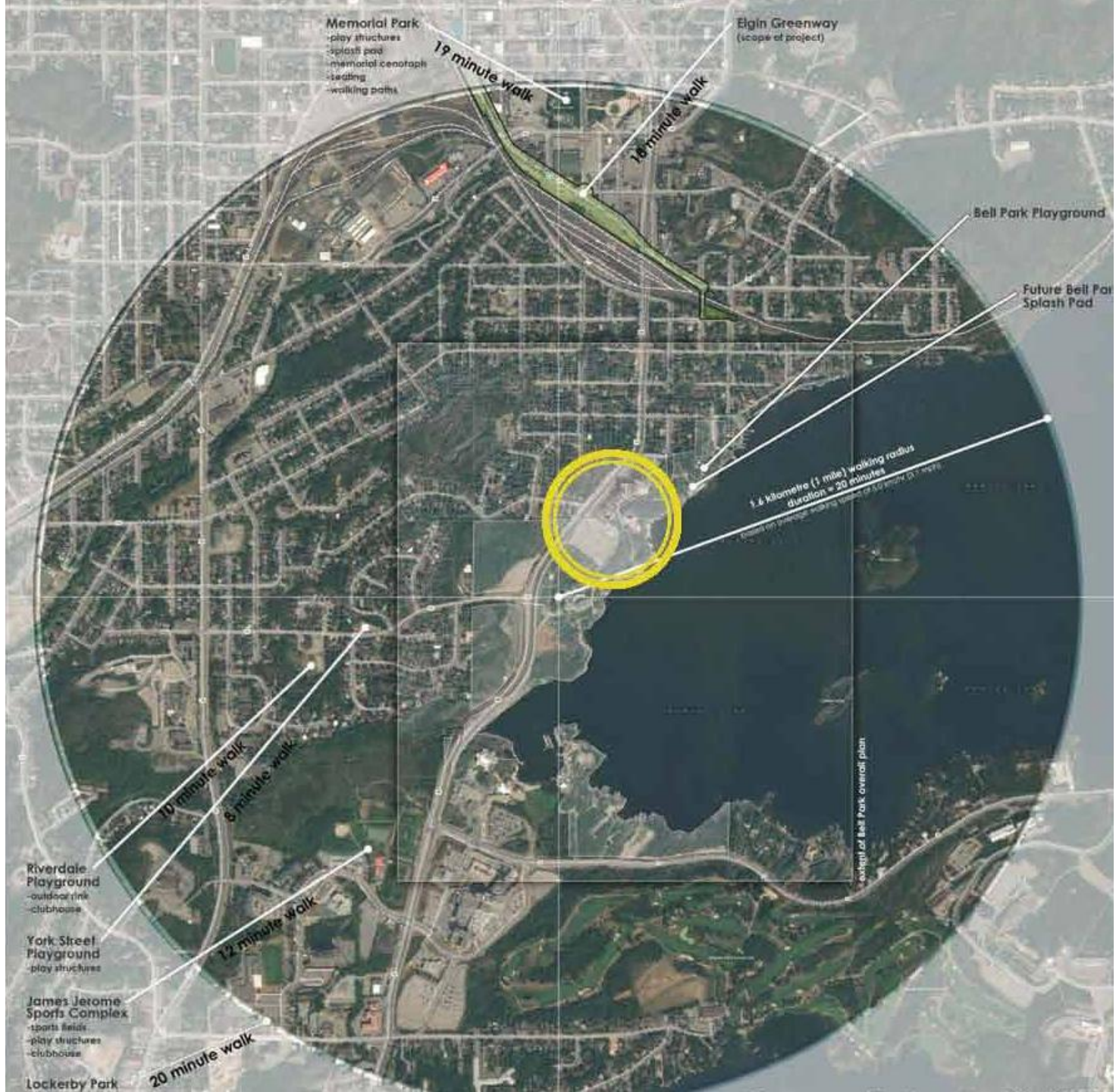




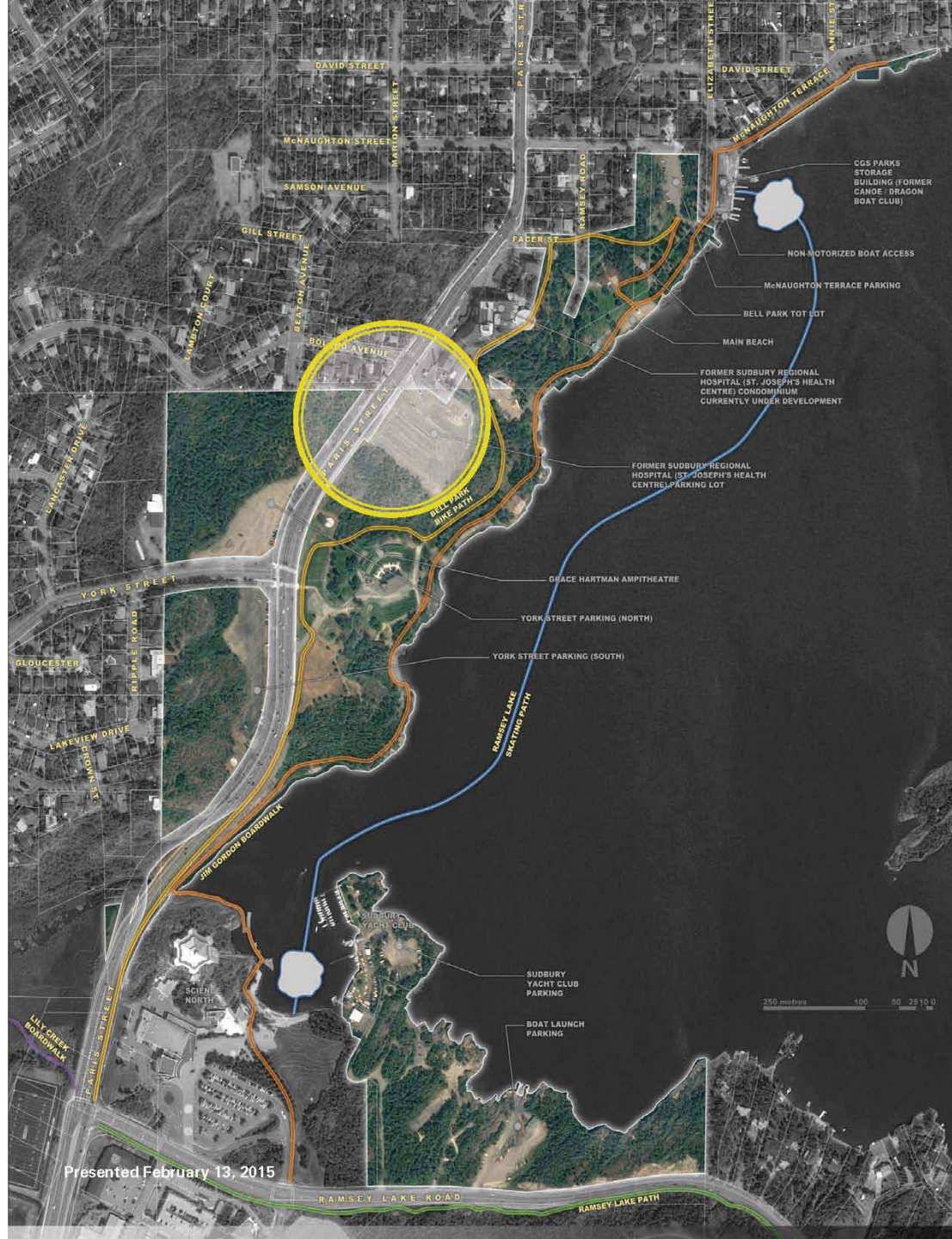
Redevelopment of the Former St. Joseph's Hospital Parking Lot

Bell Park
February 29, 2016

Bell Park within our City



The purpose of this study was to focus on the redevelopment of the former St. Joseph Hospital parking lot



Bell Park

- 3 existing entry points to park
- length of walkway ± 1.4 km
- ± 447 existing parking spaces at McNaughton Terrace and York Street lots

PUBLIC CONSULTATION TIMELINE

Bell Park Advisory Panel Meeting

Tom Davies Square – November 25, 2015

Online Survey

December 4 to December 12, 2015

Open House and Live Feed Presentation

Tom Davies Square – December 3, 2015 (7pm to 9pm)

FINAL REPORT

January 26, 2016

ONLINE SURVEY RESPONSE

Q1: Which is your preferred option?

