

Request for Decision

Application for rezoning in order to permit the conversion of the former St. Joseph hospital site to 210 dwelling units, 700 Paris Street, Sudbury - 2226553 Ontario Inc

Presented To:	Planning Committee
Presented:	Monday, Oct 22, 2012
Report Date	Tuesday, Oct 09, 2012
Type:	Public Hearings
File Number:	751-6/12-14

Recommendation

That the City of Greater Sudbury approve the application by 2226553 Ontario Inc. to amend By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury to change the zoning classification from "I", Institutional and "P", Park to "R4(S)", High Density Residential Zone (Special) on lands described as PINS 73584-0652 and 73591-0047, Part 2, Plan 53R-3947, Part of Lot 5 in Concessions 2 and 3, Township of McKim, subject to the following conditions:

Signed By

Report Prepared By

Eric Taylor
Manager of Development Services
Digitally Signed Oct 9, 12

Recommended by the Division

Paul Baskcomb
Director of Planning Services
Digitally Signed Oct 9, 12

Recommended by the Department

Bill Lautenbach
General Manager of Growth and
Development
Digitally Signed Oct 9, 12

Recommended by the C.A.O.

Doug Nadorozny
Chief Administrative Officer
Digitally Signed Oct 10, 12

Recommendation Cont'd

1. That the amending by-law shall include:
 - a) The lot line abutting Paris Street shall be deemed to be the front lot line;
 - b) The only permitted uses shall be multiple dwellings with a maximum of 210 dwelling units of which a maximum of 85 units shall be permitted in a new building on the lot;
 - c) Maximum number of multiple dwelling buildings shall be two;
 - d) The existing building as located on the lot shall be permitted and the enlargement of the existing building shall be permitted within the existing setbacks to the existing building;
 - e) Notwithstanding d) above, the maximum addition permitted to the existing helipad structure shall be 1 storey located above the helipad platform;
 - f) Minimum setback from Facer Street to a multiple dwelling shall be 55 metres;
 - g) Minimum setback from the rear and interior side lot lines to a garage structure shall be 2 metres;
 - h) Minimum setback from the rear and interior side lot lines to multiple dwelling units in a building located above a garage structure shall be 7.5 metres;
 - i) Maximum building height shall be eight storeys and 32 metres;
 - j) Minimum front yard setback to a multiple dwelling in a new building shall be 11.3 metres;
 - k) Maximum number of surface parking spaces not including loading spaces shall be 20;
 - l) Minimum width of a landscape strip abutting the front lot line (Paris Street) shall be 2.6 metres and from Paris Street to the existing building the minimum width of the landscape strip shall be 1.3 metres;
 - m) Loading spaces shall be permitted in the corner side yard.
2. That an "H", Holding provision be applied to the amending by-law which would restrict the use of the lands to those currently existing until such time as Council is advised that the owner has made satisfactory arrangements for access, if required, across the abutting lands to the satisfaction of the General Manager of Growth and Development.

Date: October 2, 2012

STAFF REPORT

Applicant:

2226553 Ontario Inc.

Location:

PINS 73584-0652 and 73591-0047, Part 2, Plan 53R-3947, Part of Lot 5 in Concessions 2 and 3, Township of McKim, 700 Paris Street, Sudbury

Application:

To amend By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury by changing the zoning classification from "I", Institutional Zone and "P", Park to "R4(S)", Residential High Density(Special) to permit the conversion of the former St. Joseph Hospital to 210 dwelling units.

Public Consultation:

A notice of complete application was mailed to property owners and tenants within the surrounding area on May 16, 2012. The applicant held a neighbourhood information meeting on June 11 at 7 pm at the Caruso Club. The first public hearing on the application was held before the Planning Committee on June 27, 2012. The staff report considered at the first public hearing is attached for the Committee's reference along with the minutes of the meeting.

At the first public hearing, 7 members of the public spoke on the application. Concerns raised by the public included the amount of landscaping on the property; building setbacks from property lines; traffic; that the property should be used for parkland; impact of salt on Lake Ramsey; cyclists continued use of Bell Park Road; having commercial uses on the site with dwelling units.

