accommodate the required parking for large events within the Park and at the Grace Hartman Amphitheatre. Visitors to Bell Park are faced with many challenges as they use these parking areas. The proposed long term vision attempts to alleviate the community's concerns over the current configuration.

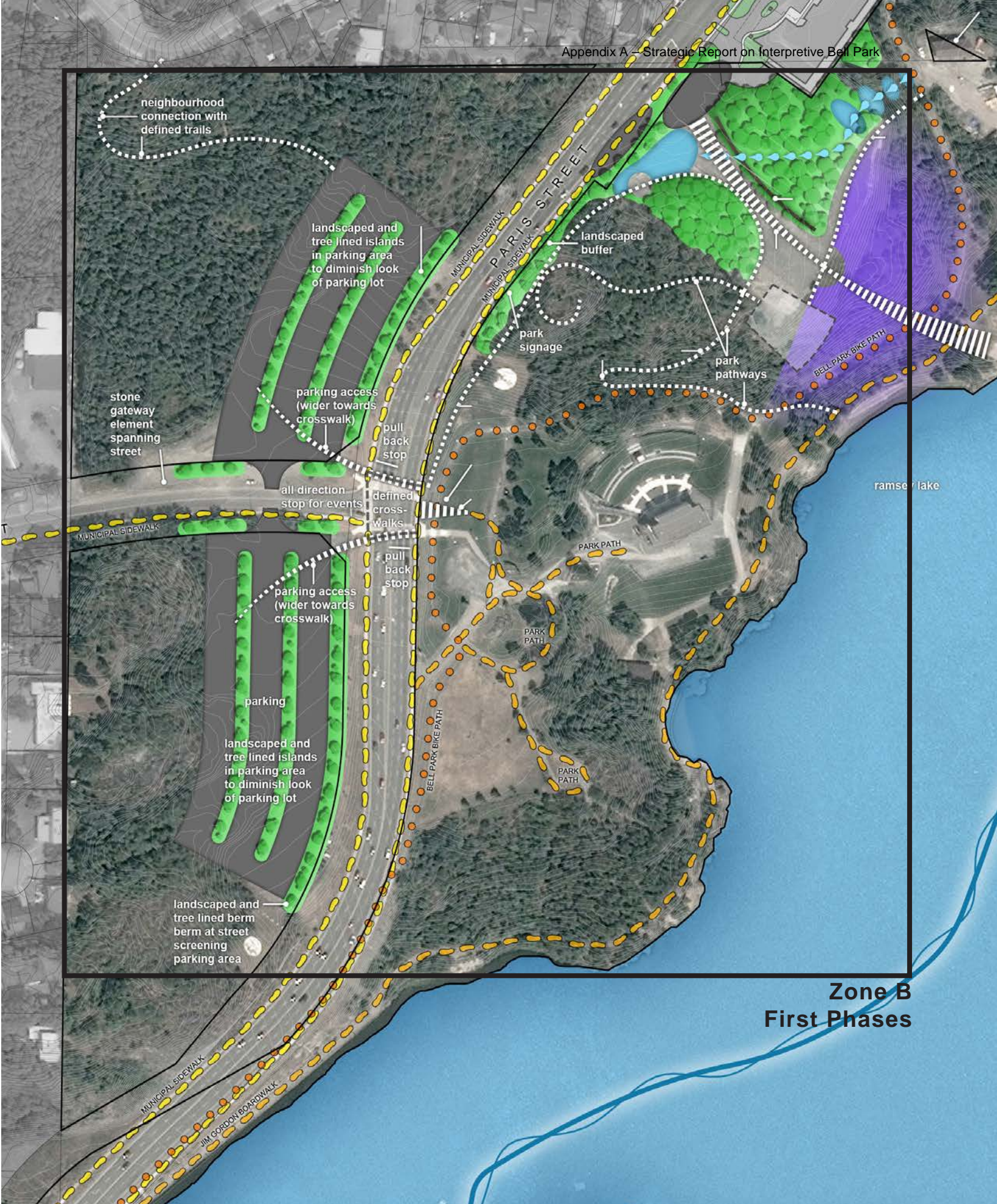
#### Some of the current challenges are:

