

city of | ville de
SUDBURY

Bell Park Master Plan

MARCH 2000



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Bell Park Master Plan

Imagine Bell Park in 50 years



city of | ville de

SUDBURY

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prepared by

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1. EXECUTIVE SUMMARY

The role of Bell Park has preoccupied the community for a number of years. The master planning of a park provides endless opportunities and challenges and must reflect the community's fundamental values and its attachment to the benefits it offers. This report represents the community's commitment and desire to clearly establish the park's destiny.

The master planning process commenced in January 1998 with the selection of Nicholls Yallowega Bélanger Architects · Architectes (NYBAA) to prepare the study. The Master Plan is a conceptual and physical plan and is the first comprehensive, overall planning process for Bell Park. This report represents the conclusion of the Master Plan for design development.

The Master Plan was based on the analysis of a variety of alternatives. These alternatives were developed to explore the opportunities for the development of the site with the Bell Park Master Plan Steering Committee, City of Sudbury staff and park user groups.

The Master Plan's basic objective is to preserve and strengthen the park's existing activities and individual zones.

Bell Park is as diverse as the community that surrounds it. It is representative of the spirit, vision and reality of Sudbury. It is the central park space within our city and embodies the many distinguishing features found in the broader community. Distinguished park planners such as Paxton and Olmsted suggest that "a park harbours the subconscious of the city". Bell Park is the perfect example of this concept.

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 park is a relatively natural area and contains a number of individual zones that differ in their physical setting and/or activities. The walkway which runs along Ramsey Lake's shore ties together and unifies the various zones of the park.

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.

Bell Park represents the wide range of diverse northern values for individuals and the community. The magic of the park lies in its richness and variety, its many connections, its irregularities and its varied users. The Bell Park Master Plan establishes the following broad themes as key catalysts for the future;

- recognition of Bell's original vision for the Park,
- Ramsey Lake as a resource to be protected,
- the presence of northern physical features within the park,
- representation of the diversity of our community,
- commitment to stewardship,
- the promotion of biological regeneration,
- enhancement as a major tourist attraction
- the preservation of a place for one and all.

Access will be reinforced to suit the park's organization. The York/Paris Street intersection will be strengthened to become the park's main entrance. Circulation will be enhanced with the addition of a separate bicycle roller blade path and expanded pedestrian trails into all parts of the park. Links will also be developed to permit access to and from the various areas of the city. The landscaping within the park will be intensified to reflect the natural diversity.

The shape and character of Bell Park is already evident. The Park should be reinforced as both the heart of and the gateway to the community. Bell Park is a "landmark" for Sudbury's commitment to conservation, restoration and regeneration made evident over the past decades.

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.

Imagine Bell Park in 50 years



AERIAL PHOTO: BELL PARK

BELL PARK MASTER PLAN

Nicholls Yallowega Bélanger Architects · Architectes
March 2000

2. INTRODUCTION

2.1 Basis for Study

In early 1998, the City of Sudbury committed to developing long range conceptual plans for Bell Park (Resolutions #98-12 and 98-14). A comprehensive Master Plan was proposed in order to guide and direct planning and development. The objective of the plan was to provide guidelines for development of Bell Park. This objective was recognized in the Ramsey Lake Community Improvement Plan, 1992. The Master Planning process was guided by a community Steering Committee. This committee is made up of concerned citizens interested in preserving and protecting the park, and an architectural consultant, responsible for documenting and facilitating the process. The members of the Bell Park Master Plan Steering Committee are:

Peter Dopson

David Pearson

Sarah Walker

Bill Lautenbach
Commissioner of Planning and Development
Regional Municipality of Sudbury

Tin Chee Wu
Regional Planner
Regional Municipality of Sudbury

Staff Brian Cottam
Assistant City Manager, Engineering and Community Services
City of Sudbury

Don Waddell
Director of Leisure Services
City of Sudbury

Consultants Nicholls Yallowega Bélanger Architects · Architectes

2.2 Master Plan Content

The purpose of the Master Plan is to:

- provide a strong long-term concept for the development of Bell Park with the flexibility to accommodate future needs
- develop programming ideas
- define predicted stages of development and options for future expansion
- translate the program ideas into a site utilization plan showing the location of:
 - buildings and their major elements
 - major circulation elements in the park
 - pathways, roadways and parking
 - major utilities and site services
- analyze site use options for alternative development scenarios
- analyze the future use of the existing buildings
- develop a capital budget
- develop an implementation schedule



View of main beach area, summer of 1998

The final Master Plan document includes:

- functional analysis of existing major areas
- analysis of proposed relationships between major areas
- description of the park including the opportunities for and limitations to development
- alternatives for future use and expansion
- capital cost analysis based on proposed projects
- implementation priorities
- site plan illustrating:
 - major landscaping elements
 - entrances and exits from the site
 - parking
 - options for future expansion
 - connections to points beyond the park

The Master Plan's vision and design principles are tested against the following criteria:

- compatibility with the vision of the park
- functional relationships between individual areas
- ability to minimize the impact on the fabric of the park
- ability to advance the project with minimal effect on other parts of the site
- ability to improve user access
- ability to enhance quality of spaces and experiences
- relationship to available parking
- ability to enhance or change individual areas
- effect on future expansion potential
- effect on the ongoing operation of the Park
- need for additional property
- ability to meet the project schedule
- ability to meet the project budget

As the master planning proceeded, each of the options was analyzed and tested against the above criteria. The options were modified and refined through discussion with the community.

2.3 History of Ramsey Lake and Bell Park

History of Ramsey Lake

Prior to the establishment of the reserve system for aboriginal peoples, the Whitefish Lake Ojibway hunted and occupied a huge territory well beyond the boundaries of their present reserve. Until approximately the 1850's, Ojibways from what is now the Whitefish Indian Reserve hunted and trapped in the Sudbury region. They regularly paddled their canoes through Lily Creek to Ramsey Lake which at that time was called Lake Bimitimigamasing (T. Kujanpaa, 1984) "Bimitimigamasing: The water that lies on the side of the hill" translated from the Ojibway language.

Ramsey Lake was named after William Allen Ramsey, a CPR engineer and chief surveyor. In 1879 a railway survey team is said to have become lost temporarily in heavy fog in the vicinity of the lake. Ramsey thereupon named the lake "Lost Lake". It was later named after him but was spelled Ramsay from 1891-1929. The correct and official spelling is Ramsey.

Prior to World War I, Sudbury lacked an urban amenity such as parkland. The deficiency began to be remedied in 1917 with the establishment of the Municipal Parks Board headed by W. J. Bell. That year the board acquired seven acres of land on Lake Ramsey adjoining the Bell Estate, from the estate of the french Count Romanet du Caillard. The Count immigrated to Sudbury in the late 1800s and owned land from Nelson Street to the eastern end of Lake Ramsey.



View south towards Ramsey Lake, Circa 1930s

Bell Park History

William Joseph Bell was born on July 29, 1858 in Pembroke, Ontario. He studied, worked and married in the Ottawa Valley before moving to Sudbury in 1896. He worked in the lumber industry, for which success was rapid within this developing district. Bell's business interests were not confined to the lumbering industry. He was a major investor in the Cochrane-Dunlop Hardware Company and president of National Grocers Ltd.

Bell's success as a businessman and his position in the Sudbury community was evidenced by his home, the Bell mansion. This prestigious residence overlooked Lake Ramsey, and the estate, including a coach house, stable and woodland, stretched to the lake edge. The house and property were bequeathed, after Mrs. Bell's death, to the Sudbury Memorial Hospital which subsequently sold them.

William and Catherine Bell were generous philanthropists. In 1926, **the family** transferred 110 acres of land adjacent to Lake Ramsey to the City of Sudbury. It is this land that is now Bell Park. A conveyance was instituted at the time and contains a restrictive covenant which reads as follows;

"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."¹

The Bell Family was responsible for many acts of philanthropy: Bell Park, Bell Grove, Memorial Park and generous donations to the Salvation Army and to St. Andrew's Church.



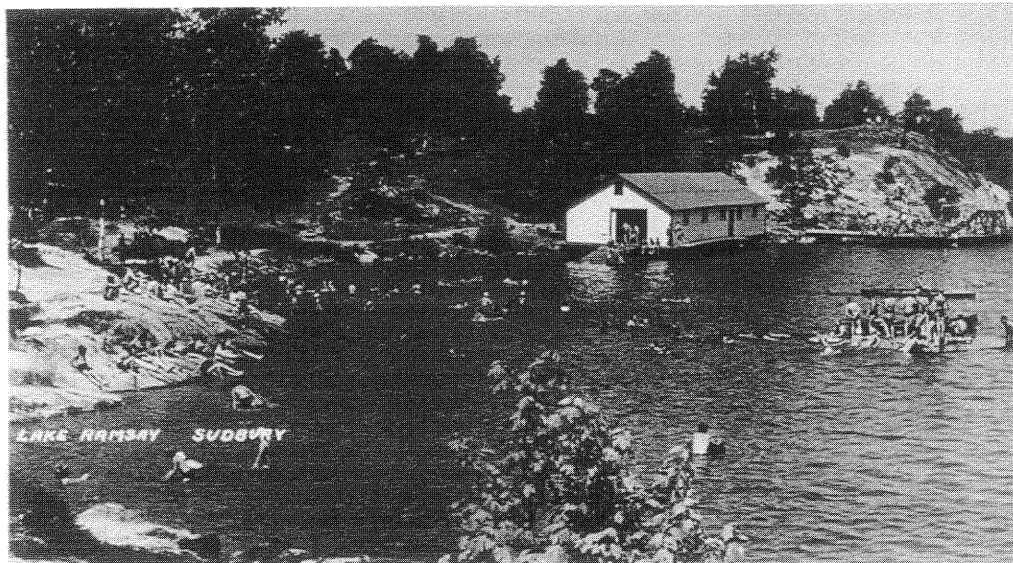
Bell Mansion, circa 1930s

¹ Taken from the Bell Park land transfer agreement, January 28, 1926.

Historical Timeline

Bell Park has been and continues to be important for public events. Bell Park and Sudbury share a rich and diverse history. The following timeline represents critical events in the evolution of Bell Park:

- 1850s Aboriginal people hunted, fished, and trapped in and around Ramsey Lake
- 1879 Lost Lake discovered by Ramsey
- 1892 Count Frederick Romanet du Caillard purchased land from Nelson St. to Lake Ramsey
- 1902 Sudbury Boating Club established on Lake Ramsey
- 1907 W.J. Bell builds mansion overlooking Lake Ramsey
- 1908 CPR line moves from route along Bancroft and Howey Drive to lakeshore
- 1917 Municipal Parks Board purchases 7 acres of Lakefront
- 1923 The Department of Lands and Forests establishes air base on Lake Ramsey
- 1926 William and Catherine Bell donate 110 acres of lakefront property
- 1934 Austin Airways Plane Service begins operation
- 1946 General Hospital built on F. M. Stafford property on Lake Ramsey
- 1955 Bell Mansion destroyed by fire
- 1959 Sudbury Yacht Club incorporated
- 1964 Laurentian University moves to southshore Lake Ramsey
- 1967 Bell Park Amphitheatre construction, Bell Park Landscaping
- 1967 Bell Mansion purchased and renovated to become Laurentian University Museum and Arts Centre (LUMAC)
- 1968 Bell Mansion donated to Laurentian University
- 1971 Northern Lights Festival Boreal inaugurated
- 1975 Laurentian Hospital constructed
- 1980 Science North built
- 1992 Bell Park/Science North Walkway developed
- 1994 Bell Park Walkway Extension completed
- 1996 LUMAC becomes the Art Gallery of Sudbury



Beach area next to Canoe Club, circa 1950s

BELL PARK MASTER PLAN

Nicholls Yallowega Bélanger Architects · Architectes

March 2000

2.4 Site Boundaries

In order to document existing conditions, a land registry search and a boundary-survey report establish the extent of the park. Notes taken from the surveyor's investigation performed by J. Anne Cole Surveying Ltd., dated September 18, 1998, that pertain directly to the master plan are included in Appendix 1.

2.5 Literature Review: Planning Studies and Reports

In order to develop a comprehensive, long term plan for Bell Park, it is necessary to review all relevant documents. The committee recognized the validity and importance of past reports and studies dealing with Bell Park, Ramsey Lake, leisure, and Sudbury. The committee was committed to an ongoing data collection and literature review. The planning studies and reports represent a wealth of information and public input. Excerpts representing a synthesis of all the literature are found in Appendix 2.

2.6 Community Consultation Process

Bell Park is one of Sudbury's greatest community resources. Therefore, community participation to guide its future use and development is essential. The Steering Committee reviewed existing planning studies and reports, as well as surveys and questionnaires.

The findings in these documents, based on community input, provided a clear outline of public needs and priorities. With this in mind the Steering Committee decided to seek input from the community in four ways:

1. Target Mailings: (November, 1998) Groups and individuals who had submitted written comments during the development of the 1992 Ramsey Lake Community Improvement Plan were asked to respond to a draft of the Master Plan's Broad Themes statement. Reaction and feedback were sought as well as an update of their previous statements relating to Bell Park. Input from the following groups was requested.

Sudbury Hospital Corporation
Northeastern Ontario Cancer Centre
Sudbury Boat and Canoe
Laurentian University
Sudbury Yacht Club
Northern Lights Festival Boreal
Idylwylde Golf and Country Club
Ramsey Lake Navy League
Sudbury Trail Plan Association
N.D.C.A.

M.N.R.
M.O.E.
Science North
Art Gallery of Sudbury
City Parks and Recreation
Department
Sudbury and District Health Unit
Navy League
Sudbury Canoe Club
Sudbury Rowing Club

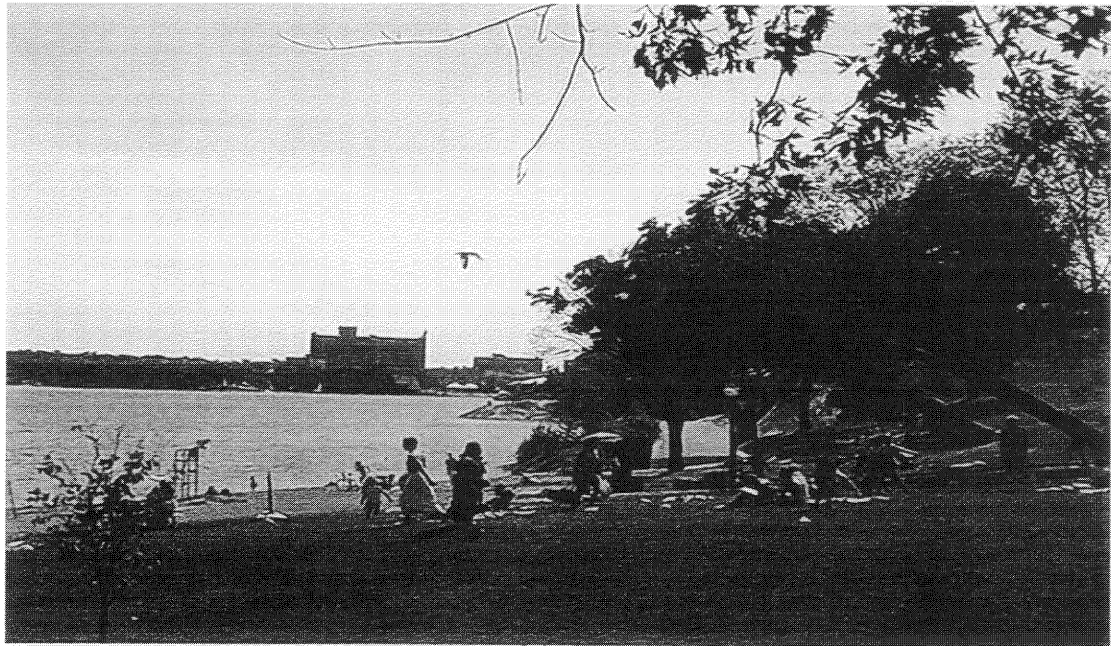
Regional Planning Staff
S.R.D.C.