At the public hearing, the Planning Committee resolved:

"That the City of Greater Sudbury receive the comments and submissions made at the public hearing on File 751-6/12-14; and,

That Staff complete their review of file 751-6/12-14 by 2226553 Ontario Inc. and schedule a second public hearing on this matter before the Planning Committee, when complete."

Since the first public hearing, the applicant submitted a revised proposal to the City. The revised proposal is described in the following section of this report.

Date: October 2, 2012

Original and Revised Proposals:

Original Proposal:

The applicant's original proposal included the development of a total of 190 dwelling units on the site. Within the former hospital building 125 dwelling units were proposed along with a 3,691 m² (39,733 sq. ft.) wellness centre (wellness clinic, exercise rooms, pool, fitness facility), and a 418m² (4500 sq. ft.) restaurant to be located on the former helipad. The former "Mason Residence" building located at the north end of the site next to Facer Street was proposed to be demolished and replaced with a new five storey, 65 dwelling unit building.

The original proposal included a total of 370 parking spaces, comprised of 239 spaces in a 7 level parking garage to be constructed at the south end of the site, 39 spaces in a garage below the 65 unit building at the north end of the site and 92 surface parking spaces. The site was to have access onto Paris Street at the existing signalized intersection at Boland Avenue, along with two other entrances onto Paris Street located further to the north. Access was to be provided through the proposed parking structure to the driveway along the southeast side of the property which extends onto the City's property further to the north.

Access to the site was also proposed via four entrances onto the City lands (Bell Park) along the southeasterly side of the site.

Revised Proposal

Following the first public hearing, the applicant revised their proposal. The revised proposal deletes all of the commercial uses, being the restaurant and wellness centre including the fitness centre use. The number of dwelling units proposed has increased from 190 to 210 units.

The former Mason residence building is still to be demolished as in the original proposal. In the revised proposal, the lands currently occupied by the Mason building are to form part of a landscaped area and 11 space parking lot and service/loading area at the north end of the site.

In the revised proposal, the southerly wing of the former hospital is to be demolished and replaced with an 85 unit building stepping from 4 to 8 storeys in height. The 7 level parking garage in the original proposal has been deleted and replaced with a three level garage located below the 85 unit building. From Paris Street the parking garage will be located entirely below grade. Parking is comprised of 332 spaces in the garage and 20 spaces on the surface of the site.

The revised proposal includes 47 percent of the site to be landscaped in comparison to 24.3 percent in the original proposal.

The applicant's sketch continues to show the existing driveway along the southeasterly side of the property as "Bell Park Rd". Staff note that this is not a public road but is a driveway that is located partially on City lands and partially on the applicant's lands. This driveway has existed in

Date: October 2, 2012

its current alignment crossing both the City and the former hospital properties for several years without the benefit of any easements in favour of either property. It is noted that the City currently gains access to Bell Park along this driveway which crosses the applicant's lands in the vicinity of the former helipad.

Site Description and Surrounding Land Uses

The subject lands have an area of 1.78 ha (4.42 acres) and have approximately 70 m (230 ft.) frontage onto Facer Street and 220 m (725 ft.) abutting Paris Street. The site functioned as a hospital until 2010 when the hospital services were combined with the one-site hospital now known as Health Sciences North. The former St. Joseph's Hospital was subsequently purchased by the applicant. The site is currently occupied by the former hospital building which varies in height up to six storeys facing Paris Street and portions along the rear facing Bell Park rising to eight storeys.

To the west of Paris Street and north of Facer Street is a well established low density residential neighbourhood with dwellings dating from the early 1900s. To the south and east are City owned parklands known as Bell Park. A City owned parking lot consisting of approximately 290 spaces abuts to the south of the subject lands. Access to the City parking lot currently crosses the applicant's lands at the driveway entrance onto Paris Street.

Official Plan

Institutional

The Official Plan for the City of Greater Sudbury designates the site "Institutional". Section 4.4.5 provides that rezoning applications related to the conversion of surplus institutional buildings shall be considered based on the following criteria:

- a. the need for such lands or buildings for other public uses, and their long-term value to the community;
- b. the compatibility of the proposed uses with surrounding land uses and the intent of the policies in this Official Plan with respect to proposed uses; and,
- c. for conversion to residential uses, the appropriateness of the proposed density.