- The traffic lights are the only mechanism for pedestrians to cross. This leads to many incidents of jaywalking
- Pedestrian congestion often occurs on the small sidewalks at the intersection and results in a dangerous condition when large crowds stand at the edge of the roadways.
- Crossing guards are sometimes required to stop traffic during large events, creating backed up of traffic on Paris Street and York Street
- Barrier-Free parking and accessibility is limited and unsafe
- The existing parking lots are not formally configured and result in chaotic and unorganized parking
- The gravel surfaces of the parking areas is minimal and drainage is uncontrolled
- Various options were considered that would allow safe pedestrian crossing of Paris Street. These included underground tunnels (limited due to the presence of substantial services under Paris Street as well as safety concerns related to underground passways) and an overhead pedestrian bridge (an elevator would be required on the Park side of Paris Street to accommodate the bridge elevation and the lower elevation of the Park at this location).
- ...continued on the following page

#### Examples of Similar Developments:







## Zone B First Phases



# 3

## Design Opportunities

### Zone B - York Street Parking Lots, continued

#### Design Concepts

##### York Street Parking Lots

- The restructuring and naturalization of the parking lots can proceed as the first phase.
- The work on the East side of the existing Paris Street, which includes the construction of the lookout at the existing intersection as well as the trail linking the new look out point within Zone B could be part of a subsequent phase.
- Re-route a section of the Paris Street corridor around the Western edge of the York Street parking lots to position all of the parking directly against the Park and avoid any street crossings, enhancing safety, provide accessible entry and intensify and expand the green space within Bell Park. The parking area would be totally integrated with natural elements such as landscaped islands between parking rows, berms to camouflage the vehicles from the roadway and controlled lighting.
- Create a landscaped median to divide the vehicular traffic and to celebrate the Park's boundaries.

*Examples of Similar Developments:*









# 3

## Design Opportunities

### Zone C - McNaughton Terrace Parking Lot

The current layout results in an inefficient use of the area. The existing parking lot is much too wide with an extremely large section of asphalt paving at the centre. The existing drop off zone is informal. The area does not act as a gateway/entrance to the Park.

### Design Concepts

- Transform existing parking lot into a parking zone integrated with nature
- Dedicated Drop Off area with wide accessible sidewalks leading to the existing trails
- Signage to indicate areas as gateway to the Park