Answered: 630

Skipped: 8

12.7% **OPTION 1: Existing parking to remain with some re-greening**

33.2% **OPTION 2: A combination of parking and significant re-greening**

33.5% **OPTION 3: Re-greening the entire parking lot with
priority parking only**

*(Updated from the December 2015 version to reflect the community's
comments from the online survey)*

20.6% responses that wanted some variation of parking and/or
greenspace which was not specifically in line with any of the options presented

Below, in no particular order, are the reoccurring ideas and suggestions from the online survey:

- Re-greening and re-forestation
- Green, natural landscaping
- Protection of Ramsey Lake
- Environmental leadership
- Promotion of healthy lifestyles
- Patron safety
- Accessibility
- Connection point from upper level (Paris Street) to the boardwalk below
- Incorporation of public transit
- Active recreation such as courts, play fields, leisure amenities for all ages
- Food forest/permaculture: Edible trees, plants and community gardens
- Farmer's Market
- Community involvement
- Enhance views to Bell Park and Ramsey Lake
- A grand opportunity not to be missed
- Take advantage of funding opportunities i.e. RBC Blue Water Project
- No parking at all
- Leave as is – save tax payers money

Re-greening

Accessibility

Connection

Part of Park



Former St. Joseph's Parking Lot - Existing

- | | | | |
|---|---|---|---|
| 1 | Former St. Joseph's Hospital and future condominium development | 4 | Bell Park Look-Out |
| 2 | Bell Park Road | 5 | Ampitheatre, Science North, Paris & York Street Parking Lots, Boardwalk |
| 3 | Former St. Joseph's Hospital Parking Lot | | |

Former St. Joseph's Hospital Parking Lot Existing Conditions



Former St. Joseph's Hospital parking lot data

- 320 existing parking spaces
- primarily used for hospital parking
- existing parking plateau is ± 41 feet higher than the adjacent Bell Park Road
- steep embankment makes pedestrian access challenging
- area of backfill
- great vantage point



- | | | | |
|---|--|---|---|
| 1 | Evaluation of elevations and stormwater infrastructure to ensure that new entrance alignment does not result in a large increase in stormwater onsite. | 5 | Naturalized dry detention basin. |
| 2 | Salt-tolerant plants in beds. | 6 | Riprap protection. |
| 3 | Filter strip may be required. | 7 | Gabion wall with vines. |
| 4 | Naturalized slopes with designed soils plus straw mats and mulch. | 8 | Naturalized dry swale (4-5m wide) with or without riprap or check dams. |
| | | 9 | Filter strip with or without pedestrian walkway. |

* The above sketch was prepared for YBSA By Mr. Stephen Monet, Manager of Environmental Planning Initiatives at the City of Greater Sudbury. January 11, 2016.

Strengths and Weaknesses of the Former St. Joseph's Parking Lot

Strengths

- Established parking lot
- Centrally located within the Park
- Located at signalized intersection (Paris and Boland)
- Offers panoramic views of Ramsey Lake and Park below

Weaknesses

- Not accessible between the parking and the park below and/or GHA
- Not accessible for people with disabilities (based on the 'Design of Public Spaces Accessibility Standards' revised January 1, 2016)
- Void of any landscape treatment
- Completely surfaced with asphalt paving
- No treatment of existing stormwater discharge

4 Redevelopment Opportunities

Design Goals

Green

- Reduce or eliminate the extent of existing asphalt parking
- Restore and enhance natural heritage and park-like features within the park
- Treat and manage stormwater prior to discharging it in an effort to protect the drinking water provided by Ramsey Lake

Connections

- Provide enticing visual and physical connections to Ramsey Lake as well as at the Paris/Boland Street intersection and at the newly created lookout
- Enhance connectivity with continuous pedestrian routes from Paris Street, connecting to the lookout through the existing parking area
- Create a fully accessible pedestrian route down to the park with a new stair and trail system



Highline, New York City



Norway Tourism Route Pit Stop



Norway Tourism Route Pit Stop

Attractive

- Design a recognizable landmark within the City
- Incorporate an attractive streetscape along Paris Street to identify the presence of Bell Park
- Integrate parking amongst a natural setting creating an inviting environment, especially for pedestrians
- Create a space that becomes an active, functional addition to Bell Park

Accessible

- Create an attractive, safe link to the park
- Provide continuous barrier-free access to the waterfront and other activities of the park for people of all ages and abilities
- Design a safe and comfortable integrated bicycle parking area
- Design with the intentions that this area will become a central access point to the park
- Convenient access to public transit