Co-op Unit of Laurentian
University
Ministry of Natural Resources

2. Presentation of the Draft Master Plan to City Council.
3. Presentation of Draft Master Plan to the public as part of the formal Community Review Process.
4. Adoption of Master Plan Report by City Council.

The Target Mailing campaign yielded the following comments and recommendations. The comments were evaluated against the themes and guidelines proposed by the Bell Park Master Plan Steering Committee. The following is a brief summary of comments received from the target mailing:

- safe access to Science North and Bell Park Walkway.
- be aware of the traffic increase with Hospital development.
- motor boat conflict with Yacht Club (result of boat launch).
- provide rehabilitative trail links for Hospital patients and families.
- continue to integrate its surrounding environment (Lake Ramsey, Lily Creek) into Science North's educational programs.
- zone label around Science North – "Tourism" possibly "Community" or "Recreation".
- pathway connections; Lily Creek to Lake Nepahwin, Bell Grove.
- possible garden space in Bell Grove.
- increase in use of site for festivals.
- Ramsey Lake cannot stand any more development.
- relocate Sudbury Boat and Canoe to boat launch.
- permit Northern Lights Festival Boréal to grow in Bell Park.
- improvements to Amphitheatre.
- no further encroachment of Lily Creek Sports Complex into the wetland area
- facilities needed by Rowing Club and Canoe Club.
- restriction on motorized watercraft in the vicinity of Bell Park
- linkage of Art Gallery to Bell Park.
- provide signage, interpretive maps.



Bell Park beach area, summer of 1998

BELL PARK MASTER PLAN

Nicholls Yallowega Bélanger Architects · Architectes
March 2000

3. EXISTING CONDITIONS

3.1 Site & Existing Buildings/Structures

Bell Park covers approximately 110 acres. Access to the park is from a variety of points but mainly from Science North, the York Street intersection, and the McNaughton Terrace area. The park is a relatively natural area and contains a number of individual zones that differ in their physical setting and activities. The walkway which runs parallel to Ramsey Lake's shore ties together and unifies the various zones of the park.

The park can be naturally divided into five zones:

- Heritage Zone (McNaughton Terrace area)
- Recreation Zone (Main beaches area)
- York St. at Paris St. Zone (including west side of York Street)
- Community Zone (Science North and outflow of Ramsey Lake)
- Bell Grove Zone (Boat launch area and south beaches)

Although each of the zones is unique and identifiable, they overlap and complement each other. The Bell Park Master Plan Steering Committee members toured the site in August, 1998. This tour and the many subsequent visits led to the development of five data sheets, one per zone. The data sheets which are included in Appendix 3 represent a qualitative review of the five zones.

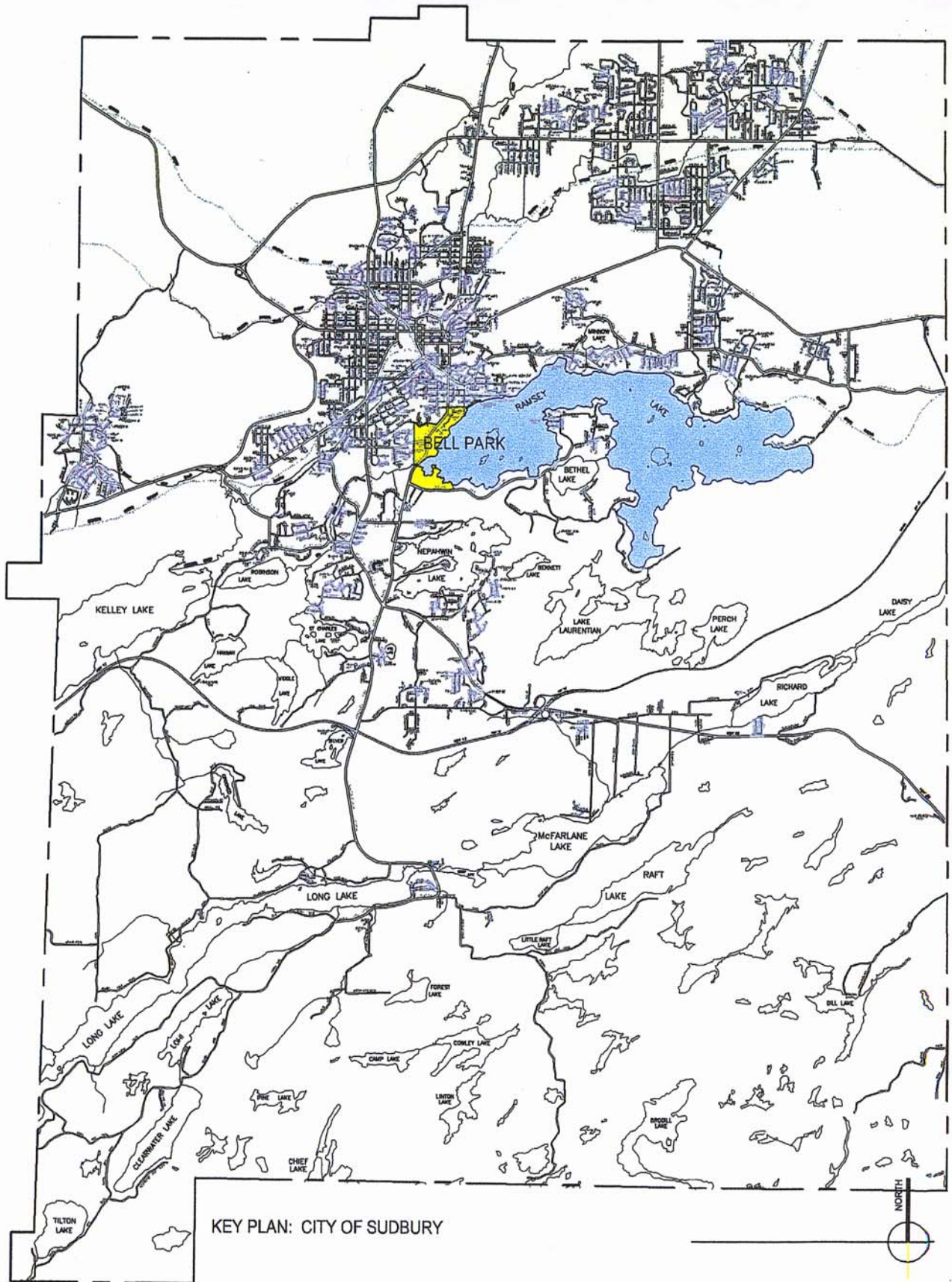
The site comprises many features such as:

- Topography - rocky and varied
- Existing developments and physical boundaries- Science North and CPR tracks
- Access - major arteries, Paris St.
- Natural boundaries - Ramsey Lake, Lily Creek
- Land-use and conservation policies
- Community preconceptions - private vs. public access to park, boating

The committee did not perceive these characteristics as restrictive, but as valuable qualities unique to a central city park such as Bell Park.

Fundamentally, Bell Park is a lake edge park. The boundary between land and water exerts a magical quality; it entices energy and activity. This *ribbon of life* is the buffer between the natural ecosystem and the urban environment. The Park is unique and multi-faceted and presents many faces to the community. It has several distinct and naturally divided zones that serve the community in very different ways:

- The northern extent of the park, Bell Mansion and the surrounding neighbourhood, manifests Sudbury's rich historical and cultural heritage and provides an important link to the downtown.
- Ramsey Lake is a source of drinking water for the City of Sudbury. The David St. pump station is the primary intake of water and is located within Bell Park.
- The St. Joseph's Health Centre and the Sudbury Regional Hospital define some boundaries of the park.
- Scattered throughout Bell Park are a number of sandy beaches.
- The intersection of York St. and Paris St. is the primary entrance to the park. This area hosts community events and supports the majority of recreational activities.
- The Paris Street corridor, intersecting the Park, is a natural gateway to Sudbury, setting the image and community identity through magnificent vistas and visual experiences.
- Ramsey Lake Road is a scenic drive leading to Laurentian University, Idylwyld Golf Course, and Nickel District Conservation Area. This artery forms part of the southernmost boundary of the Park.
- Science North is the community's major tourist, educational, and recreational anchor at the south end of the park.
- Native within the park are sensitive ecosystems such as Bell Grove and numerous water course outflows.
- Adjacent to the park is the Lily Creek marsh.
- Lily Creek Athletic complex is a major community sports venue neighbouring the park.
- The shoreline is home to several community organizations, including the Yacht Club, Rowing Club, Canoe Club, and Navy League.
- A single public boat launch for Ramsey Lake is located within Bell Grove.
- Under a current lease agreement with the City of Sudbury, Sudbury Boat and Canoe has the option to operate a commercial outlet within the park.
- A promenade in the form of a surfaced pathway, a boardwalk, and a nature trail is the key link to the diverse zones.

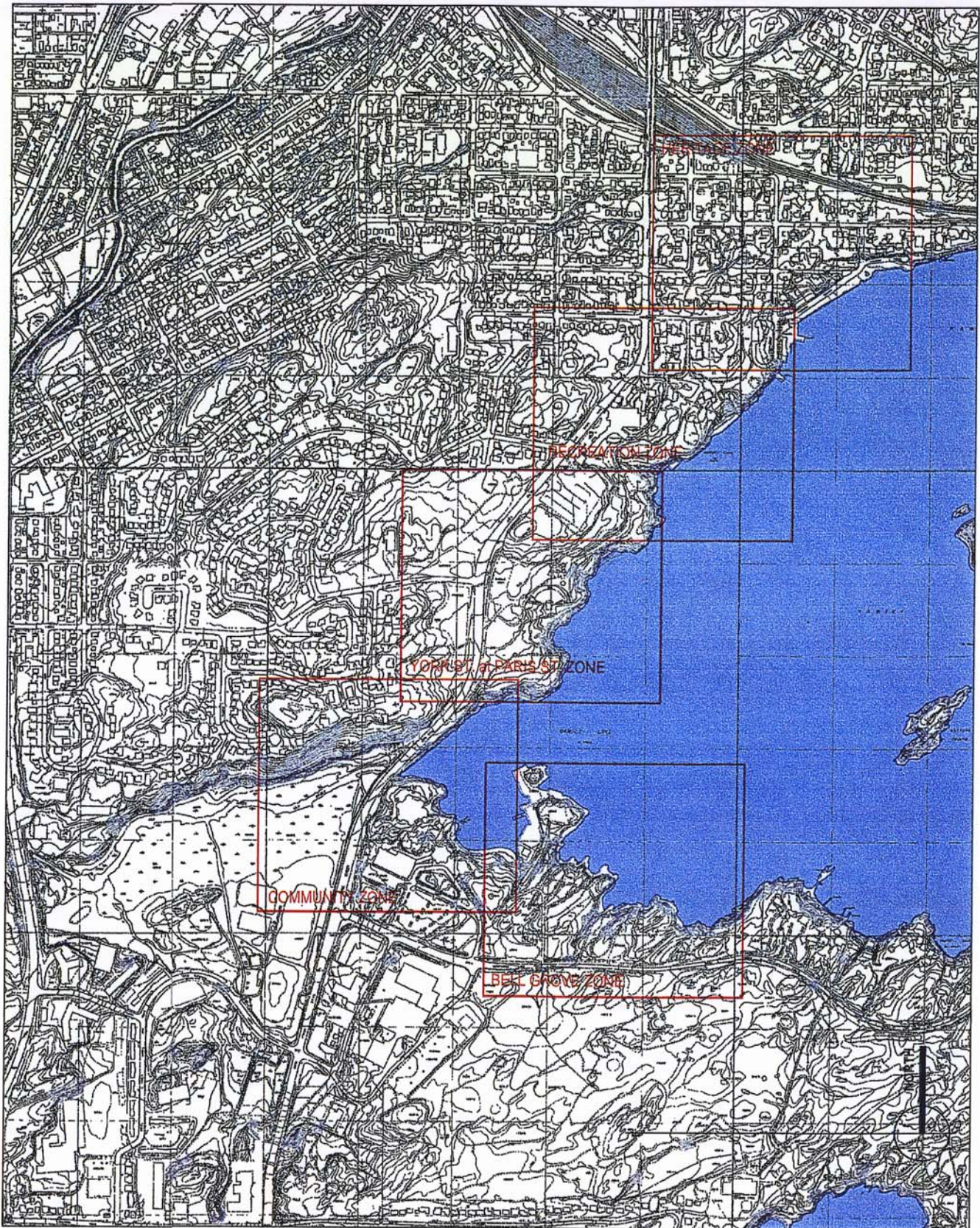


KEY PLAN: CITY OF SUDBURY

BELL PARK MASTER PLAN

Nicholls Yallowega Bélangier Architects · Architectes

March 2000



SITE PLAN: BELL PARK ZONES

BELL PARK MASTER PLAN

Nicholls Yallowega Bélanger Architects - Architectes

March 2000

4. MASTER PROGRAM

4.1 Input from Community

The residents of the City of Sudbury were invited to attend a public presentation of the proposed Bell Park Master Plan, on Tuesday, November 16, 1999 at Tom Davies Square. The invitation was made through a public notice in community newspapers, and direct mailing, inviting key stakeholders to the presentation. (The mailing list consisted of the same groups invited at public consultation stage.) In advance of the meetings copies of the Bell Park Master Plan were available for review through the Leisure Services Department of the City of Sudbury.

The public presentation was well attended by approximately seventy-five (75) citizens. Don Waddell (Director of the Leisures Services Department and staff coordinator for the Community Steering group) welcomed participants, provided background information, introduced the Steering Group and Consultant and defined the purpose of the meeting.

Peter Dopson (Community Steering Group representative) and Louis Bélanger (Nicholls Yallowega Bélanger Architects · Architectes) the consultant, presented the Bell Park Master Plan. Following the presentation, comments, questions and a positive round table discussion took place. The Steering Committee, Consultants, and Staff responded to each inquiry.

The following questions and comments received from the audience, reflect the exchange that took place:

- Review embankment design at Paris Street re: spilling of contaminants directly into lake.
- Provide facilities for garbage collection especially during special events.
- Public washrooms especially at John Street after hours or extended hours.
- Limiting traffic speed through park. Provide traffic calming measures to ensure safe passageway.
- Review funding opportunities for waterfront development.

- Move connection to art gallery as a Category One. Propose to re-group existing museums (Flour Mill and Copper Cliff) to the Bell Mansion site and consolidate as a tourist site.
- A review of priorities and categories: permit adjustment with time.
- Discussion regarding limitation of power boats and restrictions of motorized outboard motors.
- Natural spring behind General Hospital to be incorporated as feature.
- Review larger master plan for Ramsey Lake.
- Winter activities and incorporation of 4 seasonal uses, continue the walkway (snowmobiling rights).
- Tree planting (review installation of mature trees now).
- Signage on land side of walkway in order to maintain view of lake.
- Definition of planting as less manicured and more natural.
- Seagull pollution and infestation.
- Notify Hospital not to push snow onto parkland property.
- Categories were selected as per design principals page 21 / 22. Review priority of design principles listing page 21 / 22.
- Bell Park Mater Plan "Guide". Concern with water level. Concern with activity level at new Marina. Provisions of safety measures for powerboats and visitors.