*Examples of Similar Developments:*



*Piazza Nember, Italy*



*Piazza Nember, Italy*

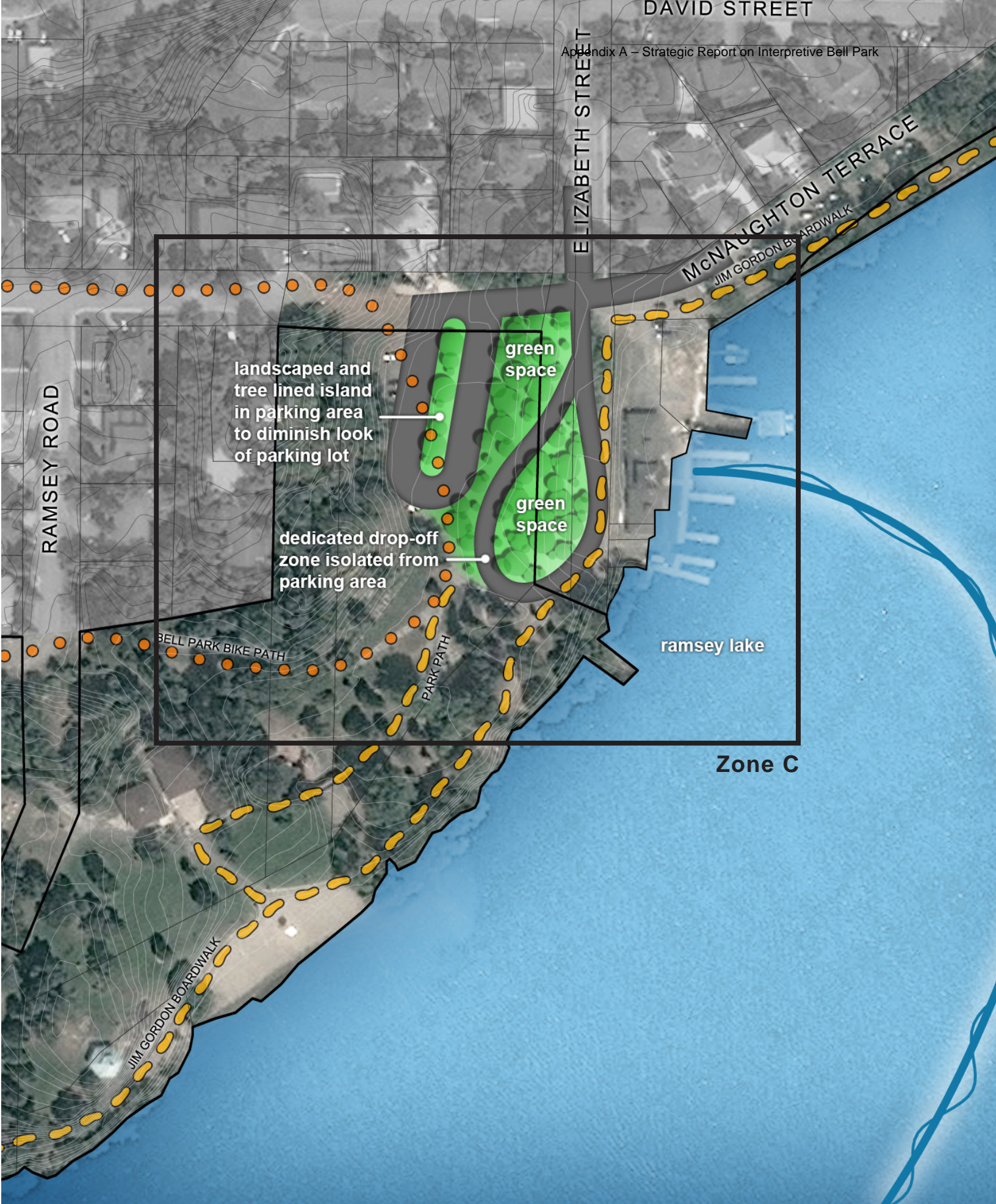


*Olympic College, Bremerton WA*



*Ryton Gardems, UK*







## Celebrating the Spirit of the Covenant for Sudbury, today!



### **Bell Park Covenant**

*“And the grantee covenants for itself, its successors and assigns to and with the grantor, his heirs and assigns, that it and they are all times hereafter maintain the said lands hereby conveyed as, and will not use or permit the use of the said lands except as a public park and recreation ground and this covenant shall run with the said lands hereby conveyed.”*

## Design Rationale

### Master Planning and Development

The long term strategic redevelopment plan for parking within Bell Park takes into consideration a number of guiding design principals, community input and also seeks to provide the necessary alignment with a variety of City of Greater Sudbury Master Plans, Strategic Community Initiatives and new developments within the Bell Park and Ramsey Lake area. The previous master planning and strategic direction documents outline a number of key recommendations, below are excerpts from these documents that help to guide the concept design development for the parking areas in Bell Park.

#### City of Greater Sudbury - Bell Park Master Plan, March 2000

*“The Master Plan’s main vision is to guide future uses and developments in order to ensure that the smaller more localized urban settings within the park do not overshadow the Park’s mainly natural character.” ....“We believe that this Master Plan provides the necessary guidance and vision to celebrate the Park as both the ‘heart’ and ‘gateway’ to the community.”*

*“The following design principles provide strong guiding concepts with the flexibility and vision to accommodate present and future goals for Bell Park.”*

- *Preserve the ecological quality*
- *Increase opportunities for access to the park*
- *Intensify the landscape of the park with the predominant planting of pine tree groves to reflect our Region’s heritage*
- *Capitalize on the unique characteristics of each zone*
- *Protect sensitive areas of the park*
- *Provide definition of the zones within the park*
- *Improve the connections within the park*
- *Hilltops and prominent locations and vistas within the park are to reflect the natural setting of the park and not the urban setting*
- *Reinforce the fabric and infrastructure to allow increased use*
- *Reinforce linkages to areas outside the park*
- *Increase opportunities for all season activities*

#### City of Greater Sudbury - Healthy Communities Initiative 2011 -2015

*“The City of Greater Sudbury is committed to creating a healthy community. These efforts are driven by the Community Development department through its Healthy Community Strategy, which consists of the following pillars and related challenges:*

- 1. Human Health/Well being*
- 2. Environmental Sustainability*
  - Impaired eco-system \**
  - Lake water quality \**
- 3. Economic Vitality*
- 4. Civic Engagement / Social Capital*

#### City of Greater Sudbury - Parks, Open Space and Leisure Master Plan

*“The Master Plan review provides a thorough framework to deliver cost-effective, high quality leisure and recreational opportunities to our community over the next 10 years.”*



# 5

## Preliminary Project Costing

### Cost Estimate

A range of costs have been identified below. These estimates are based on the preliminary concepts developed as part of the study.

