



University Park

Comprehensive Planned Unit Development (CPUD)

Planning Committee Meeting – June 22, 2015

Proposed Development Plan

- 171 Dwelling units consisting of:
 - 56 single detached dwellings on individual lots
 - 115 condominium units located in 3 blocks
- 5 blocks for open space (~30% of the land area, 50% of shoreline) dedicated to the City
- Located on Bethel Peninsula, South Shore of Ramsey Lake
- Utilizes the Comprehensive Planned Unit Development (CPUD) approach (s. 20.7 of the OP)
 - First of its kind in Sudbury
 - Generally intended for mixed density development
 - Set out additional criteria for development, including: preservation of environmental features, vegetation; greater parkland dedication; complementary built form; preservation of views; linked open space
 - Enables greater heights and densities than otherwise permitted

Meeting the CPUD criteria

Preservation of Topography



Meeting the CPUD criteria

Preservation of Vegetation



Meets OP policies:
20.7.1 a) i)
20.7.2 a)
20.7.2 e)
21.5.2 c)

Meets CIP policies:
3.3.3.3 b)

Existing Conditions:
Tree groupings planted through CGS greening 33

Future Conditions:
Tree groupings planted through CGS greening 26

● Trees planted through greening
(Some points represent groupings of trees)

Meeting the CPUD criteria

Preservation of Environmental Features



Meeting the CPUD criteria

Linked & Integrated Dedicated Open Space



Meeting the CPUD criteria

Linked & Integrated Dedicated Open Space (Neighbourhood Level)



Meets OP policies:
20.7.2 d)
21.5.2 e)

Meets CIP policies:
3.3.3.3 d)
3.3.3.8

Density

- The development as proposed at 171 units, or 11.4 units/ha net density, is appropriate and conforms to the OP:
 - Typical development (non-CPUD) in the South Peninsula policy area is already allowed at 10 units/ha net density.
 - When undertaking a CPUD in the South Peninsula, minimum lot frontages and areas are specified, there is no specific density: all proposed lots and blocks are compliant
 - CPUD is intended for mixed density development which follows the densities set out for Living Area 1 of the OP. All proposed densities are compliant with s. 3.2.1 of the OP.
 - CPUD provisions specifically enable increases in height and density.
 - Net density of South Peninsula will be ~5.1 units/ha with proposed development

Height

- The development as proposed at a maximum of 7 storeys for Condo Blocks C and D is also enabled by the CPUD policies
 - CPUD allows flexibility and enables greater heights
 - Building design and height allows parking within the building envelope and serves to reduce site disturbance and impervious surface parking areas, which may otherwise be necessary with lower building heights/units
 - Intent is to build into the slope with 2 storeys of parking under 5 storeys of dwelling units, with overall building height below the height of land