The use of the site as a hospital ended in 2010 when the hospital services were transferred to the "one-site hospital", now known as Health Sciences North. The lands were subsequently sold to the applicant.

The proposed multiple residential use is considered to be compatible with the surrounding park and low density residential uses in consideration of the site's previous use as a hospital. Significant landscaping is proposed along the north part of the site currently occupied by the Mason building and parking areas adjacent to the low density neighbourhood to the north of Facer Street. Significant landscape improvements are also proposed on the adjacent City lands to integrate the development into the adjacent Bell Park.

Date: October 2, 2012

The proposed 210 unit development is at a density of 118 units/ha, based on the site area of 1.78 ha. This density falls within the 90 to 150 units per hectare high density residential range set out in the Official Plan.

Given the context of the site abutting a primary arterial road, served by transit and located just to the south of the downtown, the proposed density as discussed further in this report is considered appropriate for the site.

Other Applicable Policies

Other policies of the Official Plan that are relevant to the application are those respecting:

Intensification (Section 3.3);

The Official Plan recognizes that residential intensification is an effective means of ensuring the efficient use of land and infrastructure. It also commits the City to encouraging new growth through intensification to ensure the development of healthy, balanced and efficient communities.

The PPS requires municipalities to establish and implement minimum targets for intensification and redevelopment in built up areas (Policy 1.1.3.5). The Official Plan establishes an intensification target, which states that by 2015 the amount of growth occurring through intensification will reach 10 percent. This proposal will assist the City in meeting this intensification target.

The Official Plan in Section 3.3 also includes policies respecting intensification. These policies recognize that development can occur without dramatic changes in the character and scale of existing neighbourhoods. These policies state that opportunities for intensification will be supported on lands that are no longer viable for the purpose for which they were intended; that are vacant and underutilized within previously developed areas, as well as within fully serviced Living Areas that could accommodate infill development. The Plan includes that in particular, intensification will be encouraged on major Arterial Roads in close proximity to employment areas and public transit. The subject lands being a former hospital site, located on Paris Street which is a primary arterial road with transit, conform to these policies.

These policies also state that any changes to the land use structure through intensification will be assessed so that the concerns of the community and the need to provide opportunities for residential intensification are balanced. As noted previously, the proposal has been revised to eliminate a new 65 unit residential building at the north end of the site next to Facer Street and the residential neighbourhood to the north. The revised proposal includes a new 85 unit building located at the south end of the site adjacent to Bell Park and the city owned parking lot to the south. The new building maintains a similar scale to the portion of the former hospital building that is to remain and be converted to dwelling units. Staff is of the opinion that the subject proposal provides an opportunity for intensification with minimal impacts on the character or scale of the existing neighbourhood on a site that is close to the downtown, transit and other services.

Date: October 2, 2012

Parks and Open Space (Section 7.2.1);

The Official Plan includes policies requiring the dedication of land for park or other recreational purposes as a condition to the approval of a residential subdivision or consent at 5 percent of the land or cash-in-lieu of accepting the conveyance. As an alternative to requiring the conveyance for redevelopment for residential purposes, the City may require that land be conveyed to the City for redevelopment for residential purposes, for park or other recreational purposes at the rate of one hectare per 300 dwelling units. Section 51.1(3) of the Planning Act, allows for the municipality in-lieu of accepting the conveyance to require the payment of the value of the land. The value of the land would be determined as of the day before the draft approval of the plan of condominium. The requirement for the owner to provide the City cash-in-lieu of parkland will be imposed as a condition at the draft plan of condominium approval stage.

It is anticipated that the cash-in-lieu of parkland to be paid to the City will mainly be used for improvements and enhancements for Bell Park which will be finalized as part of the site plan control agreement.

Stormwater (Section 8.6);

The Official Plan recognizes the need to control the quantity of storm water runoff to reduce erosion and flooding and to improve the quality of runoff to streams, rivers, lakes, groundwater and the City's drinking water resources. A storm water report will be required as part of the site plan application for the development. Based on the proposed plans, the amount of impervious area, (building and paved parking areas), appears to be less than what currently exists on the site. The landscape concept plan also includes all surface areas to be permeable pavers, further enhancing infiltration and reducing runoff from the site.