#### *Zone A former St Joseph's Hospital parking lot*

##### **Phase 1; re greening**

Removal of existing parking area/retaining walls, naturalization of area, development costs and contingencies

\$875,000 to \$950,000

##### **Phase 2; accessibility**

Priority parking/bus lane, trail to York St area, development costs and contingencies

\$650,000 to \$1,000,000

##### **Phase 3; views**

Lookout at ridge, new trails within area, landscaping, development costs and contingencies

\$2,000,000 to \$3,100,000

##### **Phase 4; stewardship**

Storm water retention/filtration ponds, water feature, landscaping, interpretive structures, development costs and contingencies

\$3,000,000 to \$4,600,000

##### **Phase 5; connections to lake**

New trails to remainder of Park and Lake Ramsey, landscaping, development costs and contingencies

\$500,000 to \$775,000

## Preliminary Project Costing

### Cost Estimate

#### **Zone B; York Street parking lots**

##### **Phase 1; re greening**

Parking lot structuring and naturalization, landscaping, development costs and contingencies  
\$2,900,000 to \$4,600,000

##### **Phase 2; accessibility**

Enhance pedestrian crossing at York Street, new stairs/ramp down to Park, lookout/terrace on east side of intersection, landscaping, development costs and contingencies  
\$1,000,000 to \$1,950,000

##### **Phase 3; connections**

Strengthen pedestrian/ bicycle connections to Park and neighbourhoods, re greening of Park's boundaries, development costs & contingencies  
\$500,000 to \$1,000,000

##### **Phase 4; security**

Relocate portion of Paris Street, adjust parking areas, landscaping, development costs and contingencies  
\$4,000,000 to \$6,500,000

#### **Zone C; McNaughton Terrace parking lot - Upgrade Existing Configuration**

Restructure parking spaces, landscaping, reconfiguration of drop off zone, development costs and contingencies  
\$125,000 to \$185,000

#### *Note:*

*This report identifies basic construction budgets for the proposed redevelopments. These budgets are intended to provide an order of magnitude in terms of values. They exclude escalation beyond 2014. It would be in the best interest of the City of Greater Sudbury to periodically review and update the budgets as the project becomes further defined.*

## Request for Decision

### Maplecrest Cemetery Expansion

Presented To: Community Services Committee

Presented: Tuesday, Feb 03, 2015

Report Date Tuesday, Jan 20, 2015

Type: Managers' Reports

### Recommendation

WHEREAS Maplecrest Cemetery in Dowling is reaching capacity;

AND WHEREAS the abutting owner, Belanger Ready Mix Ltd., has offered the City of Greater Sudbury their land to the west of the cemetery at no cost, in exchange for reducing the buffer zone between the cemetery and their open pit;

AND WHEREAS the additional land will add approximately 30 years of useful life to the cemetery;

AND WHEREAS under the Funeral, Burial and Cremation Services Act 2002, the expansion of a cemetery requires approval of the municipality;

THEREFORE BE IT RESOLVED THAT the City of Greater Sudbury approve the expansion of Maplecrest Cemetery at 595 Simmons Road in Dowling by 0.16 ha (0.39 acres);

AND THAT Cemetery Maintenance By-law 2014-133 be amended to add the legal description of the additional land.

#### Signed By

##### Report Prepared By

Merek Lehto  
Manager of Cemetery Services  
*Digitally Signed Jan 20, 15*

##### Health Impact Review

Merek Lehto  
Manager of Cemetery Services  
*Digitally Signed Jan 20, 15*

##### Division Review

Ron Henderson  
Director of Citizen Services  
*Digitally Signed Jan 21, 15*

##### Recommended by the Department

Catherine Matheson  
General Manager of Community Development  
*Digitally Signed Jan 21, 15*

##### Recommended by the C.A.O.

Doug Nadorozny  
Chief Administrative Officer  
*Digitally Signed Jan 21, 15*

## Health Impact Assessment

The cemetery expansion has been reviewed utilizing the Health Impact Assessment Screening Tool indicating a positive impact to the community of Dowling by extending the useful life of the cemetery.

## Background

Maplecrest Cemetery has been an active cemetery for approximately 80 years and is the only cemetery that serves the community of Dowling. The current size of the cemetery is 0.81 ha (2 acres) and is expected to reach capacity within 10 years. In December 2013, Belanger Ready Mix Ltd. approached the City of Greater Sudbury (City) with a proposed land transfer of approximately 0.16 ha (0.39 acres) to the west of the existing cemetery (see attached sketch - Appendix A - Aerial View of Maplecrest Cemetery). It is expected that these additional lands will increase the useful life of the cemetery by an additional 30 years.

The lands currently being offered form part of a 30 metre buffer zone between the cemetery and an open pit owned by Belanger Ready Mix Ltd. and licensed by the Ministry of Natural Resources (MNR). By offering these lands to the City and expanding the cemetery, the buffer zone would be reduced to 5 metres. Reducing the buffer zone will require approval by the MNR in consultation with the City.