The following comments were received by email/fax and/or mailings:

- Link Bell Park with downtown
 - pedestrian walkway through the underpass, along Worthington boulevard
 - in conjunction with re-greening and fencing efforts.
- Major spine link from the main Trans Canada Trail route should be incorporated into the Master Plan.
- More signage for Bell Park off Paris Street.
- The amphitheatre renamed in commemoration of Grace Hartman.
- Suggesting a plaque for Mr. Bell within Bell Park representative of rocks of the Bell Estate.
- No commercial signage within the Park, all signage within the Park, should be sensitive to the natural setting of the Park.
- Commemoration to the Bell Family should be addressed.
- Water quality of Ramsey Lake is important to the Park, there is a reciprocal relationship.
- Concern for bicycling and roller blading within the Park.
- Mining Heritage Monument Committee presentation suggested that Bell Park would be a good location.
- Stewardship Committee should be established as soon as possible.

4.2 Conclusions

The input from the Community was reviewed by the Steering Committee. It is the conclusion of this group that the Community's general response to the Master Plan was very positive and supportive of the document as a guide to future development.

The following conclusions are key community points of reference that have given direction to the contents of this Master Plan.

- That the natural environment does indeed play a significant role in the park.
- That there is a strong connection between the park and Lake Ramsey, for it is the proximity to the lake and its shoreline and clean water that appeals to everyone.
- That the commemoration of the history of the park is important, particularly the Bell Family, the Canoe Club and the Float Plane Base.
- That the contemplated Stewardship Committee be put in place as soon as possible.
- That the Master plan, serves its purpose well in setting out clear guidelines for the future direction and development of the Park.

5. MASTER PLAN

A Master Plan for Bell Park

The master planning of a park for the twenty-first century provides endless opportunities and challenges. Park concepts can, generally, be divided into two categories, natural parks and urban parks. Natural parks are characterized by winding paths in and amongst wooded areas. Urban parks are characterized by more formal settings with hard surfaces and large open areas.

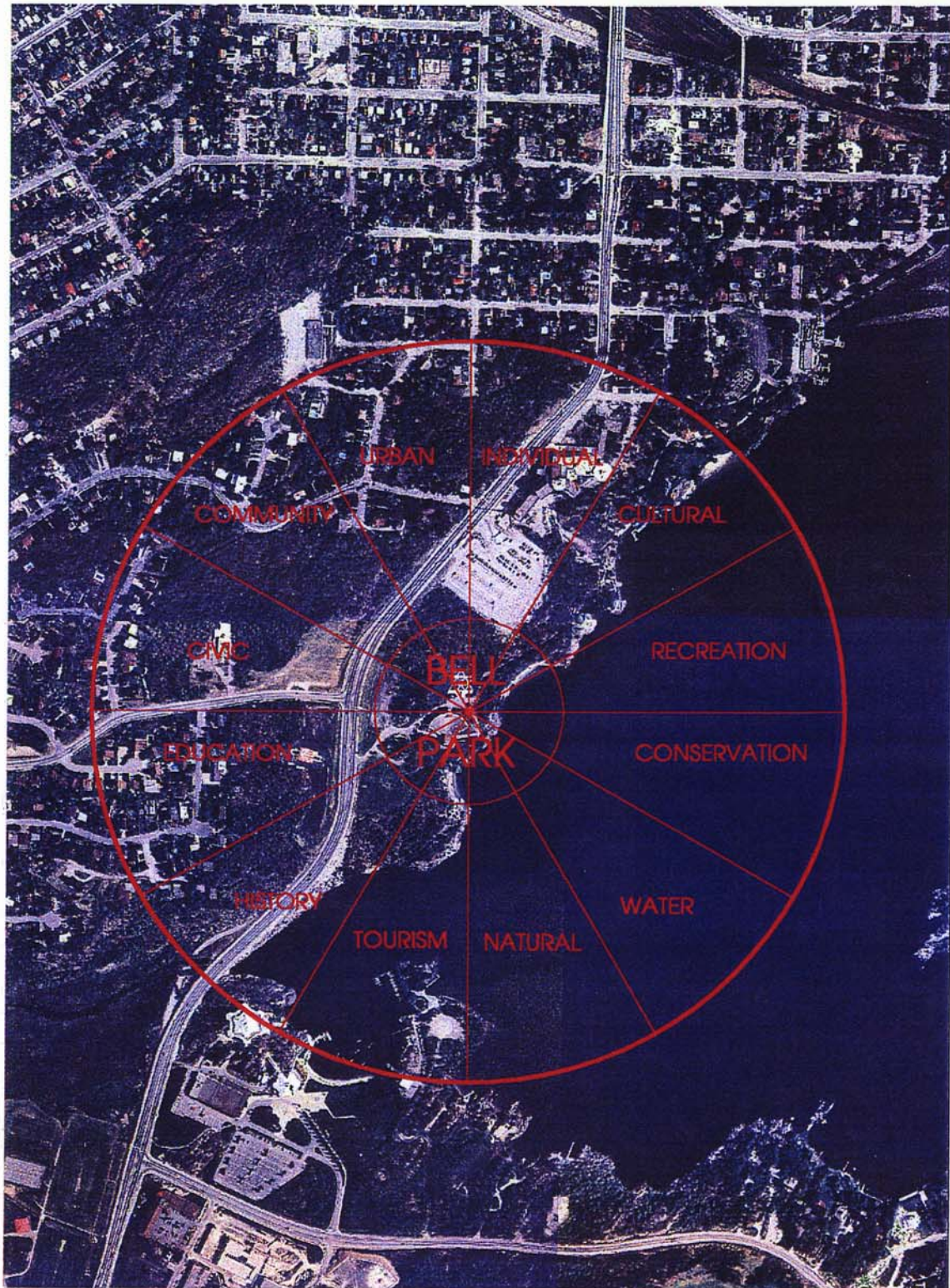
Previous studies of Bell Park and Lake Ramsey have recognized the potential of the park as both a natural and an urban park. Bell Park is a hybrid; it is truly representative of our northern community. The natural environment plays a significant role in shaping Sudbury's urban form. The urban form goes a long way toward determining the quality of life residents enjoy and the image the City projects.

5.1 Philosophy

Our region is a diverse community. The biology is unique, the geology visible and powerful, the topography distinctive, the economy in transition, and the culture rich and deep rooted. Sudbury is a mosaic of physical and human elements that have retained their identity as they have united to produce a community.

Sudbury, as a community, is continuing to re-affirm its identity for the new millennium. We no longer apologize for our landscape but **celebrate** it. The Park is enjoying a renewed popularity and an increased awareness as to its value with the opening of the walkway along the water's edge. Bell Park is a symbol of our continuing success in reclaiming, renewing and revitalising the natural and urban environments. The Park's distinctive landscape character is reflective of the **harmonious relationship of all its parts**. This is a powerful principle as the underlying concept for the Bell Park master plan.

Bell Park is as diverse as the community that surrounds it. It is representative of the spirit, vision and reality of Sudbury. It is the **central park** space within the city and embodies the many distinguishing features found in the broader community. ***The representational diagram of the overall park is that of a pinwheel. A centre hub with radiating spokes, where the park is at the centre and contains representative components of the community that surrounds it.*** Distinguished park planners such as Paxton and Olmsted suggest that "a park harbours the subconscious of the city". Bell Park is the perfect example of this concept.



AERIAL PHOTO: BELL PARK

BELL PARK MASTER PLAN

Nicholls Yallowega Bélanger Architects · Architectes
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Lake Ramsey borders all of these zones and provides a constant subtle “setting” for a variety of activities. The individual activity areas and zones are linked by the promenade that meanders along the lake’s shoreline. This pathway is slightly modulated as it progresses through individual zones but remains the overall focus of the park (refer to map on page 28).

5.2 Broad Themes and Vision

Bell Park is an ideal setting to integrate natural assets and urban forms which juxtapose and complement each other. ***The park should continue to play a multi-faceted role. It should continue to represent what is important to the community.***

The concept for the Master Plan is derived from the present reality of the park. Bell Park is at the heart of the community both conceptually and geographically. It represents the wide range of diverse *northern values* for individuals and the community. The magic of the park lies in its richness and variety, its many connections, its irregularity and its varied users.

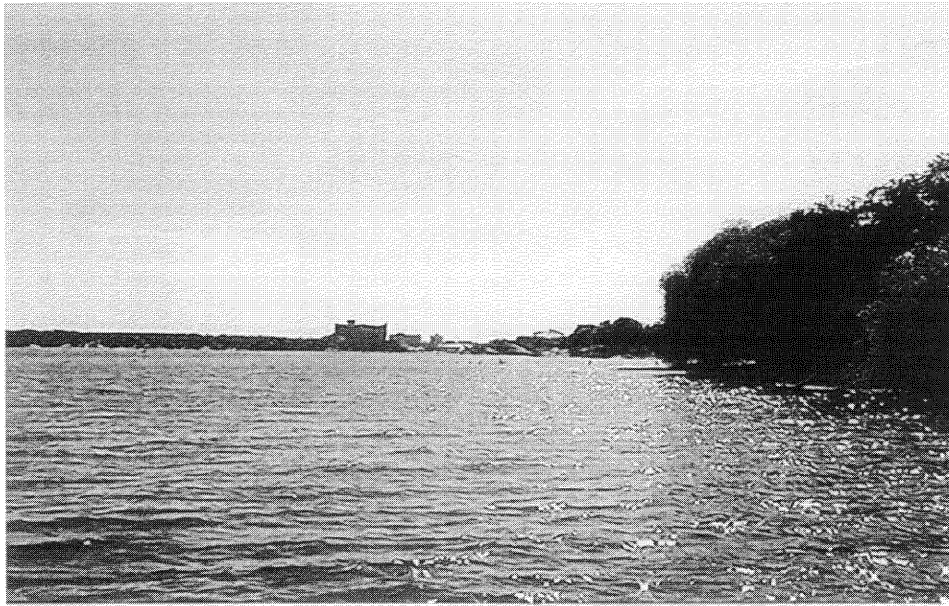
The Master Plan’s main vision is to guide future uses and developments in order to ensure that the smaller, more localized urban settings within the Park do not overshadow the Park’s mainly natural character. The park should continue to play a multi-faceted role and embody the mandate for conservation, restoration and regeneration. The Bell Park Master Plan recognizes and is sensitive to the following themes:

History

W. J. Bell was a visionary of his era. The Bell Covenant is a symbol of the personal generosity of a family whose wealth came from extracting natural resources in the north and who recognized their responsibility to protect resources. Their philanthropy is celebrated and encouraged within the Bell Park Master Plan. The original concept of a public park along the lake’s edge and a recreational area for the citizens of Sudbury is fundamental to the development of this Master Plan.

Water

Ramsey Lake is Sudbury’s drinking water source. Symbolic of life and renewal, water has a living, vibrant, almost animate quality. The Master Plan recognizes that any development of Bell Park must be exemplary in its recognition, promotion and protection of Ramsey lake and its watershed as an invaluable, fragile resource.



View of Laurentian Hospital and Science North, summer of 1998

Northernness

The natural physical features of the park: geology, topography, landscape, vegetation, water and climate express northernness. A northerner by nature possesses some intrinsic characteristics, a spirit of discovery, hardiness, and a tradition of diversity. These are northern values; exercising these values enhances our quality of life. The Master Plan intensifies the Park's natural features and acts as a regenerator of the Sudbury environment.

Sudburians

A primary focus of this plan is to provide a park which is community-focused and user-friendly. The park responds to the multicultural nature of Sudbury, a melting pot. A typical park user can be of any age, any ethnicity, any background and of varied interests and expectations. Flexibility and accessibility are issues that the Master Plan addresses.

Stewardship

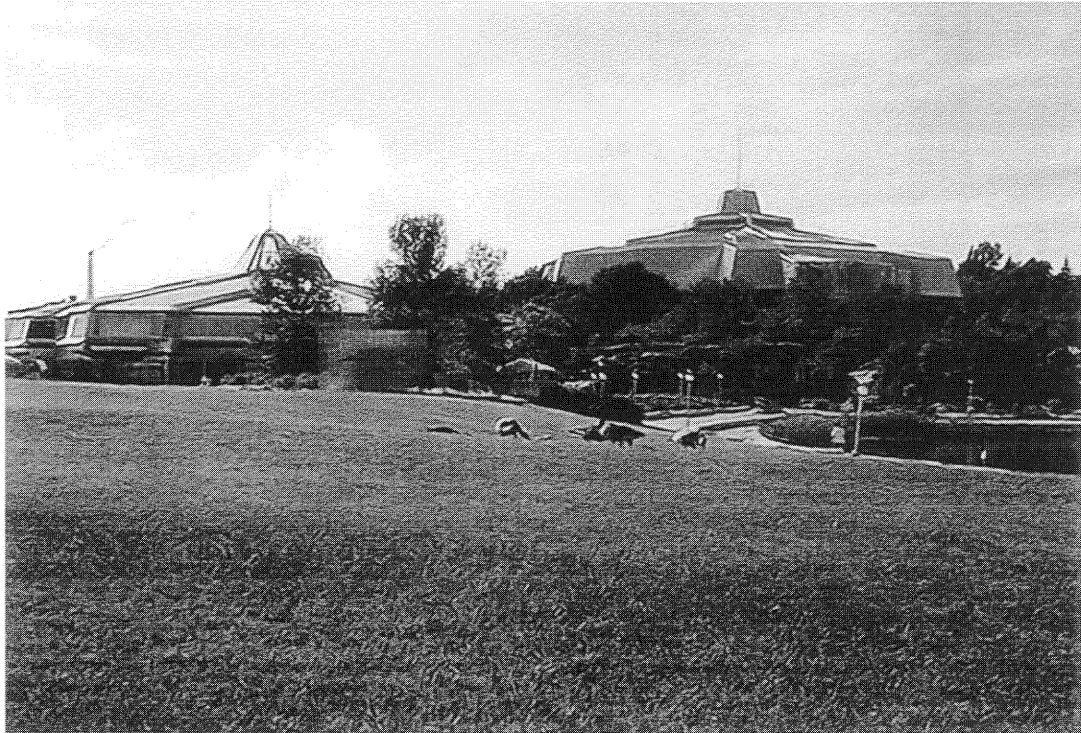
The sense of social responsibility which was exemplified by the Bell Family's philanthropy is also part of our inheritance. Fundamental to the community's acceptance of the gift of Bell Park was a commitment to ongoing and vigilant stewardship. Successive generations of Sudburians, as owners of Bell Park, must conserve, develop and regenerate the existing amenities.

Sustainability

The park can be an archetype for sustainability within the community. Naturalization within the park will encourage biological regeneration. The park is an ecological laboratory for the development of innovative solutions in watershed and lakeshore management. Bell Park, therefore, plays the role of educator and conservator of the natural systems.

Tourism

Bell Park is a community amenity, an element of public pride. Inherently it generates wealth for the community. It is obvious that Sudburians claim ownership of the Park. It is a valued possession, an heirloom that is shared with visitors, with family and business associates from near and far. A coherent plan for development is the foundation for a powerful tourist attraction. Community enhancement generates spin-off opportunities such as new investment, employment opportunities and a generally expanded economic base.