The applicant has also advised that a detailed storm water management analysis will be undertaken towards limiting the volume of runoff from the site and putting in place controls to address water quality. The approach would include low-impact development techniques, such as grassed swales and pervious stone pavers. During the detailed design phase, concurrent with the storm water management analysis a maintenance protocol is to be developed with the site plan control agreement. These suggestions may include the removal of snow from surface parking areas, (haul to approved snow dump) and mechanical sweeping of underground parking areas before any roadway salt has an opportunity to enter the lake.

Staff note that the details of the storm water management for the site and the maintenance protocol will be finalized as part of the site plan control agreement.

Road Improvements (Section 11.2.2);

The City's Official Plan recognizes that sidewalks, bike lanes and paths and walking trails need to be fully integrated components of the overall transportation system along with public transit facilities including stopping bays. New developments that may affect the function of municipal roads may require traffic impact studies to assess such impacts and to propose mitigating measures. Paris Street is designated as a Primary Arterial Road in the Official Plan.

Date: October 2, 2012

The applicant's plans include realigning the current entrance to the site at Paris and Boland Streets, (also utilized as access to the City parking lot), to a location more closely in alignment with Boland Street. The plans also include the removal of two driveways onto Paris Street and the removal of one entrance onto Facer Street. The sidewalk on Paris Street is to be relocated further away from the curb with a bus bay, shelter, landscaping and a new sidewalk on Facer Street. The transfer of lands to the City to form part of the planned road right-of-way to the City will be required to provide for the improvements. New walkways and bicycle paths are proposed to link from Paris Street to Bell Park and to the pedestrian walkways and building entrances on the site.

The applicant submitted a traffic impact study for the development considered at the June 27, 2012 public hearing and has submitted a new traffic report accessing the current proposal. The detailed comments of the City's Roads and Transportation Section are set out later in this report.

Transit supportive land uses (Section 11.3.2);

Mixed uses and higher density housing along arterial roads are encouraged as a means of enhancing the feasibility of transit services, increasing ridership, alleviating traffic congestion and reducing reliance on the automobile.

The subject lands are currently served by the three transit routes, (Route 500 University via Paris, Route 181 Paris/Loellen and Route 182 Ramseyview/Algonquin). A transit stop is located at the property along Paris Street.

The proposal includes accommodation for a bus bay and transit shelter along Paris Street with pedestrian connections from the two residential buildings to the sidewalk.

Parking (Section 11.4);

The Official Plan's parking policies state that new developments generally must provide an adequate supply of parking to meet anticipated demands. Standards for parking, including accessible parking, bicycle parking and loading are established in the Zoning By-law.

Zoning By-law 2010-100Z requires a minimum of 1.5 parking spaces be provided for every dwelling unit in a multiple dwelling. Based on the proposed 210 dwelling units, a minimum of 315 parking spaces are required. The plan shows a total of 352 parking spaces. Bicycle parking spaces are required to be provided at 0.5 spaces per dwelling unit requiring a total of 105 spaces. Two loading spaces (one for each building) are required to be provided by the Zoning By-law. No exceptions to the amount of parking that is required to be provided by the By-law are being recommended by staff.

Sewer and water (Section 12.2);

The Official Plan includes policies addressing the requirement that water and sewer capacity are adequate to service the development. The site is currently serviced with municipal water and sanitary sewer. Development Engineering has advised should any upgrading of the water and sanitary sewer be required it will be borne by the owner, in accordance with the Official Plan.

Date: October 2, 2012

Community design (Section 14.2);

The Official Plan includes policies to promote a high standard of community design. Buildings, structures and other design elements that complement existing built form and character are encouraged. The improvement of streetscapes through upgrades such as landscaping, lighting, sidewalks, paving and public art are encouraged. These treatments should complement adjacent built form and open spaces, adding to a neighbourhood's character.