Height

University Park Neighbourhood

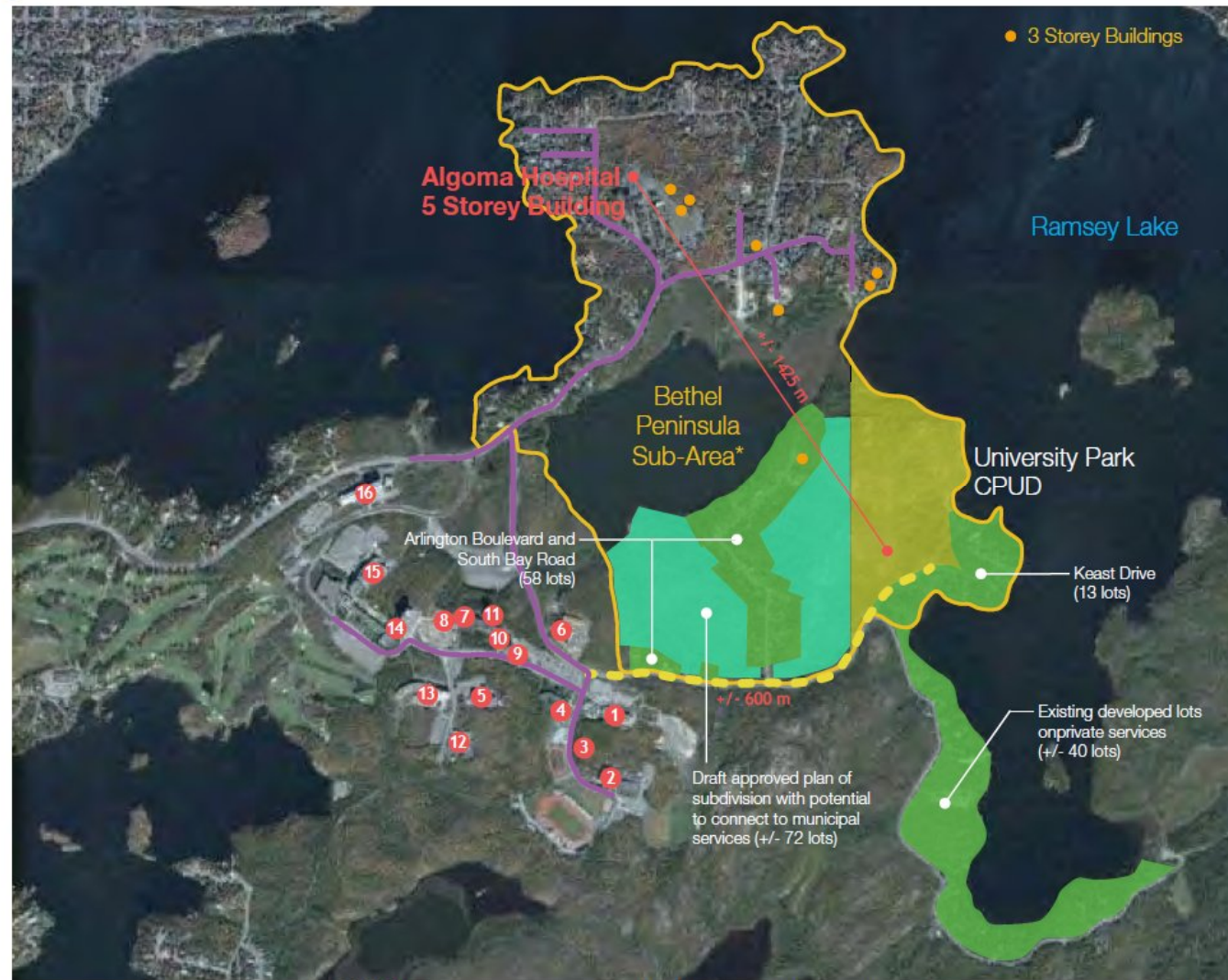
Municipal Services

- Existing Water & Sanitary
- Proposed Neighbourhood
- Proposed Water & Sanitary
- Existing Lots on private services with potential to be connected to municipal services

Meets CIP policy: 3.3.3.1

Building Heights

1. Northern Ontario School of Medicine
4 Storey Institutional Building
2. Ben Avery Building
4 Storey Institutional Building
3. Bachelor of Education Building
3 Storey Institutional Building
4. Alphonse Raymond Building
4 Storey Institutional Building
5. Huntington University
3 Storey Institutional/Residential Building
6. St. Joseph's Villa
4 Storey Long Term Care Building
7. Single Student Residence
4 Storey Residential Building
8. West Residence
6 Storey Residential Building
9. East Residence
12 Storey Residential Building
10. University College Residence
12 Storey Residential Building
11. Married Student Residence
12 Storey Residential Building
12. Thorneloe University
3 Storey Institutional Building
13. University of Sudbury
4 Storey Institutional Building
14. R.D. Parker Building
11 Storey Institutional Building
15. Fraser Auditorium
7 Storey Institutional Building
16. Willet-Green Miller Centre
8 Storey Institutional Building