View of Science North, summer of 1998

5.3 Design Principles

The design principles ensure that the broad themes and vision are reflected in the landscape. They identify the necessary physical interventions that the park demands.

It is important to recall that the park's geography poses many constraints such as topography, zone differences, existing developments, and natural and manmade boundaries. These constraints, along with the obvious opportunities they present, are valuable qualities which make Bell Park a community asset.

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**

The overall design ideal is that architecture express itself simply. This suggests an architecture of identity which does not consume the park. The following design principles address the general range of architectural elements followed by specific design guidelines for major developments.

All design initiatives must conform with the Bell Park Covenant and applicable governing authorities.

Broad Design Initiatives:

Park's Architectural Character:

The park's distinctive nature is to be reinforced by a strong unique architectural character. The use of stone bases and wood to reflect the materials of the Bell Mansion and the existing boardwalk and gazebos, will assist in identifying Bell Park as a unique entity.

Surfaces:

Pedestrian and bicycle paths will be independently defined. Rest areas away from the traffic paths must also be defined by changes of materials, elevations or separation by planting beds. All materials will be sensitive to the ecosystem and to the proposed use. Barrier free access will be provided where appropriate.

- Signage: A comprehensive system will provide location maps, interpretive information and provide flexibility for announcements. The signage will be in both official languages and considerate of special needs of users and four-season use **and should exclude any commercial signs.**
- Plantings: Trees and large planting beds must be sensitive to the existing ecosystem, and be durable and hardy. Opportunity may exist to invite public and private sector sponsorship of plantings. The predominant use of pine trees will reinforce the Region's past.
- Site Furniture: Seating, drinking fountains, trash receptacles and any specialized furniture will be durable, permit year round use and must be vandalproof. All furniture will promote barrier free accessibility.
- Lighting: Lighting must be unobtrusive and will be compatible with the existing light standards. Light fixtures will be vandalproof and easy to maintain. Light pollution is an issue which must be addressed.
- Commemoration: Commemoration should celebrate important events, people and accomplishments of the community that are consistent with the spirit of stewardship of the Bell family, the Bell covenant and the reasons that people enjoy going to the park. These living commemorations **should be celebrations of life and celebrations of nature.** They should add to the enjoyment of the experience of Bell Park's nature and should not be memorials and/or monuments. Commemorations within the park cannot dominate the landscape but must be secondary to the natural setting of the park. Initiatives are to be sensitive to the context, scale, materials and the park's inherent historical, cultural and natural heritage. Recognition within the park must be minimal and sensitive to its surroundings.

Hilltops: Within the Park's varied topography, hilltops should be treated as natural settings. These places will be crowned by groves of trees contrasting the typical naked hilltops of our region. The predominant natural character of the Park will culminate at these elevated locations.

Identification: Bell Park's unique character is to be further strengthened with the development of a park specific logo. This logo is to reflect the park's natural character, the Bell family's vision and the adjoining presence of Ramsey Lake.

Specific Major Initiatives:

The following programs in conjunction with the twenty-year plan of the Community Improvement Plan, are proposed for the various zones of the Park. (Refer to appendix 5 for detailed major initiatives zone maps.):

Heritage Zone: McNaughton Terrace

This area is to act as the northern gateway to the park and as a link to the Bell Mansion/Sudbury Art Gallery and the downtown core. This zone highlights the history and legacy of the Bell Estate and helps bring art to the Park and Lake. The parkette at the southeast corner of Paris and John Streets denotes the entry point to the Art Gallery and Bell Park. The redevelopment of the former Sudbury Boat and Canoe facility for the Rowing Club and the Canoe Club retains an active function within the Heritage zone of the Park. The facility will support four season use. The existing Bell Legacy commemoration is to be expanded to reflect the family's tremendous contribution to our community.

Recreation zone:

Natural filtration ponds and systems are constructed to intercept and treat storm water runoff before it is allowed to be discharged into the Lake. The landscaping is improved around the St. Joseph's Health Centre and the Paris/Boland Street intersection to relate more compatibly with Bell Park. Special emphasis is placed on regenerating the natural landscape. Portions of the existing parking lot located within Bell Park shall be reclaimed for Park use. The lower service parking is removed and the separate bicycle and roller blade pathway is developed away from potential interference with the established pedestrian walkway. The former Canoe Club site re-establishes the recreation zone as in the past with enhanced water activities and beach zones.

York at Paris Street Zone:

The amphitheatre continues to be a flexible, multi-use facility and is sheltered with an open, sail-like floating roof over the existing facility for extended seasonal use. The intervention is to be sensitive to view vistas and scale of the area. Seat replacement and upgraded support spaces complete the renovation of this outdoor community amenity. The existing lower parking lot off Paris Street is eliminated, landscaped and returned to park use. The intersection of York and Paris Street becomes the park's official main entrance and the most developed section of the

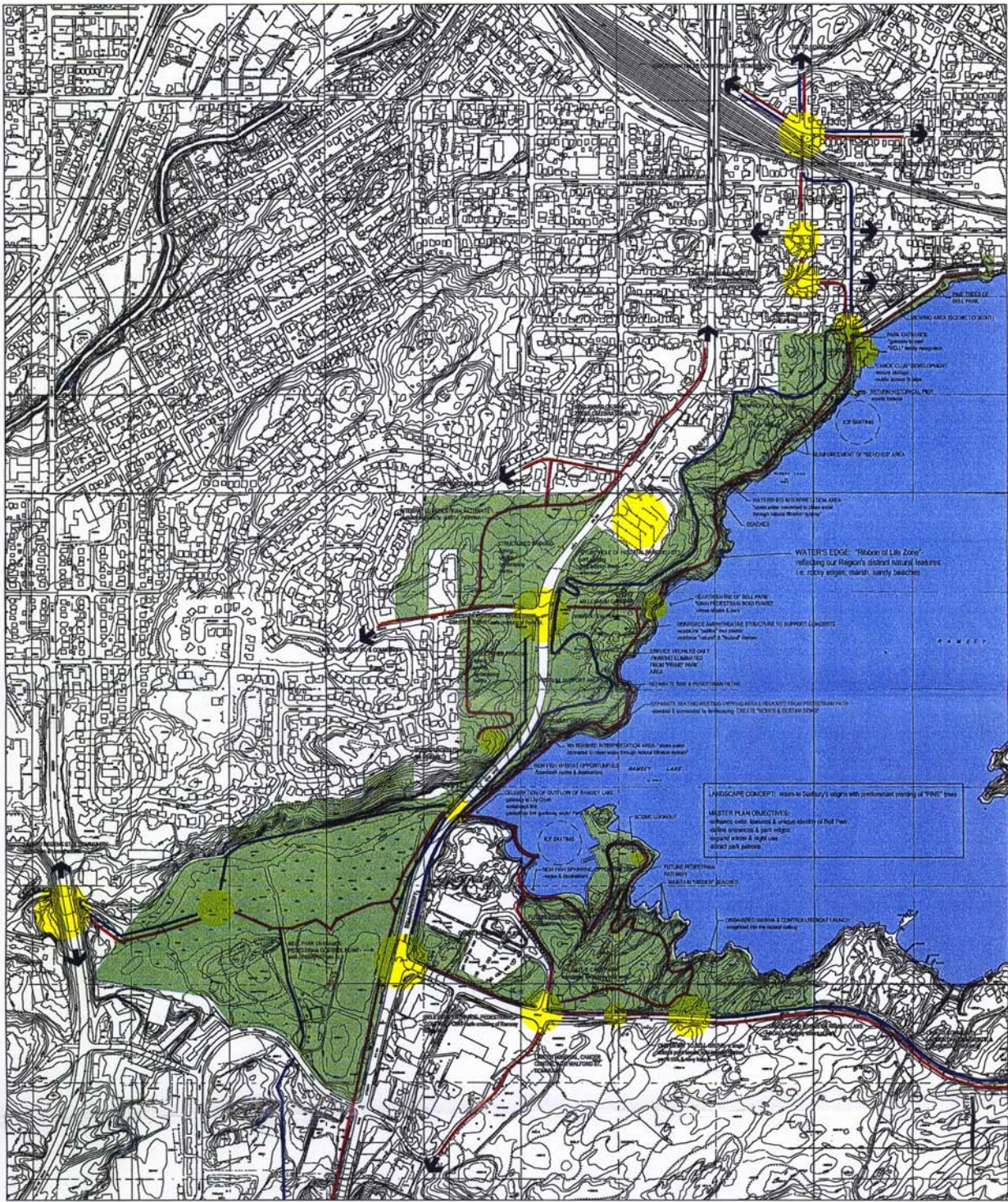
Park. This entrance is the ideal exposure for an integrated events signage board, announcing community events to be held within the Park. A hard surfaced plaza can be converted for festival uses. A pedestrian boulevard is developed from the paved, organized and landscaped parking areas west of Paris Street, through the intersection and along the amphitheatre to terminate at an upper level observation location overseeing the Lake. Pine trees and landscaping groupings are placed along Paris and York Streets to signal the presence of these roads within the Park.

Community Zone – Science North:

The co-existence of Sudbury's major tourist, educational and community anchor with the City's Central Park is reinforced by the Master Plan. The overflow of activities is a natural extension enhanced by the extension of walkways to the east, the development of walkway links to the community zones to the west and the presence of landscaped gardens accessible to the adjoining Sudbury Regional Hospital. The outflow of Lake Ramsey into Lily Creek is celebrated with the creation of a terraced dam permitting pedestrian and canoe access to the west. The Ramsey Lake Road and Paris Street intersection is the southern gateway to the park and announces entrances into the special zone within the City.

Bell Grove Zone:

The preservation of the natural quality of this portion of the south shore is to be the focus of this area. Intensification of use should be limited and not allowed to spread within this zone. The existing vegetation and pockets of small beaches are to be preserved as much as possible. The existing boating access ramp is to be upgraded to become a high quality boat launch facility for day use only. The physical size and capacity should be kept to approximately the existing size and capacity, but it should be provided with washroom facilities, proper landscaping and signage, paved and organized parking area.



- LEGEND
- NODES
 - PEDESTRIAN PATHS
 - BICYCLE/ ROLLERBLADE PATHS

BELL PARK MASTER PLAN

Nicholls Yallowega Bélanger Architects - Architectes

March 2000

6. IMPLEMENTATION

6.1 Process and Stakeholders

The Bell Park Master Plan recognizes the strengths and potential of Bell Park. The planning process focused on the unique nature of Sudbury's natural environment, its resources, institutions and the greatest stakeholders....its people. A formal process for implementation is ideal. However, the process must be flexible, yet definite in scope. The following points highlight important issues relating to process:

- The Bell Park Master Plan Steering Committee and community review process lends itself to public input, feedback and refinement. Each contributor is a stakeholder in the Master Plan.
- The Master Plan is a plan for the future; it is open-ended to respond to change, yet strong in its vision and direction.
- The implementation of the plan will extend responsibility to all stakeholders or users of the park. A spirit of co-operation for the mutual benefit of Sudburians will permit implementation of the Master Plan.
- The Master Plan establishes a clear set of priorities, recommendations and plans. The City of Sudbury possesses the ability to implement the plan based on community needs vs. budget commitments.
- In order to guide the next steps, the Bell Park Master Plan Steering Committee recommends the establishment of a Stewardship Committee to guide the implementation of this plan.

Similarly to the directives outlined in the Ramsey Lake Community Improvement Plan, a key implementation mechanism for the long term is the creation of a Stewardship Committee. The City should initiate the creation of this committee.

Creating a Public Trust

The central mission of the Bell Park Stewardship Committee is the realization of the vision for Bell Park **as a natural setting within our city**. It should act as the guide and guardian for the park; promote stewardship of the park; ensure that implementation steps are taken to achieve this long-term vision; and energize the stakeholders and the community toward achieving the goals of this Plan

The Bell Park Stewardship Committee will represent the interest of the community at large, both present and future. When established, it should be composed of citizens who sit as knowledgeable and interested individuals, not representative of any one constituency. They should meet at least twice a year and issue an annual status report to the community on the status of Park development.

6.2 Priorities and Phasing

The Master Plan identifies essential projects intended to define the Park's long term vision. Over time these projects will be transformed to tangible, physical interventions upon the site. These proposed interventions require organization in terms of priority and implementation in order to achieve a logical and appropriate solution.

Although all the projects are of vital importance in providing a better community amenity, they cannot all be pursued immediately. Therefore projects are organized into three Categories:

Category I - Essential Projects:

This category's basic intent is to enhance the park's natural character and increase opportunities for access to the park and protects sensitive areas of the park.

These projects are **deemed** essential to the park and support immediate community needs. These projects require immediate implementation.

Category II - Secondary Projects:

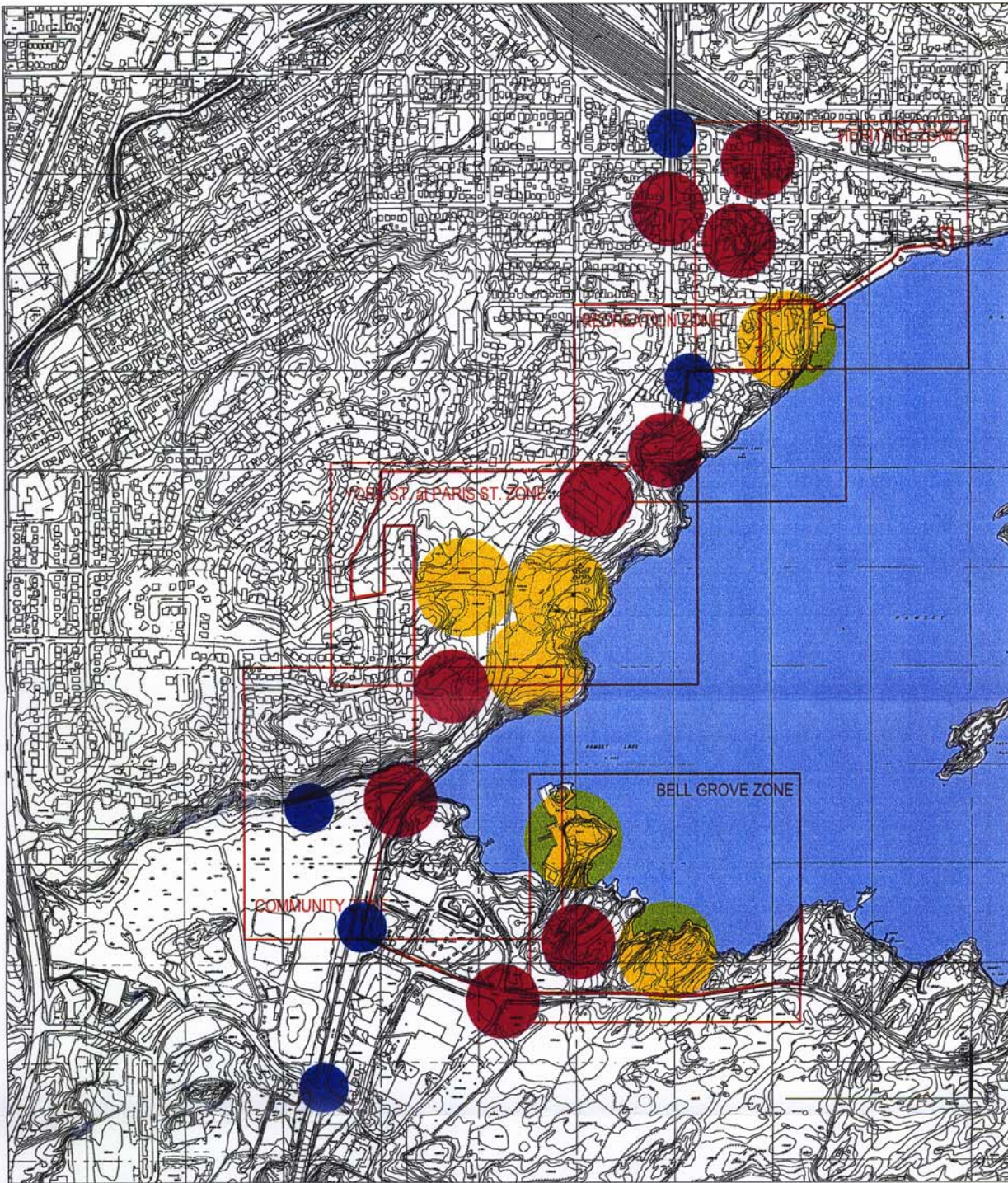
This category capitalizes on the unique characteristic of each zone and protects sensitive areas of the park.