It is noted that the landscape concept plan includes improvements to the streetscape along Paris Street with upgrading to the street lighting, a relocated sidewalk, boulevard improvements including landscaping, with a walkway/bicycle connection to Bell Park.

The proposed new building at approximately 30.4 m (100 ft) is slightly lower than the height of the renovated hospital building 31.5 m (104 ft.). The new building incorporates a stepping of heights from 4 to 8 storeys on the northerly elevation, providing visual interest to the building. A minimal amount of parking is proposed at grade, allowing for significant landscaped areas. The new building located at the south end of the site minimizes any potential impacts on the residents located north of Facer Street that may have been associated with the new building in the proposal considered at the June 27, 2012 public hearing.

Design features, views and corridors (Section 14.5)

The Official Plan recognizes the importance of protecting those elements that enhance the quality of the urban environment including scenic vistas and natural features which contribute to the quality of place.

The Official plan includes that new development proposals will be evaluated for their opportunity to create, maximize or enhance existing views through landscaping. Development along Arterial Roads will require a three metre wide landscape strip along the frontage where possible parking is encouraged to be located to the rear of buildings. The proposal includes significantly increasing the amount of landscaped area along the Paris and Facer Street frontages from what currently exists. Surface parking areas between the buildings and Paris and Facer Streets will also be reduced from what exists today. Thirteen parking spaces are proposed to the front of the new eight storey building which are intended to be for visitor or short stay parking near the main entrances to both buildings.

The Official Plan includes that view corridors to lakes should be preserved. It is noted that views of Ramsey Lake from Paris Street adjacent to the property are currently blocked by the former hospital building. From Boland Avenue lake views are currently obscured by the laundry and boiler building and smokestack located at the south end of the site (see Photos #10 and 11). The proposal to demolish the south wing of the hospital and replace it with a tiered 8 storey building results in an approximate 19 m (62 ft.) opening between the existing buildings which would provide views from Paris Street through to Bell Park that do not exist currently. Given the trees in Bell Park, these views would likely be of treed areas as opposed to views of Ramsey Lake.

Date: October 2, 2012

Ramsey Lake is most easily viewed from Paris Street to the south of the subject lands and from the City owned parking lot abutting immediately to the south. The development as proposed will not significantly impact views of the lake from the Paris Street or Boland Avenue or other adjacent lands.

A detailed landscaping plan, identifying the specific planting material and landscaping elements will be required as part of the site plan approval process

Housing (Section 18)

The Official Plan recognizes that adequate and affordable housing for all residents is a fundamental component of Greater Sudbury's Healthy Community approach to growth and development. Official Plan policies are designed to improve the availability of housing for all current and future residents of the City.

The Plan encourages a diverse supply of housing types and tenures by promoting a full range of housing types and tenures including smaller one and two bedroom units to accommodate the growing number of smaller households; and promote a range of housing types suitable to the needs of seniors.

The Official Plan suggests that the types of housing to be developed on an annual basis should be comprised of a mix of 50 to 60 percent single detached dwellings, 15 percent semi-detached and row housing and 25-30 percent apartment dwellings. The proposal would assist the City in achieving its suggested target for apartment units in the future.

Ramsey Lake Community Improvement Plan

The Ramsey Lake Community Improvement Plan adopted by the Regional Municipality in 1992 established a long term vision for the Ramsey Lake Area and proposed a set of programmes and development projects to guide future development in the Plan Area.

The Community Improvement Plan includes that the General Hospital (St. Joseph Hospital) site should improve its landscaping to relate more compatibly with Bell Park and Paris Street with a special emphasis to be placed on regenerating the natural landscape.

The landscape concept plan prepared by the applicant will assist in achieving the objectives of the Community Improvement Plan through renaturalizing the northerly part of the site and the landscape improvements proposed along the Paris Street frontage and where the property interfaces with Bell Park.

Provincial Policy Statement

The Provincial Policy Statement (PPS), issued under Section 3 of the Planning Act, applies to applications, matters or proceedings commenced on or after March 1, 2005. The PPS provides direction on matters of provincial interest related to land use planning and development. Section 3 of the Planning Act requires that a decision of the Council on planning matters shall be consistent with the PPS.