1000m

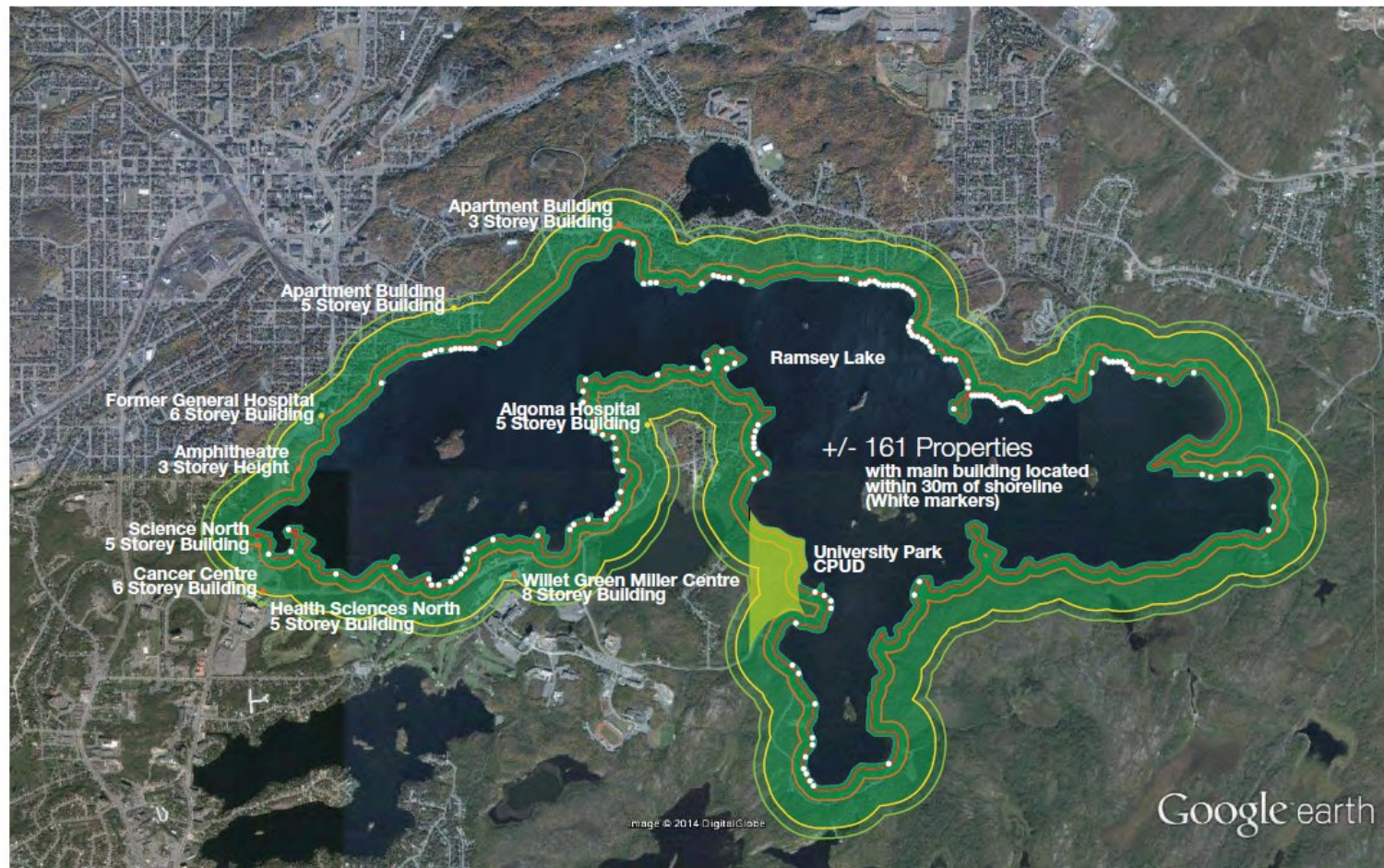
*Sub-Area of the Ramsey Lake Community Improvement Plan, 1994

Height

Ramsey Lake Community

Setback from Shoreline

- 30m
Proposed setback from shoreline in which vegetation is preserved and no primary buildings are allowed.
- 100m
Setback from shoreline to University Park's 3 storey condominium.
- 306m
- 384m
Setback from shoreline that encompasses entire University Park CPUD.



Lots 20 & 21 to Remain Residential

- Additional view corridor and access to Block B was dedicated as a result of meetings with City Staff
- Nearly 30% of land area is dedicated as open space
- Comments indicate that dedicated open space, including Creighton Fault, is “not usable, desirable...or suitable”, contrary to CPUD criteria and City’s GSAP report, which identifies it for passive recreation
- These lots are not appropriate for active parkland

Condition 21 – 5% Contribution to Class EA

- Traffic study indicates development will contribute 5% of overall traffic in the area during peak hours
- Staff report requests \$42k for a \$300k study (14%)
- A 5% contribution would more be more appropriate given the conclusions of the Traffic Study

Benefits of the Plan

- Development in urban Sudbury, proximate to major employers, services, and amenities
- Mix of densities allowing efficient use of land, infrastructure, and services
- Provides 30 % open space dedication, 50% shoreline dedication, links to existing parks/trails, including waterfront lands
- Extends municipal services and utilities which existing properties can benefit from
- Protects natural heritage features including Creighton Fault, thicket ecosite, wildlife habitat, vegetation, heights of land

Request for Approval

- Request that Planning Committee approve the application as submitted for:
 - 171 dwelling units
 - Maximum 7 storeys in height
 - Lots 20 and 21 to be retained for residential purposes
- Request changes to the following draft conditions
 - 15) related to Lots 20/21
 - 2i) related to Lot 56
 - 18) related to a contribution for seedlings
 - 19, 20) related to the traffic study
 - 21) related to the contribution for the Class EA for a 2nd LU access