The projects are secondary interventions, which compliment and support the essential projects.

Category III - Long Term Projects:

This category promotes and reinforces linkages to areas outside the park.

These projects are long term proposals, which reinforce the community's on-going commitment.



PRIORITIES & PHASING PLAN

- LEGEND
- CATEGORY I ESSENTIAL PROJECTS
 - CATEGORY II SECONDARY INTERVENTIONS
 - CATEGORY III LONG TERM PROPOSALS

BELL PARK MASTER PLAN

Nicholls Yallowega Bélanger Architects - Architectes

March 2000

Category I - Essential Projects

Paris Street within Bell Park – recognition of presence of street within boundaries of the Park

- Identify Paris Street from John Street to Ramsey Lake Road as “Bell Parkway”.
- Develop gateways at Park’s extremities along Paris Street/Bell Parkway and along York Street.

Ribbon of Life:

- **Preserve and enhance the water quality of Lake Ramsey.**
- Enhancement and reinforcement of natural features of the park through the preservation of the water’s edge and its ecosystem
- Natural filtration ponds for storm water management to filter contaminants which drain into the lake
- Re-greening of park zones

Sudbury Canoe Club and Rowing Club Facility – development of a facility integrated into the everyday life of the park

- Re-roof existing structure at Elizabeth St.
- New exterior trellis (approx. 300 ft.)
- New siding for existing structure
- Concrete floor
- Facilities- Public W/C, telephone, drinking fountain, bike lockup
- Floating docks
- Signage- to provide a site map, historical information
- Site lighting
- Site furniture- seating, trash receptacle
- Plantings- trees, shrubs, flowers along McNaughton Terrace and Elizabeth St.
- Surfaces- interlocking stone sidewalks, asphalt paving

Bell Grove Boat Launch:

- Boat Launch Facility: Repair shop, canteen, office, change room, washrooms trellis, telephone, drinking fountain
- Asphalt parking lot with a predetermined maximum capacity of: ±30 spots
- Surfaces- interlocking stone sidewalks, stone dust pathways and wood boardwalks/docks
- Signage- site map, events
- Site furniture- seating, trash receptacles, bike lock-up
- Site lighting
- Plantings- trees, shrubs
- Relocation of permanent docks and fuel service
(Note: Requirements are subject to terms of current City Lease Agreement)



CONCEPTUAL PERSPECTIVE

BELL GROVE WATER SPORTS FACILITY (motorized)

Category I - Essential Projects (cont'd)

Amphitheatre Renovation:

- Open, floating, sail like roof over existing facility
- Replace grandstand precast seating
- New stage, back stage, technical support space, canteen, employee and public washrooms, telephone, drinking fountain, bike lockup
- Specialty sound & lighting systems
- Signage- event information
- Site lighting
- Site furniture- seating, trash receptacle, trellis
- Integrate structure with setting with the use of plantings- trees, shrubs, flowers
- Surfaces- interlocking stone sidewalks and plazas

Park Gateway/Entrance: York St. at Paris St. Intersection:

- New Park Entrance- complete with interlocking stone ramp
- New stair and retaining wall
- Plaza at both sides of intersection to permit safe crossing of pedestrians and public plaza at lower level for events.
- Signage- events, site map, history of park
- Site lighting
- Plantings- trees, shrubs, gardens
- Site furniture- seating, trash receptacle, trellis

York St. at Paris St. Intersection (west side):

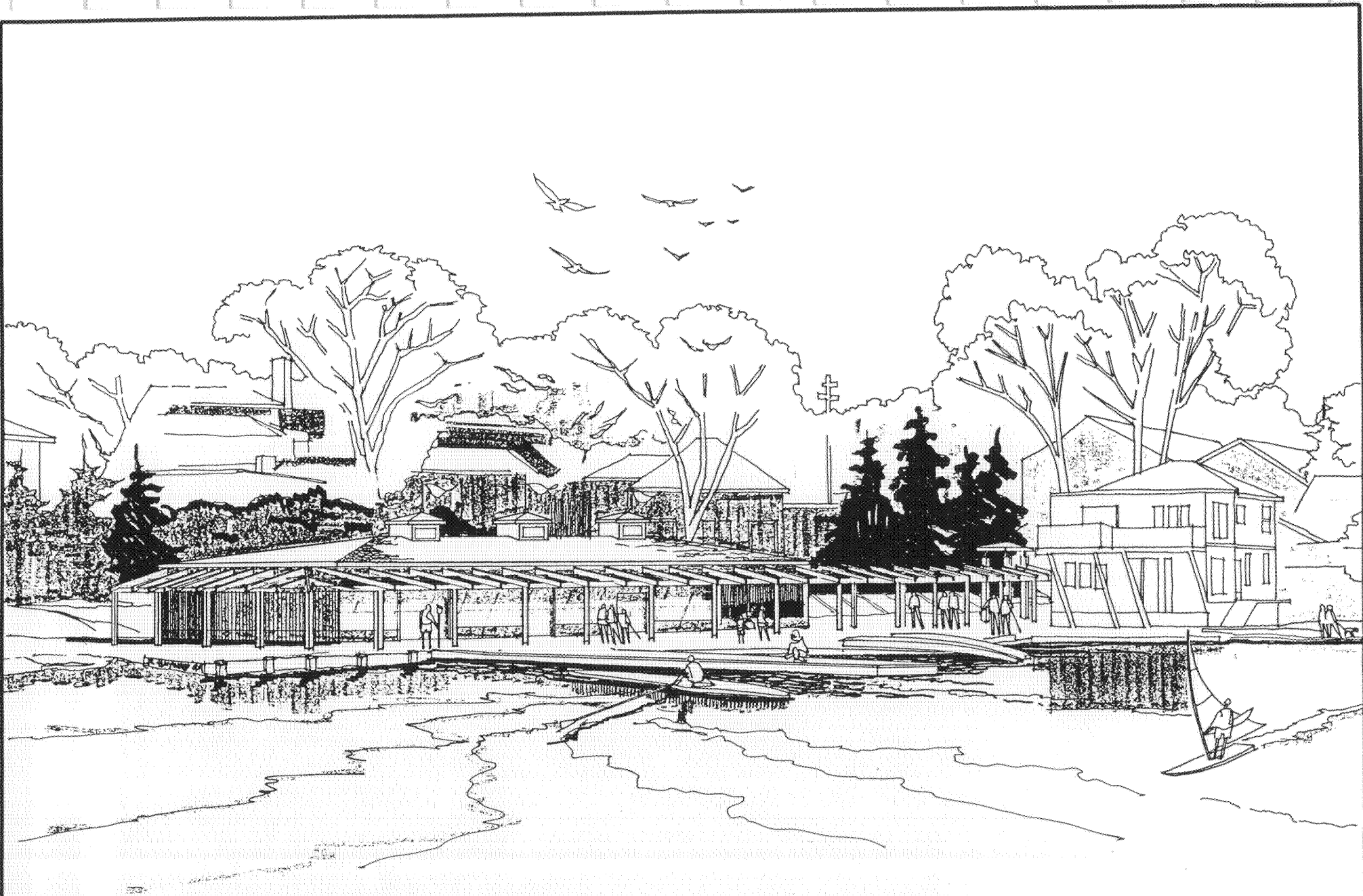
- Parking area complete with berms, islands and landscaping at both sides of York St. to integrate vehicles within a natural setting
- Signage- event information
- Site lighting
- Site furniture- trash receptacles
- Plantings- trees, shrubs, flowers
- Interlocking stone surfaces for sidewalks and plazas

Pedestrian Access to Yacht Club Peninsula

- Pedestrian boardwalk extension towards the Yacht Club peninsula
- Control of off-season boat and trailer storage within the Park complete with landscaping screening
- Security and safety measures to separate member activity and public access
- Signage - to provide site map, historical information, event information
- Site furniture – seating, trash receptacles
- Plantings – protect existing plantings
- Wood boardwalk complete with interlocking stone sections and/or plaza areas

Millennium Gardens at the York St. and Amphitheatre locations

- Water retention pond- natural filtration system
- Signage- to provide a site map, historical information
- Site lighting
- Site furniture- seating, trash receptacle
- Plantings- trees, shrubs, flowers
- Pedestrian plaza complete with interlocking stone surfaces



CONCEPTUAL PERSPECTIVE

SUDBURY CANOE CLUB / ROWING CLUB FACILITY (non-motorized)

Category I - Essential Projects (cont'd)

Bicycle and Roller Blading Path

- Creation of a distinct bicycle and roller blade path separate from the park's pedestrian path
- Intersections with pedestrian path to be clearly defined in order to slow down and stop flows of bicycles and roller blader paths where they cross with the addition of bends in order to ensure 90° crossings
- Asphalt paved surfaces complete with line painting

Category II – Secondary Projects

Outflow of Ramsey Lake:

- Water feature/dam
- Pedestrian bicycle and canoe access beneath Paris St.
- Signage- to provide a site map, historical information
- Lighting- provide accent lighting compatible with existing fixtures
- Site furniture- seating, trash receptacle, trellis
- Plantings- trees, shrubs, flowers
- Wood boardwalk surfaces

Paris St. "Bell Parkway" Corridor:

- Bike path
- Landscaping groupings along vehicular traffic corridor with pine trees to signify presence of road within park
- Signage- site map
- New traffic bollards along Paris St.
- Lighting- provide new low scale light fixtures along Parkway
- Plantings- trees, shrubs, flowers

Watershed Interpretation Area (various locations):

- Water retention pond- natural filtration into Ramsey Lake
- Surfaces- interlocking stone/cobblestone
- Signage- map, interpretive
- Site lighting
- Site furniture- seating, trash receptacle, trellis
- Plantings- trees, shrubs, flowers

Palliative Care Park:

- Surfaces- compacted gravel and wood boardwalk
- Signage- map, events, interpretive
- Site furniture- seating, trash receptacles
- Site lighting
- Plantings- trees, shrubs

St. Joseph's Health Centre Parking Lot:

- Develop a short-term reclamation strategy for the area of the existing parking lot located within Bell Park.

Bell Mansion Art Gallery of Sudbury:

- Facilities- telephone, drinking fountain, bike lockup, festival support
- Signage- map, history of Bell Family
- Site lighting
- Site furniture- seating, trash receptacle, trellis
- Plantings- trees, shrubs, flowers
- Interlocking stone surfaces connecting Bell Mansion with Bell Park and John St./Paris St. parkette

Category II – Secondary Projects (cont'd)

Walkway along Ramsey Lake adjacent to Paris Street:

- The existing straight stretch of walkway is enhanced with the addition of seating areas and landscaping along the slope
- Lower Pedestrian path- trellis (100 lin.ft)
- Plantings- shade trees, shrubs
- Signage-site maps, interpretive areas
- Addition of pier to re-enact previous historical activity zone (i.e., previous dock slips).
- Move people into the water with floating piers
- Enhance area as natural fish spawning sector

Category III – Long Term Projects

Boland St. at Paris St. Intersection:

- Development of gateway into park area with interlocking stone surfaces
- Signage- to provide a park map
- Site lighting
- Plantings- trees, shrubs, flowers

Paris St. at Ramsey Lake Rd.:

- Development of gateway into park area
- Signage- to provide a site map
- Site lighting
- Site furniture- seating, trash receptacle
- Plantings- trees, shrubs
- Interlocking stone surfaces
- Separate bicycle path
- Safe pedestrian crossing to Lily Creek area

Lily Creek (North and South):

- Surfaces- compacted gravel and wood boardwalk
- Signage- map, events, interpretive
- Site furniture- seating, trash receptacles, trellis
- Extension of links to neighbourhoods to the south and west

Bell Park Road:

- Separate bicycle path, independent of pedestrian pathways
- Signage- to provide a site map
- Site lighting

Bell Grove Entrance:

- Signage- to provide a site map
- Site lighting
- Site furniture- seating, trash receptacle
- Plantings- trees, shrubs
- Interlocking stone surfaces for pedestrian path
- Separate bicycle path

Iron Bridge:

- Signage- to provide a site map, historical information
- Site lighting
- Site furniture- seating, trash receptacle, trellis
- Plantings- trees, shrubs, flowers
- Interlocking stone surfaces connecting to Bell Mansion and Bell Park with the downtown core

Category III – Long Term Projects (cont'd)

John St. at Paris St. Parkette:

- Signage- to provide a site map, historical information
- Site lighting
- Plantings- trees, shrubs, flowers
- Interlocking stone surfaces connecting Parkette with Bell Mansion

Paris St. Lookout (Crown St. Hill):

- Surfaces- compacted gravel
- Site furniture- seating, trash receptacles, trellis
- Plantings- trees, shrubs, flowers
- Signage- map, events
- Lookout area with a structure integrated with the hilltop and the adjoining residences

6.3 Budget

The Bell Park Master Plan identifies broad conceptual themes for the entire park and neighbouring links. These projects have been divided into three categories which range from Primary (immediate and essential) to Long-Term (supportive). Although all projects described are tangible, the details of the implementation of Categories II and III have yet to be developed. Therefore, only Category I projects, essential project for which a preliminary scope of work is available, can be costed.

The following are budgets for the primary projects, based on a conceptual level of development.

Primary Projects	Budget range
1 Bell Parkway designation	\$ 50,000 - 75,000
2 Ribbon of Life	500,000 - 650,000
3 Sudbury Canoe Club and Rowing Club	150,000 - 200,000
4 Bell Grove Boat Launch	180,000 - 225,000
5 Amphitheatre Renovation	1,500,000 - 1,750,000
6 Park Gateway/Entrance	250,000 - 400,000
7 York St at Paris Street Intersection	900,000 - 1,250,000
8 Pedestrian Access to Yacht Club Peninsula	70,000 - 120,000
9 Millennium Gardens (York St. at Amphitheatre)	100,000 - 150,000
10 Bicycle and Roller Blade path	75,000 - 125,000

The range of costs recognizes the preliminary level of each project's scope. Projects will begin as funding is available.

7. CONCLUSION

Bell Park is an ideal setting to integrate natural assets and urban forms which juxtapose and complement each other. *The park should continue to play a multi-faceted role. It should continue to represent what is important to the community.*

A responsibility exists to manage the needs of users while respecting the mandate for *conservation, restoration, and regeneration*. The following themes provide a strong guiding concept, with the flexibility and vision to accommodate present and future goals for Bell Park:

- **preserve the ecological quality**
- **provide definition of the zones within the park**
- **improve the connections within the park**
- **intensify and capitalize on the unique characteristics of each zone**
- **reinforce linkages to areas outside the park**
- **increase opportunities for all season activities**
- **protect sensitive areas of the park**

It should, however, be reinforced as both the heart of and the gateway to the community. Bell Park is a landmark for Sudbury's commitment to conservation, restoration, and regeneration made evident over the past decades.