The additional lands will also need to be rezoned requiring approval from the Planning Committee.

The land will be transferred to the City once the following approvals have occurred:

- Approval from City Council to expand a cemetery;
- Approval from the Registrar to expand a cemetery under the Funeral, Burial and Cremation Services Act 2002 ;
- Approval from the MNR to reduce the existing buffer zone from 30 metres to 5 metres between the cemetery and the pit;
- Approval of rezoning the property for cemetery purposes and that the amended zoning By-law shall be in full force and effect;
- A fully executed Agreement of Purchase and Sale with Belanger Ready Mix Ltd.

Maplecrest Cemetery Expansion  
595 Simmons Road, Dowling



**Note:** Above sketch is not drawn to scale, included for reference purposes only.  
The Subject Lands are to be 25 metres in width by approximately 65 metres in depth.



## Request for Decision

### Chelmsford Family Health Team Project Update

Presented To:	Community Services Committee
Presented:	Tuesday, Feb 03, 2015
Report Date	Thursday, Jan 22, 2015
Type:	Managers' Reports

### Recommendation

WHEREAS in April of 2005, the Ministry of Health & Long Term Care announced that the City of Lakes Family Health Team's expression of interest for the City of Greater Sudbury had been approved, and;

WHEREAS the Valley East, Pioneer Manor and Walden sites are now fully operational, and;

WHEREAS in 2012, the City of Greater Sudbury allocated capital funds towards a Request for Proposal for the building design of the facility, and;

WHEREAS in 2012, the City of Greater Sudbury allocated capital funds to address immediate building maintenance requirements at the site, and;

WHEREAS on April 23, 2013, the City of Greater Sudbury requested that the Minister of Health and Long Term Care allocate the Ministry's capital funding contribution for the Rayside Balfour City of Lakes Family Health Team in order that the project can proceed;

THEREFORE BE IT RESOLVED THAT the City of Greater Sudbury request that the Minister of Health and Long Term Care respond to the unique and immediate needs of the City of Greater Sudbury's underserved community by allocating provincial funds that would allow the City of Greater Sudbury to develop the Chelmsford site for the City of Lakes Family Health Team.

#### Signed By

##### **Report Prepared By**

Sherri Moroso  
Community Development Co-ordinator  
*Digitally Signed Jan 22, 15*

##### **Health Impact Review**

Chris Gore  
Manager of Community Partnerships  
*Digitally Signed Jan 22, 15*

##### **Division Review**

Real Carre  
Director of Leisure Services  
*Digitally Signed Jan 22, 15*

##### **Recommended by the Department**

Catherine Matheson  
General Manager of Community Development  
*Digitally Signed Jan 22, 15*

##### **Recommended by the C.A.O.**

Doug Nadorozny  
Chief Administrative Officer  
*Digitally Signed Jan 22, 15*

### Finance Implications

In 2012, Council approved funding in the amount of \$1.3 million for renovations to be shared equally with the MoHLTC and the City of Greater Sudbury. Council also approved building design costs of \$30,000 and \$150,000 for immediate structural repairs to the building. The 2015 capital budget has allocated \$160,000 to this project following a revised estimate prepared by Yallowega-Belanger Architecture in December of 2014.

## **Health Impact Assessment**

This project will have a positive impact on several communities by enhancing primary care health services within the areas of; Levack, Onaping, Chelmsford and Azilda. These areas have the highest number of orphan patients within the outlying areas in the City of Greater Sudbury.

### **Background**

The City of Lakes Family Health Team (CoLFHT) was established in 2007 as a non-profit corporation following funding approval from the Ontario Ministry of Health and Long Term Care (MoHLTC) for a four-site operation. FHT partners include the Northern Ontario School of Medicine, Health Sciences North and the City of Greater Sudbury. The FHT is an interdisciplinary team of health care professionals working collaboratively to provide comprehensive primary health care services to the residents of the City of Greater Sudbury.

In the first six years of operation, the CoLFHT opened three of four clinics in the areas of; Sudbury, Val Caron and Walden. These sites provide primary care in a clinical setting for twelve family physicians, eleven inter-health professionals and a team of clerical/administrative staff. The FHT currently serves 17,000 patients and is continually growing.

The formula used to calculate primary care needs is estimated to be one practitioner to 1,380 patients based on population base. This translates to the area's population of 14,424 divided by 1,380, indicating a need for 10.5 family physicians. Currently there are four practitioners serving the area, leaving a deficiency of 6.5. In September of 2014, Northwood Clinic opened a Walk-in Clinic located in Azilda, however, the practicing physicians do not roster patients as part of the practice.