REDEVELOPMENT OPTIONS

OPTION 1

Existing parking to remain with some re-greening

OPTION 2

A combination of parking and significant re-greening

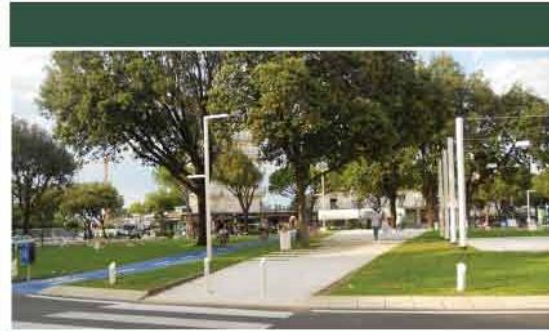
OPTION 3

Re-greening the entire parking lot with priority parking only
(Updated from the December 2015 version to reflect
the community's comments from the online survey)

Three options were presented at December 3, 2015 Open House.
Based on feedback and online submissions, the three options were modified.

CONCEPTS presented to the
Bell Park Advisory Panel / Public Meeting
December 3, 2015

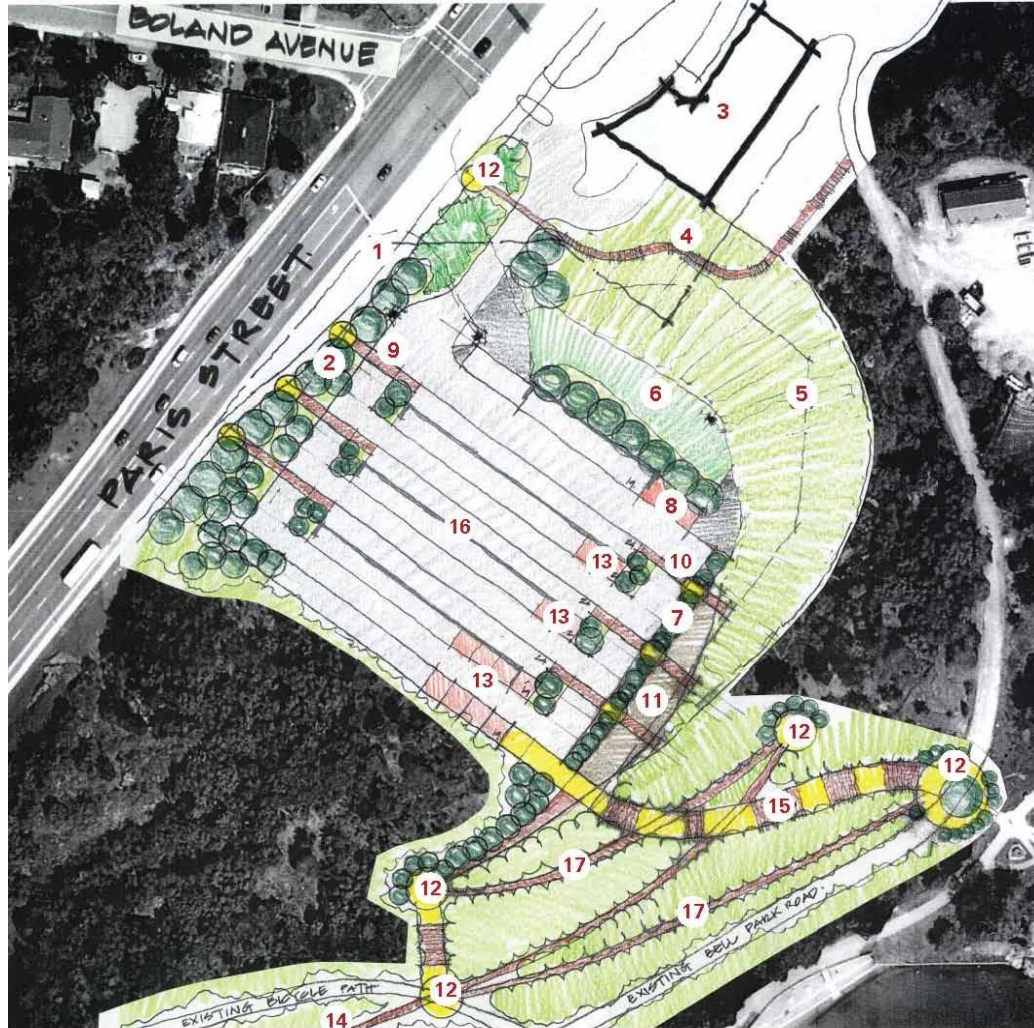
Option 1



Existing parking to remain with some re-greening

OPTION 1

Existing parking
to remain with
some
re-greening
(part of January 16,
2016 report)