Imagine Bell Park in 50 years.

APPENDICES

- 1 Excerpts from Surveyor's Investigation**
- 2 Index and excerpts of selected Planning Background/Studies of Bell Park/Ramsey Lake**
- 3 Zone data sheets**
- 4. Historical covenant and news clippings**
- 5. Major initiatives zone maps**

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APPENDIX 1

The following are notes taken from the surveyor's investigation performed by J. Anne Cole Surveying Ltd. dated September 18, 1998. The following excerpts pertain directly to the area of the master plan:

Bell Grove Area

- .2 We did not find a registered description of the extent of the Ramsey lake Road limits. We have shown the boundary line as illustrated on Plan D-111. This plan shows a 100 foot wide road right-of-way. We have made no investigation into the occupational limits of the Road. Further research would be required together with field work to determine the northerly legal limit of Ramsey Lake Road in this area.*
- .4 Parcel 47182 SES, Part 1, 53R-10102 describes lands owned by the City and subject of an unregistered lease to the Navy League of Canada (Ontario Division).*
- .5 The Sudbury Yacht Club Limited has a lease of City land. The southerly extent of their lease is based on a fence. We did not investigate the past or current location of this fence. The sketch showing the lease is registered under Instrument 86697 RA.*

Lily Creek Area

- .1 The Lily Creek Area lands owned by the City are bounded on the south by Centennial Drive, on the east by Paris Street, on the north by private lands, and on the west by lands owned by the Regional Municipality of Sudbury under Parcel 35700A SES adjacent to Regent Street. The title to the City lands is difficult to follow as a result of the complicated title exchanges regarding the realignment of Paris Street and the division of large Parcels as development occurred. Our results should be reviewed further if a conclusive description of these lands is required. Much of these lands are illustrated on Reference Plan 53R-8804.*
- .2 The ownership and extent of Parcel 17282 SES requires further investigation. The registered owner of these lands is Lakeview Realty Ltd. The Region's zoning mapping shows this Parcel as a large section of the Lily Creek lands, occupied by the Creek and lying south of Plan of Subdivision M-406.*

Bell Park Amphitheatre Area

- .1 These lands are intersected by York Street and Paris Street, both Regional Roads. South of York Street and west of Paris Street the adjacent lands are private residential. North of York Street and west of Paris Street the adjacent lands are owned by the Sudbury Association of Community Living under Parcel 35272 SES and on the*

north by residential lands and a lane shown on Registered Plan of Subdivision 66-S as Park Lake. On the east side of Paris Street the Park lands extend to Ramsey Lake.

3. There is a registered easement to Northern and Central Gas under Instrument 65261 RA which is described on Reference Plan 53R-4131. The location shown on the sketch is not conclusive, field survey would be required to define it.
4. The extent of ownership of the two Regional Roads, York Street and Paris Street is undefined in the Registry Office records. We found no Plans describing these Roads in this area at the Registry Office. We did not research this matter at the Ministry of Transportation or in the City or Region's records.
5. A portion of these lands is subject to an agreement with the Sisters of St. Joseph regarding parking. These lands were originally described in a sketch attached to Instrument 56444RA. The current status of this lease was not determined.

Bell Park Lands in Concession 3

2. The boundary between the City of Sudbury and the Sisters of St. Joseph is clarified on Reference Plan SR-3947. This Plan provided description for a transfer of lands between the City and the Sisters. A portion of currently City owned lands is subject to an agreement regarding parking. We did not obtain a current registered agreement between the Sisters and the City regarding parking although there is a description of a parking lease under Instrument 56444 RA together with a sketch showing the extent of the lease lands. The extent of occupation by the hospital development has not been determined by field work. The need for this should be clarified once the sketch has been overlaid on the topographic mapping.
3. An agreement regarding the encroachment of a portion of a helipad attached to the Hospital, on to the Park lands is registered under Instrument 88355 RA.

Sudbury Boat and Canoe Area

1. The Sudbury Boat and Canoe area lands are shown as Block F on Registered Plan of Subdivision 5-S, dated 1887. The title records in this Block are very complicated and have most recently been shown in part on Reference Plan 53R-11405, 1987. Block F includes City owned lands under lease and privately owned lands (Instrument 94693 to Gary Hodgins and Ruby Hodgins, 1988). It is bound on the north by McNaughton Terrace and on the west by Elizabeth Street (Plans 4-S and 5-S).

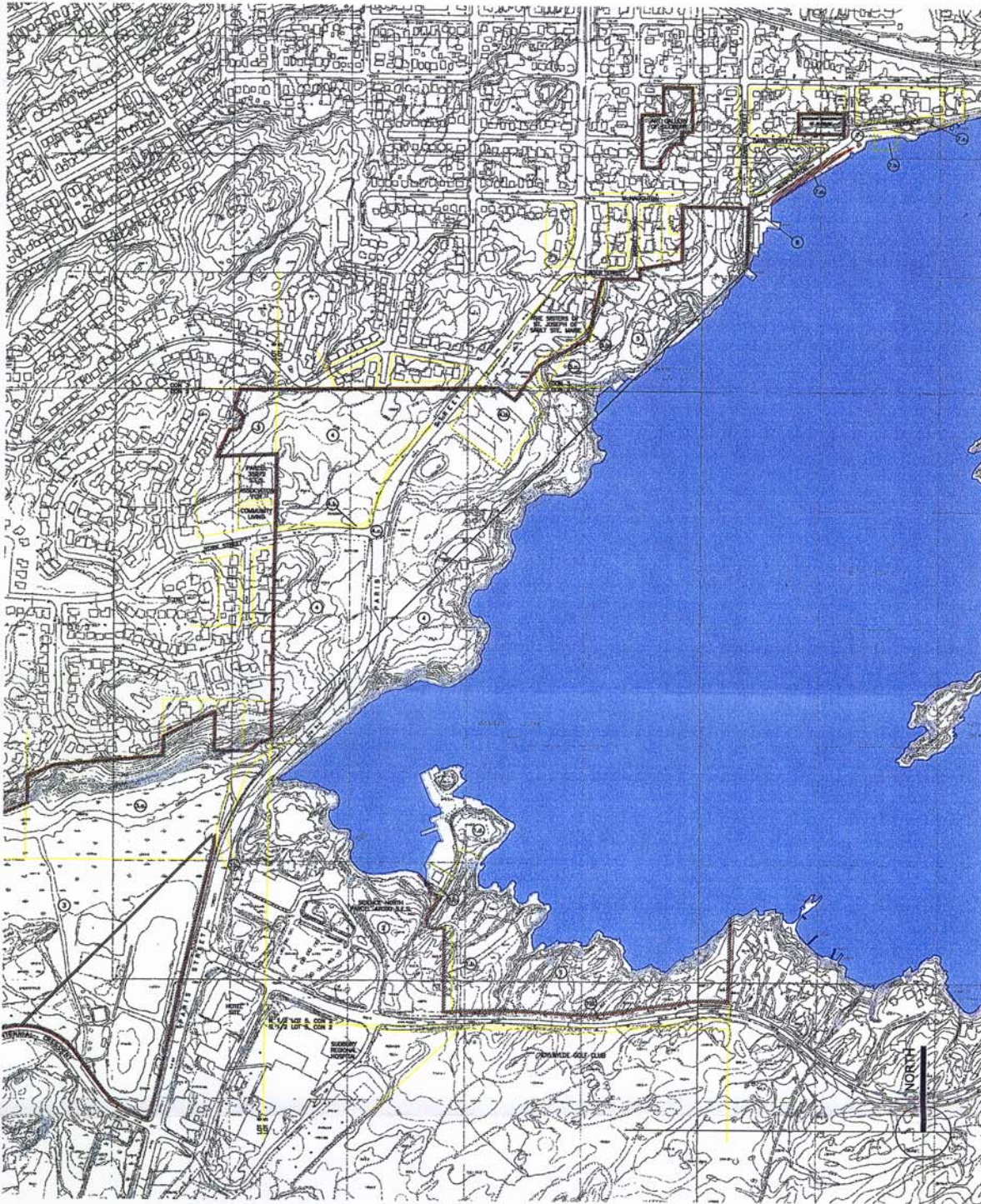
Legal Boundary of Ramsey Lake

1. There is some ambiguity regarding the legal boundary limit of Ramsey Lake. The Regional Municipality of Sudbury has had an investigation and report prepared regarding this issue. The lake is

BELL PARK MASTER PLAN
APPENDIX 1

currently dammed and regulated by the Region. Our investigation has included no reference to the Region's report and its findings although they may have some bearing on the extent of the City of Sudbury's jurisdiction. In some places the shoreline may have been artificially altered, there may be lands under water or lands formerly considered in the bed of the lake. We have not contacted the Crown Lands Registry of the Ministry of Natural resources regarding registered interest although we do note the existence of two water lots as outlined in Paragraphs 2 and 3 under McNaughton Terrace Lands."

**** end of Appendix 1****



SITE PLAN: BELL PARK BOUNDARIES (PROVIDED BY A. COLE SURVEYOR)

BELL PARK MASTER PLAN

APPENDIX 1

Nicholls Yallowega Bélanger Architects - Architectes

March 2000

APPENDIX 2

Excerpts representing a compendium or synthesis of all the literature on Bell Park/Ramsey Lake.

Ramsey Lake Waterfront: Pre-Feasibility Study

(Dewit and Castellan Architects) March 1986

- Distinguishing and distinctive characteristics of Ramsey Lake:
Ramsey Lake is a "personal lake"; it does not command or warrant large boats
Ramsey Lake and Bush Plane flight are linked historically
- **"Renaissance Vision"- Sudbury has emerged from a single resource town to a diverse community.** Ramsey Lake can express this vision by becoming a hub from which many resources can be linked.
- Ramsey Lake can be used as an ordering device for adjacent amenities- i.e. Central Business District (CBD), Laurentian University, Lily Creek, Laurentian Hospital, and surrounding neighbourhoods.

Municipality of Sudbury: Natural Assets

(Municipality of Sudbury), October 1988

- Provide linkages between lakes, certain hilltops, watercourse systems, and recreational facilities through hiking/bicycle/ski trails.
- Ramsey Lake enhances the quality of life of the community by providing a breathing space for the urban environment

Community Leisure Plan

(City of Sudbury), May 31, 1990

- Mission Statement: To ensure the enhancement of the quality of life for all people in the City of Sudbury through the provision and promotion of a wide range of **"quality, accessible leisure and recreation opportunities and the conservation, preservation and protection of the natural/man-made environments"**
- "Sudbury is a Healthy Place with Healthy People"
- Ramsey Lake perceived as a model to express the ideals of community mobilization, healthy behaviour, greening, education and awareness, and leisure nodes and links

The City of Sudbury: Community Leisure Plan

(City of Sudbury), May 1990

The need for barrier free facilities and access to all Community Parks including Bell Park.

- The need for evergreens and innovative finishes to contrast winter conditions.
- The need for a Community Arts Centre linked to existing amenities- Bell Mansion, Theatre Centre, Laurentian University, etc.
- The potential for collaboration and co-operation with public and private institutions.

- The need for a Senior Citizens Centre, Indoor Training Facility, Outdoor Education Facility.

Ramsey Lake and Watershed Community Improvement Plan;

(A 100 year vision (Moriyama and Teshima Planners Ltd.), May 1991

- The long term significance of Ramsey Lake and its whole watershed is a healthy and fully functioning ecosystem that can provide direction for urban form and community development, allow contact with natural environmental values, provide opportunities for individual and community growth, and enhance the local lifestyle
- Over the next 100 years, the Sudbury Community must consciously balance the needs of the natural environment, the desire to use the Lake for recreational purposes and the desire to develop forward-looking community facilities and institutions. Nature must remain a constant, providing focus and value for human life.
- The best use of Ramsey Lake over the next 100 years should be as **the green and natural heart of the city**. A public domain where resources of city-wide importance can be gathered in a magnificent setting and made accessible, a place of enjoyment, discovery and recreation for all the people.
- The concept of the watershed having a Network of Interconnected Links and Nodes with Ramsey Lake as the focus, reinforces the significance of the Lake as the central environmental setting for Sudbury.
- Introduction of two non-intrusive, non-exploitative linkage systems for increasing access that could be developed incrementally over time. Both systems are intended to exemplify the attitude of health, fit, and co-operation of the 100-Year Vision.

Ramsey Lake Interpretative and Recreational Trail- *intended to eventually extend all around the Lake.*

Green and White Open Space Linkages- *that radiate from the lakeshore, along the watershed corridors, into the community.*

- A continuous system of green and white open space linkages for the year-round use of pedestrians, cyclists, joggers and cross-country skiers should be created throughout the watershed establishing city-wide access to Ramsey Lake.
- A canoeing linkage should be established from Ramsey Lake, along the Lily Creek to Kelley Lake. In winter these linkages become cross-country ski trails.
- Bell Park has become an urban, waterfront park, and a public domain for celebration, entertainment and year-round outdoor enjoyment. Bell Park must **continue to build on its traditions to become the place of transition and balance between the downtown and the Lake, as both a meeting place for the history and roots of the community and a magnificent setting for civic and community facilities**. Lily Creek should be preserved intact as a valuable wetland habitat.
- Science North is the only science centre in the world that is integrated so closely with its natural environment.
- As the municipal water supply, Ramsey Lake should be carefully maintained to ensure that sufficient quantity and quality of water will be available year-round.
- Ramsey Lake: Public Participation Document- January 1992
- Environmental Issues: Water Quality
- Fish Stocks
- Storm Water Management
- CP Rail- environment and noise pollution

- Recreational Issues: Sudbury Boat and Canoe Relocation
Use of Ramsey Lake Islands
Number of marinas/boat launches on Ramsey Lake
- Linkages: Scenic Lookout points
Link to the downtown
Link to Laurentian Hospital
Linkage between Ramsey Lake and Lily Creek

Community Improvement Plan

(Ramsey Lake Community Improvement Plan Steering Committee and Moriyama and Teshima Planners Ltd.), May 1992

- Three Broad Concepts:
The Watershed- Each member of the community, whether private or public, is a steward of this shared resource, "**Ramsey Lake: the heart of the City**"

Ramsey Lake- A common meeting ground that is accessible to all the people of the Region of Sudbury

Network of Links and Nodes- Creating physical links and nodes enforces abstract human perceptions- "link to past/present" and "link between people and nature"
- Lake Ramsey is the natural gateway to Sudbury - Paris Street entry corridor sets the image and community identity
- Reinforce the structural framework of park and open space
- Bell Park is the primary urban waterfront park of Sudbury through all seasons
- Integrate and develop links with:
General Hospital, Laurentian Hospital
Laurentian University
Laurentian Museum and Arts Centre
Lily Creek marsh ecosystem
- Science North as the interpretative heart

City of Sudbury: Ramsey Lake Community Improvement Plan Implementation

(Regional Planning and Development Department and the City of Sudbury), May 1992

- A survey of motorized watercraft and snowmobiles on Ramsey Lake. Includes a debate concerning the number of watercraft and snowmobile permitted on the lake. The enforcement of speed limits for watercraft and snowmobiles. More public input and discussion is required to address this issue.