### **City of Lakes Family Health Team Update**

Two of the four family physicians have been signed and there is an ongoing recruitment for two others to complete the full complement required for the Chelmsford site. The Executive Director of the City of Lakes Family Health Team submitted the first phase of the MoHLTC Family Health Team Application on December 28, 2014 and is awaiting response from the Ministry. Work is progressing on completing the second phase of the Ministry application.

### **Ministry of Health and Long Term Care Update**

The original proposal submitted to the MoHLTC in 2005 recognized the need to deliver primary health care to the Chelmsford area, identifying the area as being underserved. The City of Lakes Family Health Team Proposal does just that. The community has identified a continued need for primary health care services in Chelmsford and this was expressed to the Minister in a letter sent from Mayor and Council in 2014.

### **City of Greater Sudbury's Update - Chelmsford Site**

#### ***Building Update***

To date, repairs have been done to the roof, drainage and an RFP has been sent out for mold remediation. An environmental consultant was hired and worked with staff in Capital management to create a scope of work for the removal of the material in question. The consultant advised that the City delay the remediation until the commencement of the project.

#### ***Architectural Update***

Yallowega-Belanger Architecture was awarded the tender for the schematic design for the Chelmsford Family Health Team Site in October 2014. Yallowega-Belanger Architecture has prepared a formal schematic for the building following meetings with committed physicians and administrative members from the City of Lakes Family Health Team and City of Greater Sudbury personnel. Updates to the MoHLTC's checklist of mandatory expectations of all Family Health Team facilities are being reviewed to ensure renovations comply with new Ministry requirements.

### **Next Steps**

The City of Greater Sudbury requests the MoHLTC to prioritize its funding to the Chelmsford City of Lakes Family Health Team in order that this project can proceed.



## Request for Decision

### Investment in Affordable Housing for Ontario 2014 Extension (IAH-E)

Presented To:	Community Services Committee
Presented:	Tuesday, Feb 03, 2015
Report Date	Tuesday, Jan 20, 2015
Type:	Managers' Reports

### Recommendation

WHEREAS at the September 9, 2014 Council meeting, the City of Greater Sudbury endorsed the municipality's participation in the Investment in Affordable Housing for Ontario Program Extension (IAH-E), and;

WHEREAS the City of Greater Sudbury further directed that the Manager, Housing Services prepare, for Council review and endorsement, the City's Program Delivery and Fiscal Plan (PDFP) outlining the anticipated funding expenditures for the IAH-E final five years;

THEREFORE BE IT RESOLVED THAT the City of Greater Sudbury endorse the Program Delivery and Fiscal Plan (PDFP) outlined in this report, and;

THAT the City of Greater Sudbury authorize the Manager, Housing Services to forward the City's PDFP to the Ministry of Municipal Affairs and Housing for funding approval, and;

THAT the City of Greater Sudbury authorize the Manager, Housing Services to adjust the PDFP to reflect any further changes and/or recommendations required by the Ministry of Municipal Affairs and Housing.

#### Signed By

##### **Report Prepared By**

Denis Desmeules  
Director of Housing services  
*Digitally Signed Jan 21, 15*

##### **Health Impact Review**

Denis Desmeules  
Director of Housing services  
*Digitally Signed Jan 21, 15*

##### **Recommended by the Department**

Catherine Matheson  
General Manager of Community Development  
*Digitally Signed Jan 21, 15*

##### **Recommended by the C.A.O.**

Doug Nadorozny  
Chief Administrative Officer  
*Digitally Signed Jan 21, 15*

### Finance Implications

Senior government program funding will be utilized to offset all program costs & initial administration costs associated with the implementation of the new housing program.

## Health Impact Assessment

The IAH-E Program is designed to allow municipalities to address affordable housing needs within their communities. The City's PDFP is structured to allow the implementation of IAH-E initiatives which will help low income households to access safe, suitable and affordable housing.

## Background

Since 2007, the municipality has participated in various Canada-Ontario Affordable Housing Programs (AHP). The AHP components have included the building of new affordable housing projects, a homeowner repair initiative, a homeownership assistance program, social housing repair initiatives and housing allowance components.

The community has benefitted from these initiatives. Of note, five (5) new affordable housing projects received \$25.3 million resulting in the creation of 280 affordable housing units. In addition, program funding of \$2.7 million was directed to 242 local low income homeowners to repair their homes and 34 low income renter households received loans totaling \$361,000 to help them purchase homes. The programs provided \$507,000 which allowed 47 low income renter households to receive rental assistance to make their rents affordable. Under the social housing project renovation component, funding of \$11.2 million was distributed to local non-profit housing providers to renovate their projects and make them more energy efficient. In total the CGS received and distributed over \$40.1 million in program funding over the 7 year period.