- | | | | |
|---|---|----|--|
| 1 | Bus drop-off lane | 9 | Pedestrian Routes |
| 2 | Landscaped edge and berm complete with salt tolerant trees and plants | 10 | Clearly marked pedestrian crossings |
| 3 | Proposed condominium development | 11 | Lookout |
| 4 | Stairs by condominium development | 12 | Intersection nodes/lookouts |
| 5 | Area of excavation to achieve gentle slope complete with seedling planting, design soils, straw mats, and mulch | 13 | Permeable pavers defining 12 accessible parking spaces |
| 6 | Naturalized dry retention basin | 14 | New trail to amphitheater |
| 7 | Naturalized dry swale complete with filter strip | 15 | Stair |
| 8 | Dedicated bicycle parking complete with protective canopy | 16 | Total 220 parking spaces |
| | | 17 | Barrier free pathway complete with seedling planting |

FEATURES

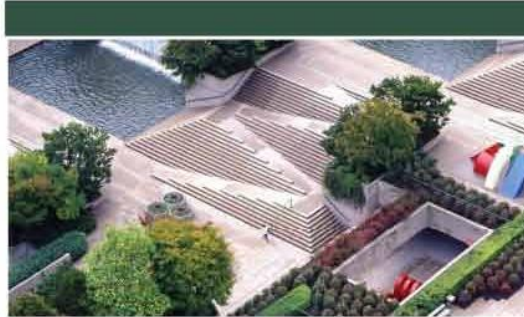
- 220 parking spaces + bicycle parking
- landscaped edge at Paris Street
- bus layby lookout
- accessible pathway down to park and amphitheatre
- stormwater collection and treatment
- excavate eastern edge
- permeable pavers at 12 accessible parking spaces
- seedlings from City's re-greening program
- composting material from City's landfill sites

Aerial View from Northwest



**CONCEPTS presented to the
Bell Park Advisory Panel / Public Meeting
December 3, 2015**

Option 2



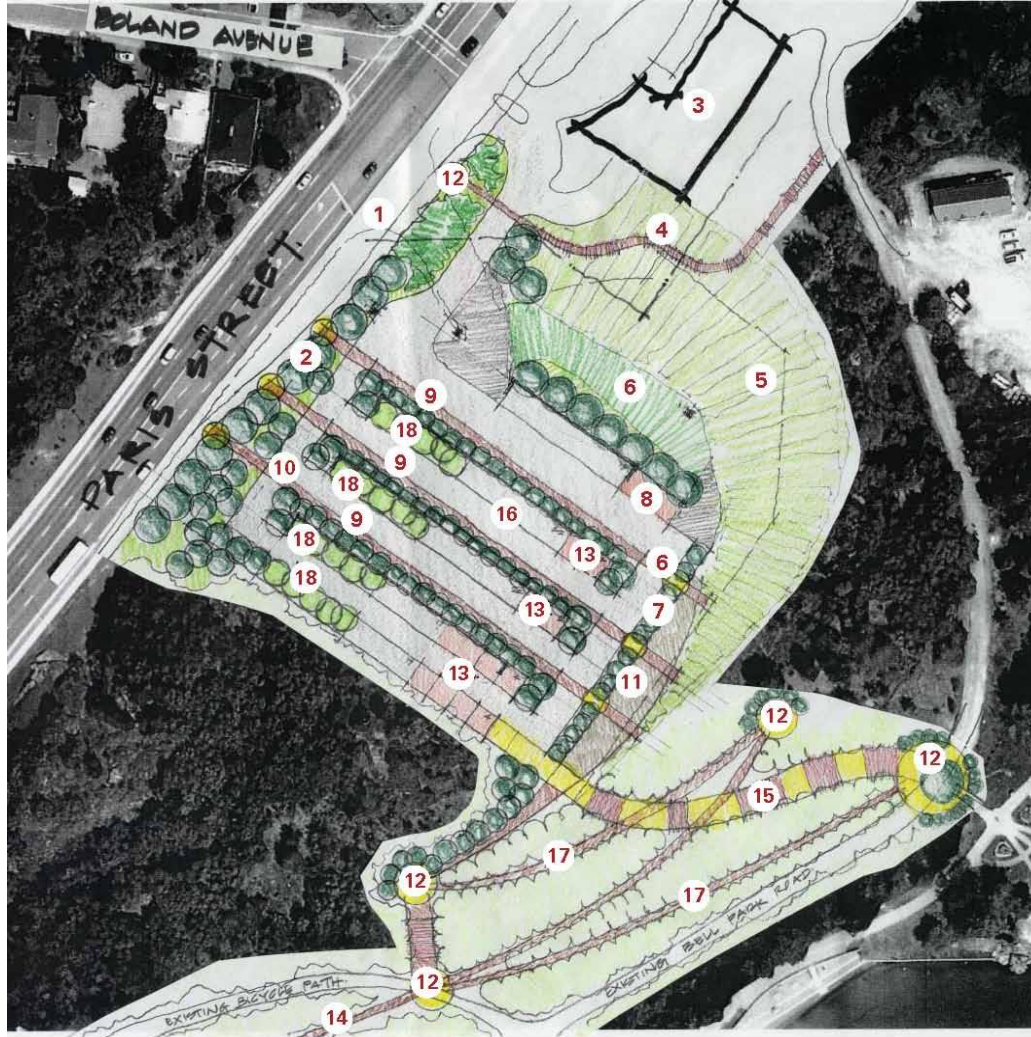
Combination of parking and significant re-greening