The Boardwalk Survey

(City of Sudbury), August 1995

- Enhanced winter access
- Provisions for bicycles and roller blades
- Predominant age group using the boardwalk 31 to 45
- Improve signage and landscaping (hard surfaces and vegetation)
- Extension of Boardwalk to landmarks and further links

*** end of Appendix 2***

APPENDIX 3

The following represents preliminary zone data sheets. These data sheets were developed in the early stages of the study and represent the wide range of ideas and/or concerns identified by the group. From these lists, detailed ideas, consistent with the Master Plan's guiding principles were selected and incorporated into the recommendations of the report.

*** end of Appendix 3***



KEY PLAN- HERITAGE ZONE



North view through Bell Mansion gates



North view to McNaughton Terrace



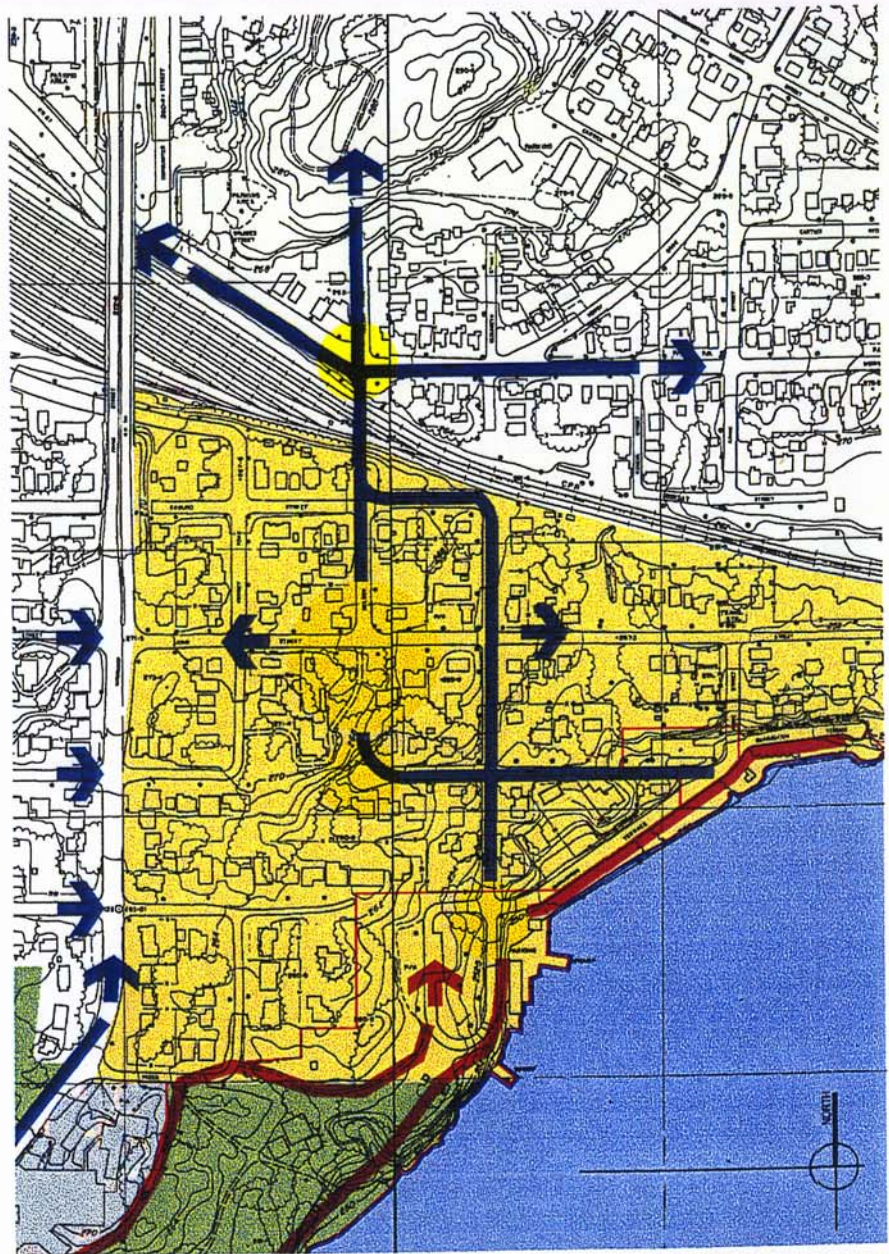
South view from McNaughton Terrace

Physical Characteristics: McNAUGHTON TERRACE

Topography: flat, park setting
 Orientation: south, sheltered
 Shoreline: rocky, manmade & natural
 Landscape: park, manicured gardens
 Access: pedestrian, auto, bike/rollerblade
 (24 hr. access at McNaughton Terrace)
 Parking: Road- 50 Parking Lot- 100
 Furniture: seating, refuse bins, water fountains
 Signage: limited
 Lighting: limited (parking areas are lit)
 Existing Structures: Bell Family Monument, SBC Main building, SBC Shed,
 Ramsey Airway building, David St. Waterwork

Physical Characteristics: BELL MANSION

Topography: gentle slope, urban setting
 Landscape: urban, manicured gardens
 Access: pedestrian, auto, bike/rollerblade, Transit at Paris St. Parking: 40
 (gravel surface)
 Furniture: seating, refuse bins
 Signage: limited
 Lighting: limited (parking areas are lit)
 Existing Structures: Bell Mansion & grounds



PARTIAL PLAN- HERITAGE ZONE

- Characteristics:**
- Bell Mansion (Sudbury Art Gallery)
 - Heritage Residences adjacent to Bell Park
 - Link to Central Business District / CPR Station & mainline
 - Park Entrance/Parking and Gardens/plantings
 - Waterfront airport/ SBC (boat slips)

- Considerations:**
- Designate John St. neighbourhood a "Heritage District"
 - "Interpretative Walk" leading to Bell Park highlighting heritage with signage.
 - Re-establish connection (pathway, visual) between Bell Mansion and park
 - Park Entrance (gateway, information kiosk) and monument to Bell Family
 - Expand gardens through "Stewardship gardens" sponsored by the community
 - "Non-motorized" Boating Facility by re-locating Canoe Club/ Rowing Club
 - Waterfront restaurant/cafe at SBC site framing lake vistas
 - "David St. Waterworks Building" Art Pavillion for display and hosting workshops "Art in the Park" supported by Sudbury Art Gallery
 - Prepare for CPR track redundancy provide support building for "Recreational Trail" (trail map, washroom/ drinking fountain/ public telephone/ bike lock-up)

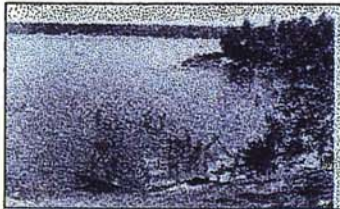
█ EXISTING PATHS
█ PROPOSED PATHS
█ NODES

HERITAGE ZONE

BELL PARK MASTER PLAN



KEY PLAN- RECREATION ZONE



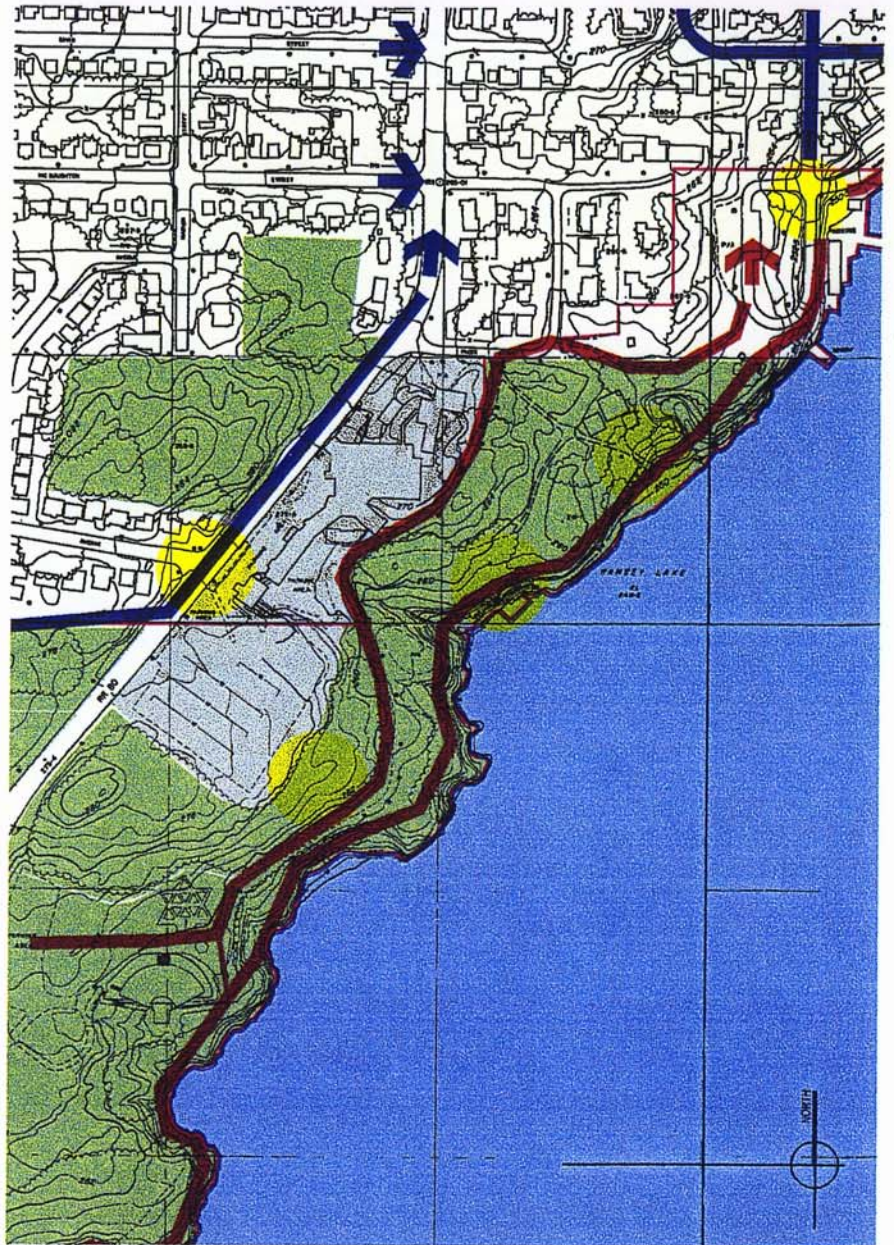
Sudburians recreate (Historical)



North view to Canoe Club



North view to Existing Park Lookout



EXISTING PATHS
PROPOSED PATHS
NODES

Physical Characteristics: MAIN BEACH

Topography: gentle slope, natural setting
Orientation: west, open
Shoreline: sandy beach (supervised)
Landscape: park setting
Access: pedestrian, Transit at Paris St. (Park hours)
Furniture: seating, refuse bins, water fountains
Signage: limited (Beach related)
Lighting: limited (building security lighting)
Existing Structures: 3-Beach support buildings, 2- shade pavilions, Bandstand, play structures

Physical Characteristics: CANOE CLUB

Topography: gentle slope, natural setting
Shoreline: rocky & sandy beach (unsupervised)
Landscape: urban (gravel infill), minimal natural
Access: pedestrian, auto (S.J.H.C service road), bike/rollerblade
Parking: Parking Lot-40 (gravel surface)
Furniture: none (limited seating at beach area)
Signage: limited
Lighting: limited (hospital areas are lit)
Existing Structures: Lower & upper Canoe Club buildings

PARTIAL PLAN- RECREATION ZONE

Characteristics:

- Public beaches & facilities- concession stand, washrooms, playground, service buildings
- St. Joseph Health Centre
- Hospital Parking (Bell park property leased from city)
- Hospital owns lands on the west side of Paris St.
- Bell Park Road winding along boundary between Park & St. Joseph's Health Centre

Considerations:

- Create a central entrance adjacent to St. Joseph Health Centre
- Introduce natural finishes and plantings to soften Hospital grounds & Paris St. parking
- Reclaim leased parking area for park use
- Rework lower service road to bike path/rollerblade access
- Remove lower service parking and build "Stormwater retention pond- self cleansing" as well water feature
- Redevelop Canoe Club site to re-establish "Recreation zone" as in the past
- Introduce Parkettes along Paris St. creating the effect of corridor through a park
- Link Park to Boland St. community with ground surfaces, plantings

RECREATION ZONE

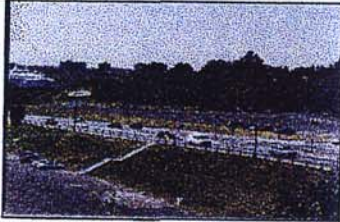
BELL PARK MASTER PLAN



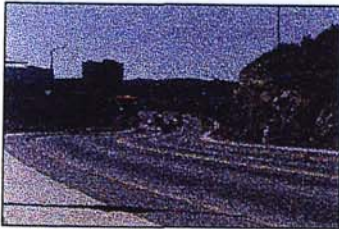
KEY PLAN- YORK ST. at PARIS ST. ZONE



Intersection of Paris St. & York St.



Entrance to Bell Park



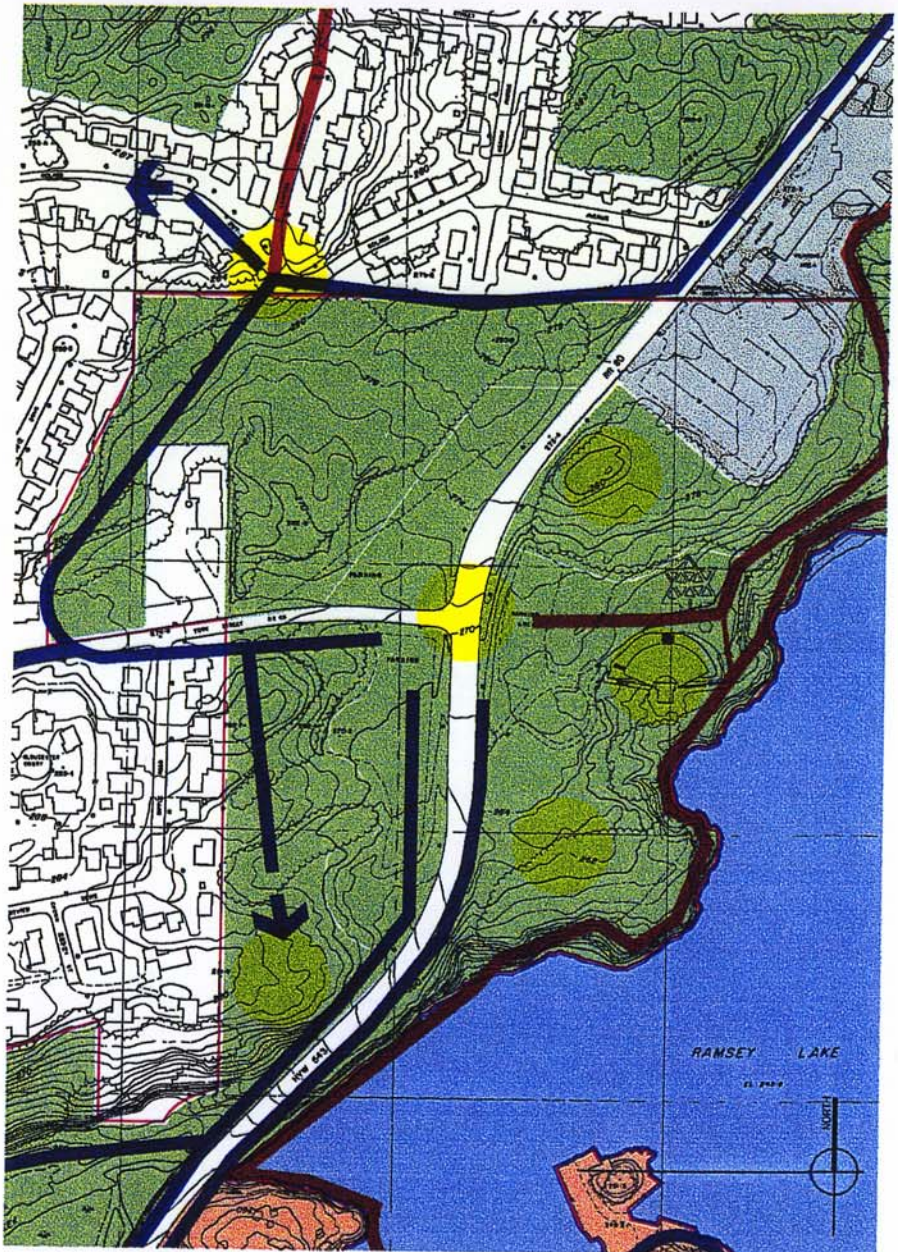
Paris St. Corridor

Physical Characteristics: YORK ST. & PARIS ST.