Funding from all these programs has come to an end and has been fully committed.

### **Investment in Affordable Housing for Ontario Program Extension (IAH-E)**

In late August 2014, the CMHC and the Ministry of Municipal Affairs and Housing jointly announced the IAH-E. This program extension is to run until March 31, 2020.

Like its predecessors, the IAH-E will allow the service manager flexibility in targeting the program dollars to those initiatives which best address local needs.

The IAH-E has retained many of the components of the previous AHP/IAH programs. These include a rental component for new construction, a home repair component, a down payment assistance initiative and a rent supplement/housing allowance assistance program. It should be noted that the IAH-E does not have an initiative which would see funding available to repair/renovate existing social housing projects.

Shortly after the IAH-E announcement, the Ministry provided the CGS with its Year 1 (2014-15) notional allocation of \$896,200. The Ministry advised that the allocation for the remaining 5 years would be announced at a later date.

The annual IAH-E notional allocation must be committed within the established deadlines of each program year. Funding that is not committed by these deadlines may not be carried forward and will be re-allocated to other Service Managers in the province.

Given the very short commitment deadlines for the Year 1 funding, Council elected at its September 9th, 2014 meeting to allocate the full Year 1 amount under the IAH-E Rent Supplement/Housing Allowance initiative. This component will provide rental assistance to approximately 57 low income households making their rents more affordable over a 5 year period. The Ministry has since approved this program selection.



On December 18, 2014, the Province provided the notional allocations for the final 5 years of the program. The annual allocations are listed below:

Year 2 (2015-16)	Year 3 (2016-17)	Year 4 (2017-18)	Year 5 (2018-19)	Year 6 (2019-20)
\$1,765,200	\$1,764,100	\$1,763,000	\$1,758,700	\$838,300

As previously stated, the annual funding is provided on a use it or lose it basis. Unused program dollars in any given year will be clawed back by the Province.

Included in the above is a nominal amount to help offset municipal administrative costs related to program delivery. These funds will help Housing Services secure the resources it needs to design and deliver the various program options. The actual costs attributed to these tasks will vary depending on the actual program initiatives delivered and the actual number of program participants.

As in the previous versions of the AHP/IAH programs, there are no on-going admin dollars provided by the Province beyond 2020. The CGS is expected to absorb any on-going program admin expenditures. Based on our previous AHP program delivery experience, it is not anticipated that these costs will be significant.

### **Program Delivery and Fiscal Plan (PDFP)**

In order to proceed with IAH-E funding over Years 2 to 6, Service Managers are required to submit a Program Delivery and Fiscal Plan (PDFP). The PDFP is a tool developed by the Province to help identify which of the IAH-E components will be selected by the municipality and when they anticipate flowing the funds.

One of the objectives of the IAH-E is to provide municipalities with programs which enable them to meet the local needs and priorities identified in their 10 Year Housing & Homelessness Plan (H & H Plan). In preparing the City's PDFP, Housing Services has based the plan on past AHP program results along with the priorities and recommendations identified in the City's H & H Plan.

The H & H Plan supports the City's approach of working with the community to achieve local affordable housing goals. Housing Services will therefore play the role of overall IAH-E program administrator, facilitator and funder. This is a similar role to that performed by Housing Services in the delivery of the previous affordable housing program initiatives. Housing Services will also be responsible for ensuring that projects and program participants meet the full program requirements over the life of the programs. This will minimize the City's risk associated with the program loans and rental assistance.

The H & H Plan identified a need to improve access and affordability for low income households. In order to achieve this, the H & H Plan recommended that the CGS devote the majority of future senior government affordable funding allocations for new affordable housing projects.

In reviewing the Province's notional allocation schedule, we note that it proposes to spread the remaining funding over 5 years. There is a concern that this funding approach may hamper the City's ability to encourage the development of new affordable housing units. The annual allocations are too small to provide enough incentive for developers to come forward with viable project proposals.

A similar situation occurred in the allocation process for the previous IAH initiative. At that time, the CGS received a total allocation of \$4.7 million to be dispersed over a 5 year period. Based on community need, the municipality wanted to fund the development of a seniors housing project. Unfortunately, the individual annual allocations on their own would be insufficient to bring the project to fruition. In response, the CGS requested that the Province permit the pooling of the CGS allocation so that it could be fully committed in a specific year. Under this scheme, the project would be able to proceed. The Province reviewed the CGS

request and granted its approval. The 32 unit seniors housing project was able to proceed.