Date: October 2, 2012

The following polices of the PPS are relevant to the application.

Policy 1.1.1 relating to sustaining healthy, liveable and safe communities;

Policy 1.1.2 relating to land availability;

Policy 1.1.3 relating to settlement areas;

Policy 1.4 relating to housing;

Policy 1.5 relating to public spaces, parks and open spaces;

Policy 1.6.5 relating to transportation systems;

Policy 1.7 relating to long term economic prosperity;

Policy 1.8 relating to energy and air quality; and

Policy 2.2 relating to water.

Staff has reviewed the proposed development with respect to the above policies and are satisfied that it is consistent with the Provincial Policy Statement.

Growth Plan for Northern Ontario

The Growth Plan for Northern Ontario approved under the Places to Grow Act in March 2011, establishes a strategic policy framework to guide decision-making and investment planning in Northern Ontario. Part 4 of the Plan, Communities, focuses on how communities are planned, and sets out general polices for economic and service hubs, and strategic core areas which the City of Greater Sudbury has been identified as containing, in the Growth Plan. The proposed development will assist in providing a range of housing types, accommodate additional population in proximity to the downtown along a major transportation corridor and will accommodate higher densities. The improvements proposed on the adjacent City lands will also assist in providing high quality public spaces for the City's residents. Staff is satisfied that the application conforms with the Growth Plan for Northern Ontario.

Bell Park Covenant

In January 1926 William Bell agreed to transfer to the Town of Sudbury some of the land (approximately 145 acres) of what is now known as Bell Park located within the north half of Lot 5, Concession 2, McKim Township. The deed provides for limitations on the use of the land for public park and recreational purposes. In 1977 the City of Sudbury transferred approximately 416 m² (4479 sq. ft.) of the lands covered by the covenant, being Parts 2 and 4 on Plan 53R-3947 to The Sisters of St. Joseph of Sault Ste Marie. This 416m² portion of the subject lands is located at the south west corner of the subject property and is zoned "P", Park. In

Date: October 2, 2012

exchange for these lands the Sisters transferred a similar sized parcel, Parts 3 and 5 on Plan 53R-3547, along with Part 1 on 53R-3547 comprising a strip of land on the north side of Paris Street to the City. The lands transferred to the Sisters have been used for parking being located immediately adjacent to the City parking lot located to the south.

Departmental and Agency Comments

Development Engineering

This site is currently serviced with municipal water and sanitary sewer. The current water and sewer services may require upgrading. Any upgrading of the water and sanitary sewer will be borne by the owner.

We have no objection to changing the zoning classification from "I", Institutional Zone to a "R4(S)", Residential High Density (Special) to permit the construction of the former St. Joseph Hospital to 210 dwelling units provided that this development proceeds by way of Site Plan Control Agreement. This agreement will detail such things as site servicing, access, and stormwater management.

Building Services

Main Building

1. Pursuant to By-law 2010-100Z, an interior side yard setback of 10m plus 1 m for each storey directly adjacent to such yard in excess of five storeys is required. The site plan indicates a setback of 0m at the new apartments over the existing helipad and a 6.1m setback at the new roof extension. An application for minor variance will be required or included in special provisions of rezoning.
2. Access to the rear of the building and underground parking garage is indicated on the site plan as being Bell Park Road. This is a private drive that is not owned by 2226553 Ontario Inc.
3. The available supply of fire flows indicated by Development Engineering is 427 l/s.
4. Gross floor area is not indicated on site plan.

New 8 Storey Condo Building

1. Pursuant to By-law 2010-100Z, an interior side yard and rear yard setback of 10 m plus 1 m for each storey directly adjacent to such yard in excess of 5 storeys are required, The approximately scaled setbacks are 6 m and 7 m respectively do not meet the By-law requirements.
2. The height, gross floor area and setbacks of the building are not indicated on the site plan.

Date: October 2, 2012

3. We have calculated an approximate gross floor area from scaled dimensions of 7520 m². Subsequently, we calculated an approximate fire flow for firefighting purposes to be 140.6 l/s. This shall be verified once actual gross floor area and setbacks have been provided to Building Services.