Topography: flat, urban setting
 Orientation: west, open
 Landscape: urban, natural veg. west of Paris St.
 Access: pedestrian, auto, bike/rollerblade, & Transit at Paris St. & York St.
 Parking: 400 (gravel surface)
 Furniture: none
 Signage: limited
 Lighting: street lighting

Physical Characteristics: AMPHITHEATRE PARK

Topography: gentle slope to lake
 Shoreline: rocky, manmade & natural
 Landscape: manicured gardens & natural veg.
 Access: pedestrian, auto, Transit at Paris St.
 (Limited evening access-Park hours)
 Parking: 100 (gravel Surface)
 Furniture: seating, refuse bins, water fountains
 Signage: limited (event signage)
 Lighting: limited (amphitheatre area)
 Existing Structures: Amphitheatre, Centennial gardens & pond, Lookout pavilion



PARTIAL PLAN- YORK ST. at PARIS ST. ZONE

█ EXISTING PATHS
█ PROPOSED PATHS
█ NODES

- Characteristics:**
- Geographic centre of Bell Park
 - Primary access point to park (vehicle, pedestrian)
 - Paris St. main artery with Sudbury
 - Main parking lots for park at Paris St. at York St.
 - Primary location for community events- amphitheatre, centennial flower garden

- Considerations:**
- Shift York St. to the north unifying the western portion of the park
 - Consolidate parking to the northwest portion of park (York St.)
 - Create an upper plaza (York St. corridor) leading to the primary entrance/gateway to the park
 - Create an upper level community space defined by grass fields and landscaping
 - Mini-terminals along Paris St. for bus pickup complete with shelter/lighting/furniture
 - Enhance Paris St. corridor with concrete traffic barriers or bollards, plantings, signage, lighting, ground surfaces
 - Provide a lookout at Crown St. Hill
 - Continue bike path/rollerblade access (paved path, lighting, signage) at upper level of park
 - Improve access & function of amphitheatre, opening vistas and becoming an icon building.
 - Service building including, washrooms, drinking fountains, public phone, info. map

YORK ST. at PARIS ST. ZONE

BELL PARK MASTER PLAN

NICHOLLS YALLOWEGA BÉLANGER ARCHITECTS · ARCHITECTES



KEY PLAN - COMMUNITY ZONE



Paris St. embankment & Boardwalk



Paris St. Corridor & Lily Creek Marsh



View east from Lily Creek Marsh

Physical Characteristics: LILY CREEK MARSH

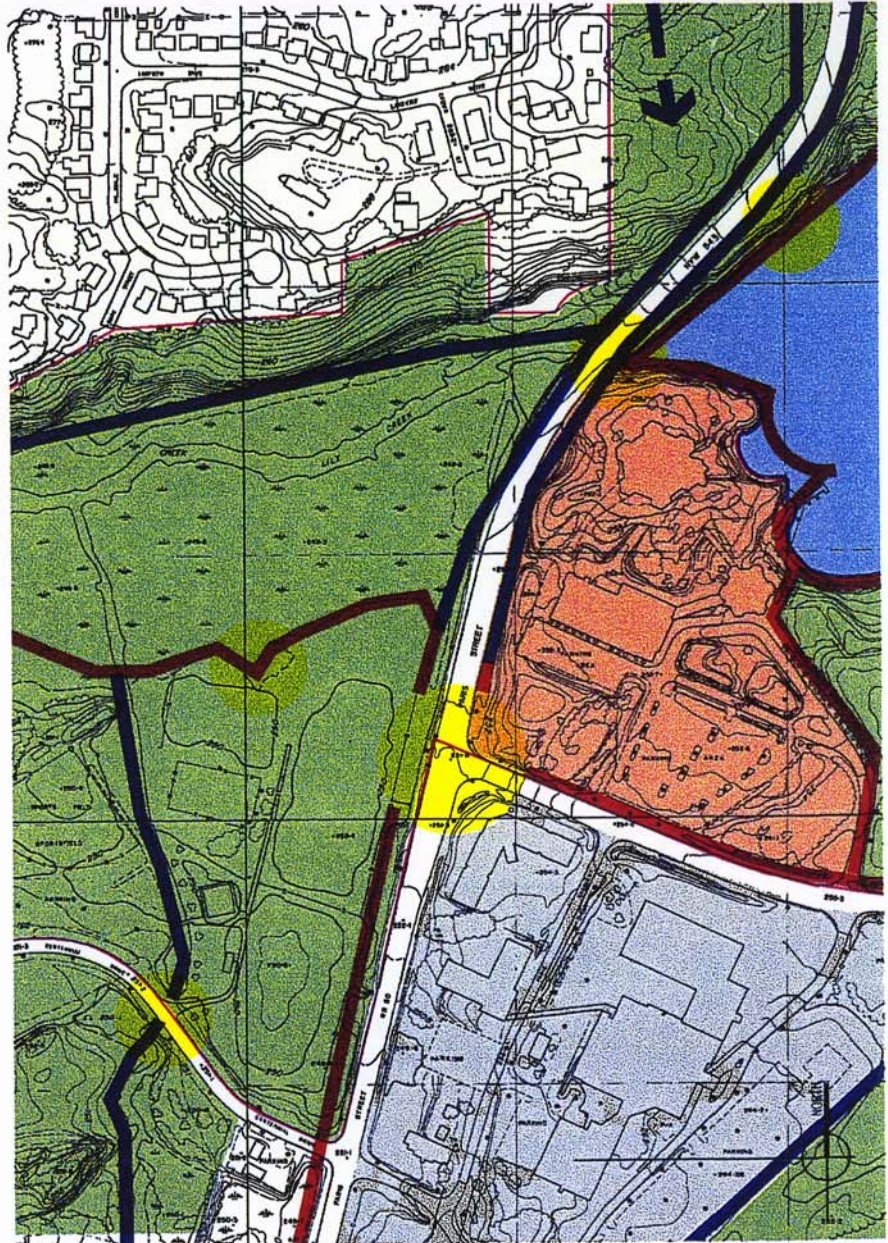
Topography: flat, below rocky outcrop
 Orientation: north-west, open
 Landscape: natural marsh & veg.
 Access: pedestrian, bike, Transit at Paris St. (24 hr. access)
 Parking: 200 (Athletic Field parking)
 Furniture: seating, refuse bins
 Signage: limited
 Lighting: none (peripheral light)
 Existing Structures: Field House, Bridges & Lookouts

Physical Characteristics: SCIENCE NORTH

Topography: steep slope along Paris St., urban setting
 Orientation: north-east, sheltered
 Shoreline: rocky (manmade), outflow of Ramsey Lake
 Landscape: urban, defined landscape
 Access: pedestrian, auto, Public Transit at Paris St. (24 hr. access at Science North)
 Parking: Science North Parking Lot- 300
 Furniture: seating, refuse bins
 Signage: minimal directional signage
 Lighting: sufficient evening light
 Existing Structures: Science North & defined landscape features, Boardwalk, boat dock

COMMUNITY ZONE

BELL PARK MASTER PLAN



PARTIAL PLAN - COMMUNITY ZONE

- Characteristics:**
- Science North is tourist, educational, and community anchor
 - Sudbury Regional Hospital & Northeastern Ontario Cancer Center site
 - Outflow of Ramsey Lake leads to fragile ecosystem of Lily Creek
 - Lily Creek Athletic Complex
 - Ramsey Lk. Road only access to Laurentian University

- Considerations:**
- Landscape embankment along Boardwalk/ Paris St. corridor
 - Terraced dam at outflow of Ramsey Lk. permitting pedestrian and canoe access to Lily Creek
 - Ecological Pavilion in Lily Creek Marsh supported by Science North
 - Sunshades (Shade Trees, Trellaces, Pergolas) along Boardwalk
 - Major landscape improvements for Paris St/ Ramsey Lk. Rd. and Ramsey Lk. Rd. /SRH entrance (plantings, interlocking stone, furniture, lighting, signage)
 - Mini bus terminals providing shelter, signage, lighting, public phone for users
 - Link Bell Park to Walford Rd. through linear parkette corridor adjacent to Hospital
 - Topiary Garden / Lake edge park focusing of the healing aspects of parks for Hospital patients
 - Entrance/ Gateway to Bell Park celebrating the regreening of Sudbury
 - Ice rink in Science North bay supported by service facility- washrooms, changeroom, canteen, telephone, maintenance space
 - Extend promenade with natural ground finishes, lighting, site furniture to Bell Grove. Extend Winter Festival Light display into Bell Grove with pedestrian access only

█ EXISTING PATHS
█ PROPOSED PATHS
█ NODES



KEY PLAN- BELL GROVE ZONE



View of Bell Grove



View of Yacht Club



View of Boat Launch

Physical Characteristics: BELL GROVE

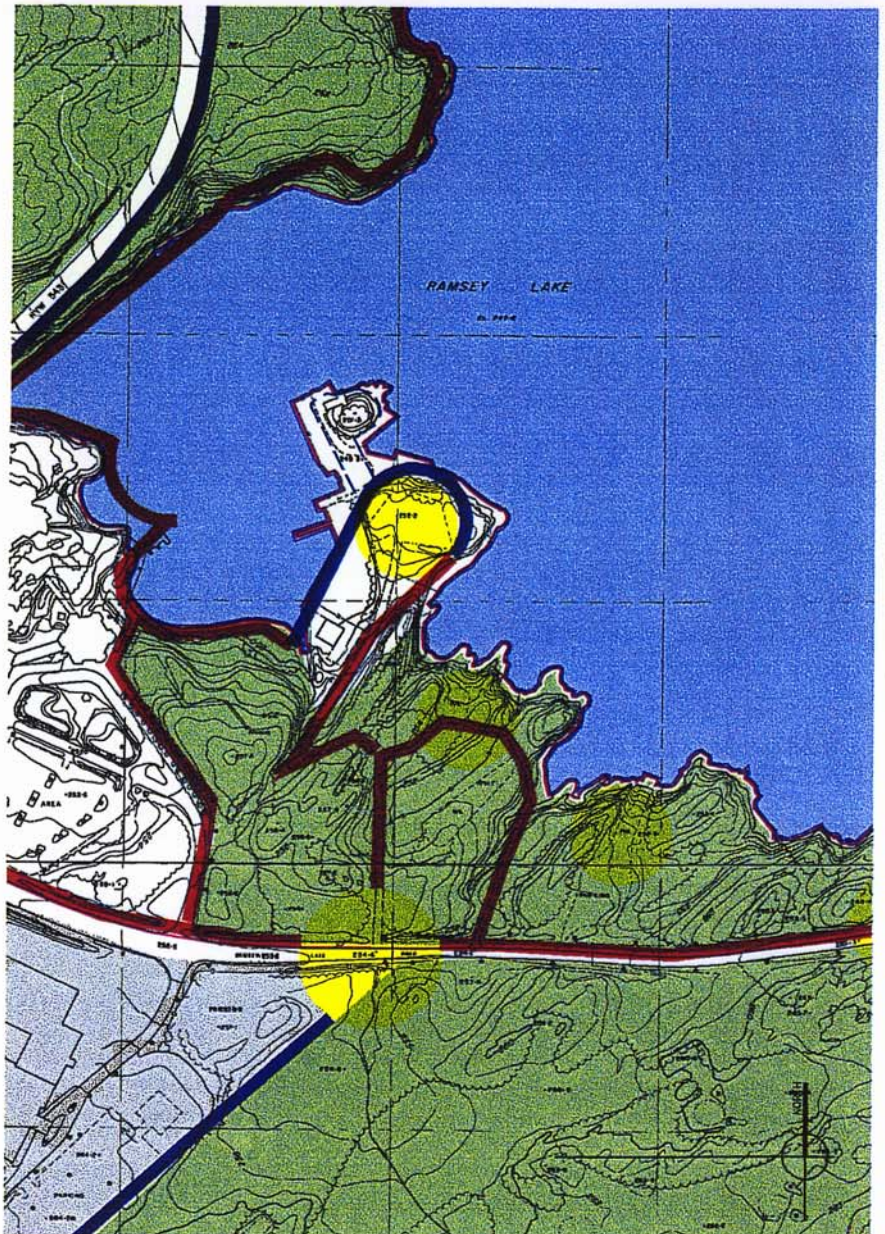
Topography: rocky, natural site
 Shoreline: rocky & sandy manmade & natural
 Landscape: natural (gravel access surfaces), beach area
 Access: (No public access)
 Parking: Private Parking Lot-30
 Furniture: private (yacht club, navy league)
 Signage: private (yacht club, navy league)
 Lighting: private (peripheral lighting)
 Existing Structures: Yacht Club, Navy League, and support sheds

Physical Characteristics: BOAT LAUNCH

Topography: flat, infill site
 Orientation: north, sheltered
 Shoreline: sandy manmade & natural
 Landscape: natural (gravel surfaces)
 Access: auto, Transit at Ramsey Lake Rd. (24 hr. access)
 Parking: 30 (Boat Launch parking)
 Furniture: none
 Signage: limited
 Lighting: none (peripheral lighting)
 Existing Structures: 3 Informal Beaches

BELL GROVE ZONE

BELL PARK MASTER PLAN



PARTIAL PLAN- BELL GROVE ZONE

█ EXISTING PATHS
█ PROPOSED PATHS
█ NODES

- Characteristics:**
- Fragile ecosystem of Bell Grove
 - Yacht Club, Navy League, Boat Launch sites
 - Golf Course
 - Ramsey Lake Rd. vehicle and pedestrian link to Laurentian University
 - Unsupervised beaches (3 locations)

- Considerations:**
- Consolidate entrances and remove hard finishes (asphalt, concrete) within Bell Grove
 - Provide a link (pedestrian/bike path) to Conservation area (surfaces, signage)
 - Preserve natural state of unsupervised beaches
 - Relocate Navy League to waterfront campus
 - Extend public access to Yacht Club peninsula but maintain a level of private access
 - Create a lookout framing the vista to the boat launch
 - Introduce infrastructure to Boat Launch (Facilities- washroom, control point, signage, limited parking, boat washing facilities)
 - Preserve and further develop natural ecosystem of Bell Grove
 - Promote secluded, semi-private use of waterfront