We will therefore once again recommend the pooling of funding envelope. The creation of a \$6 million envelope will permit the development of a minimum of 40 affordable housing units. This recommendation is consistent with the H & H recommendation that the majority of senior government funding be utilized to develop new housing projects.

The IAH-E Rental component would be used to develop new affordable housing units. That component provides interest free forgivable loans to proponents in exchange for the project rents to be set by the program over the 20 year program term. The program also requires that the funded units be targeted specifically to low income households. The tenant selection process must be designed to allocate program units only to households whose income meets the program parameters.

This Rental component is similar to ones previously offered under the AHP/IAH programs. Local developers are familiar with those initiatives and are therefore likely to respond.

The H & H Plan also recommended that the CGS devote a portion of future senior government affordable housing funding towards Housing Allowance/Rent Supplement programs. To that end, the CGS has approved the expenditure of the Year 1 IAH-E funding in this regard. The funding will provide rental assistance for approximately 57 households making their rent affordable for 5 years. It is recommended that an amount similar to the Year 1 funding (\$894,885) be allocated in the final year of the IAH-E. This will extend the rental assistance for another 5 years thus covering the full 10 year time frame of the H & H Plan

The H & H Plan also indicated that the CGS devote a portion of future senior government affordable housing funding towards initiatives incorporating unit accessibility and energy efficiency modifications. The current IAH-E allocation is sufficient to allow the CGS to address accessibility and energy efficiency modifications. Both of these will be requirements in the Rental component.

In addition, it is recommended that \$600,000 be allocated towards the Ontario Renovates component of the IAH-E. This component provides interest free forgivable loans to eligible low income homeowners so that they can address accessibility and energy efficiency issues in their homes. The program loans will make their home more liveable, more energy efficient and therefore, more affordable. The dollars can also help eligible homeowners deal with structural deficiencies in their homes.

A similar home repair initiative was delivered in the past and was well received. It is anticipated that the funding would be able to assist at least 30 low income homeowners.

## **PDFP Summary**

The Provincial notional allocation model needs to be revised to meet our local needs. The revised schedule and rationale is listed below.

The majority of the IAH-E funding (\$6M) is to be committed under the Rental component in Year 3 (2016). The \$6M represents the combination of Year 2, 3, 4 and some of the Year 5 funding envelope. This approach is being selected to allow the Ministry of Municipal Affairs time to review the program's provincial commitments and determine its ability to redistribute funding among the 47 Service Managers. This time frame would provide Housing Services time to ramp up for program delivery and allow local developers sufficient time to prepare viable proposals which meet the program requirements.

The dollars for the Home Repair (\$600,000) would be awarded from the Year 5 (2018) of the program. Again, the Ministry has to reallocate dollars among Service Managers and it was felt that this time line would provide sufficient time for the provincial remix to occur. Housing Services would market the program to allow low income homeowners requiring assistance time to review the program parameters and come forward.

The final program year (2019) would see the remainder of our IAH-E funding allocation (\$894,835) committed to the Housing Allowance/Rent Supplement component. This would allow the rental assistance to continue for an additional 5 years, matching the 10 Year H & H Plan.

Program admin dollars will begin flowing this year to help the CGS deliver the Year 1 Housing Allowance initiative. Funds will also be used to ramp up for the delivery of the above noted IAH-E components.

## **Next Steps**

The IAH-E is seen as a key component in the CGS's housing strategy for dealing with local housing needs.

Approval is being requested allowing Housing Services to complete the PDFP in accordance with the recommendations in this report. The PDFP will identify the selected program components while reflecting the above noted IAH-E pooling of program dollars.

The PDFP will reflect the recommendations of the H & H Plan and be consistent with Official Plan policies.

Once approval is given, Housing Services will forward the PDFP to the Ministry of Municipal Affairs and Housing for review and final approval. The deadline for submission is February 28, 2015.

Though the Ministry is open to the pooling approach, it cannot guarantee that it will be able to exactly match our request. Should the Ministry be unable to meet our request, approval is being requested to allow Housing Services to make the necessary PDFP adjustments having regard to the H & H Plan recommendations. Any changes will be incorporated into the PDFP to ensure that full funding allocation is properly utilized. Housing Services will then resubmit the PDFP to the Ministry for final approval.

Once approval is received, Housing Services will proceed to operationalize the various program initiatives in accordance with the PDFP and Ministry requirements.