Parking

Pursuant to By-law 2010-100Z, the following parking is required:

210 units x 1.5/unit = 315 (including 8 handicap)

The site plan indicates :

Parking Garage = 332 (including 3 handicap)

Surface Parking = 20 (including 4 handicap)

Total Parking = 352

Therefore, 1 additional barrier free space is required.

No part of any parking shall be located in required corner side yard in any residential zone. The required corner side is 15 m from Paris Street.

Bicycle Parking

Pursuant to By-law 2010-100Z, the following bicycle parking is required:

Multiple Dwelling Units - 210X .5/unit = 105

The site plan indicates a total of 33 bicycle parking spaces, which does not meet the by-law.

Loading Spaces

Pursuant to By-law 2010-100Z, 2 loading spaces (1 per building) are required and are not shown on the site plan.

Environmental Assessment

An environmental assessment of the existing buildings is required prior to demolition or renovation. The Ministry of Labour is required to be notified prior when any designated substances are to be removed. A demolition permit is required prior to any work commencing.

Date: October 2, 2012

Roads and Transportation

The proposed development of 210 dwelling units is expected to generate over 1,200 vehicle trips on an average week day. The site is located on a section of Paris Street with substandard road geometry that experiences a high rate of collisions. This section of Paris Street carries an annual Average Daily Traffic Volume of 35,000.

While the site plan submitted with this application is significantly improved over the previous submission, the following concerns need to be addressed:

- 1) The signalized intersection opposite Boland Avenue has been improved. However, the internal intersection with the north-south aisle is too close to the signals and will create operational problems. The design needs to be revised to increase the storage length for eastbound left turning vehicles. It is also noted that the entrance to the parking garage is on City property.
- 2) The plan shows a right-in, right-out entrance on Paris Street between Boland Avenue and Facer Street. Staff is not opposed to this entrance provided that the applicant construct a raised median island on Paris Street to prohibit left turns in and out of this location.
- 3) Due to the high collision experience on Paris Street, the Traffic Impact Study states that "it would be very undesirable to add turning movements to the section of Paris Street from McNaughton Street to Facer Street without providing turning lanes on Paris Street". However, the plan submitted with the application shows a loading area, a 14 car parking lot, and access to the parking garage, all off Bell Park Road via Facer Street. (Planning staff note that the parking lot was subsequently reduced by the applicant from 14 to 7 spaces.)
- 4) Staff recommends that access to the parking garage off of Bell Park Road only be permitted for service and emergency purposes. The Traffic Impact Study indicates that this entrance is not essential. It is also recommended that the size of the surface lot be reduced to minimize traffic on Facer Street. (The applicant has revised the plans reducing the number of spaces from 14 to 7.) The entrance to this parking/loading area onto Bell Park Road should only be permitted subject to satisfactory arrangements between the City and the owner for access across the City lands to Facer Street, as Bell Park Road is not a public road.
- 5) In order to facilitate the widening of Paris Street to accommodate the extension of the centre left turn lane, future bicycle lanes and paved boulevards, etc., the City requires the dedication of additional right-of-way. While the site plan appears to allow for the additional right-of-way width, the proposed property line has not been indicated.

It is recommended that the following conditions be included as part of any subsequent approval of the application:

- That the owner agrees to dedicate an irregular shaped strip of property along the entire frontage of Paris Street, as indicated on the attached plan, free of mortgages, charges, trust deeds and other encumbrances securing financing. The City shall be responsible for all survey and legal costs associated with this transfer.

Date: October 2, 2012

- That the owner construct a raised median island on Paris Street in front of the proposed right-in; right-out entrance.
- That the owner agrees to reconstruct the main entrance to the site opposite Boland Avenue and is responsible for all costs associated with the construction, including the traffic signals.
- That the owner reconstructs the sidewalk along the entire Paris Street frontage to provide a boulevard and landscaping that is to the satisfaction of the General Manager of Planning and Development.
- That the owner agrees to upgrade the south side of Facer Street to an urban standard complete with a sidewalk.
- That access to the parking garage and the surface parking lot be restricted to service vehicles and as an emergency access along Bell Park Road subject to satisfactory arrangements between the City and the owner for access across the City owned lands.