OPTION 2

A combination of parking and significant re-greening
(part of January 16, 2016 report)

reduce size of parking lot and transform into an integrated vehicle parking area within a naturalized setting with safe pedestrian access

could become the Park's main parking area



- | | | | |
|---|---|----|--|
| 1 | Bus drop-off lane | 9 | Continuous pedestrian routes |
| 2 | Landscaped edge and berm complete with salt tolerant trees and plants | 10 | Clearly marked pedestrian crossings |
| 3 | Proposed condominium development | 11 | Lookout |
| 4 | Stairs by condominium development | 12 | Intersection nodes/lookouts |
| 5 | Area of excavation to achieve gentle slope complete with seedling planting, design soils, straw mats, and mulch | 13 | Permeable pavers defining 12 accessible parking spaces |
| 6 | Naturalized dry retention basin | 14 | New trail to amphitheater |
| 7 | Naturalized dry swale complete with filter strip | 15 | Stair |
| 8 | Dedicated bicycle parking complete with protective canopy | 16 | Total 60 to 103 parking spaces |
| | | 17 | Barrier free pathway complete with seedling planting |
| | | 18 | Area of landscaping and/or additional parking |

FEATURES

- 103 parking spaces + bicycle parking
- provide continuous pedestrian routes
- landscaped edge at Paris Street
- bus layby lookout
- accessible pathway down to park and amphitheatre
- stormwater collection and treatment
- excavate eastern edge
- permeable pavers at 12 accessible parking spaces
- seedlings from City's re-greening program
- composting material from City's landfill sites



Aerial View from Southeast



Aerial View
from East

CONCEPTS presented to the
Bell Park Advisory Panel / Public Meeting
December 3, 2015

Option 3



Re-greening the entire parking lot with minimum parking

OPTION 3

Re-greening
the entire
parking lot



- | | | | |
|---|---|----|--|
| 1 | Bus drop-off lane | 9 | Pedestrian routes/natural trails |
| 2 | Landscaped edge and berm complete with salt tolerant trees and plants | 10 | Community garden beds |
| 3 | Proposed condominium development | 11 | Lookout |
| 4 | Stairs by condominium development | 12 | Intersection nodes/lookouts |
| 5 | Area of excavation to achieve gentle slope complete with seedling planting, design soils, straw mats, and mulch | 13 | Fruit Trees/edible gardens |
| 6 | Naturalized dry retention basin | 14 | New trail to amphitheater |
| 7 | Naturalized dry swale complete with filter strip | 15 | Stair |
| 8 | Dedicated bicycle parking complete with protective canopy | 16 | Formal gardens with landscaping and seating areas |
| | | 17 | Barrier free pathway complete with seedling planting |

FEATURES

- public transit but layby
- landscaped edge along Paris Street
- lookout
- accessible pathway down to park and amphitheatre
- stormwater collection and treatment
- excavate eastern edge
- seedlings from City's re-greening program
- composting material from City's landfill sites
- Fruit trees/edible gardens/community garden beds/formal gardens

View from Northeast



ESTIMATED PROJECT COSTING

Options prepared based on community consultation



OPTION 1:

Existing parking to remain with some re-greening

\$660,000 to \$735,000



OPTION 2:

A combination of parking and significant re-greening

\$800,000 to \$900,000



OPTION 3:

Re-greening the entire parking lot

(Updated from the December 2015 version to reflect the community's comments from the online survey)

\$925,000 to \$1,025,000