Operations

No concerns.

Nickel District Conservation Authority

The Nickel District Conservation Authority has reviewed the zoning by-law amendment under the Conservation Authorities Act and the Clean Water Act. The Conservation Authority has no concerns or objection with the application with respect to the Conservation Authorities Act.

A Proposed Drinking Water Source Protection Plan was prepared under the Clean Water Act and was submitted to the Minister of the Environment for review and approval on August 20, 2012. The source protection plan contains policies to protect sources of municipal residential drinking water. The information below is based on proposed policies that would be implemented if approved as soon as the plan comes into effect, which is anticipated in 2013.

The subject property is within intake protection zone 3 for the Ramsey Lake drinking water source. The Clean Water Act is very specific about which activities are regulated under the Act. The development of high density residential buildings is not a prescribed threat under the Act, however the following associated activities would be significant drinking water threats in this area:

- Application of road salt
- Application of commercial fertilizer containing phosphorous

The proposed source protection plan contains policies to manage these threat activities. The policies that would apply for this property would likely be limited to education and outreach in order to advance best management practices related to the threat activities listed above. All policies in the plan can be viewed at www.sourcewatersudbury.ca.

Date: October 2, 2012

Planning Considerations

The staff report considered at the June 27, 2012 Planning Committee meeting identified several matters based on a preliminary review of the application at that time, that would be considered in greater detail at the time of the second public hearing on the application. These matters are reviewed below.

Residential Density

The 210 dwelling units proposed on the 1.78 ha (4.4 acre) site equates to a density of 118 units/ha. This density is within the 90 units/ha to 150 units/ha permitted in high density development by the Official Plan. The Official Plan encourages high density development in close proximity to arterial roads, public transit, and commercial and open space areas. The subject lands given their location are well-suited to accommodate high density development.

Section 4.4.5 of the Official Plan respecting the conversion of surplus institutional buildings includes as one of the criteria for conversion to residential uses, the appropriateness of the proposed density. In this regard the traffic impact study has not identified any significant issues with Paris Street or the capacity of the signalized intersection at Paris and Boland Streets to accommodate the proposed 210 dwelling units. Given the location of the site, its former use and the configuration and design of the development the proposed density is considered to be appropriate.

Range and mix of uses proposed;

As noted previously the proposal considered at the public hearing on June 27, 2012 has since been revised to eliminate the wellness centre, restaurant and commercial fitness centre. The uses are now proposed to be limited to 210 dwelling units.

Staff note that the revised proposal with only residential units will generate significantly less traffic than the previous proposal with a corresponding reduction in terms of impact on the adjacent road system.

The redevelopment of the site as a multiple residential use is considered appropriate.

The relationship and interface between the development and Bell Park;

The applicant has met with the Bell Park Advisory Panel on three occasions and with Leisure Services and Planning Staff to formulate a strategy and plan on how the development of the site will be integrated with and enhance the abutting Bell Park lands.

The preliminary landscape plan was presented to the Bell Park Advisory Panel on September 13, 2012 by the applicant's landscape architect, Mark Elliott.

Date: October 2, 2012

The plan includes a concrete or asphalt walkway and bike path extending from Paris Street on the current City owned parking lot lands to the south of the proposed development. A pavilion/look out is proposed at the top of the slope with separate bike and walkway paths to the bottom of the slope linking with the existing pathway system in Bell Park. City owned lands that are currently asphalted and used for parking to the rear and south of the former hospital are proposed to be naturalized adjacent to the new pedestrian and bike paths. A bike path is also proposed adjacent to the driveway (referred to as Bell Park Road) out to Facer Street. Ornamental lighting standards are proposed between the driveway and the bike path as well as along Facer and Paris Streets.

The north part of the site next to Facer Street is to be comprised of a mix of naturalized boreal forest (pine, spruce, maple, birch, oak, etc.) with pine plantings along the perimeter. Natural rock outcroppings will be retained in some areas.

Along the Paris Street frontage ornamental plantings are proposed in raised planters with the boulevard from the curb to the sidewalk being lock-stoned. All surface parking lots and driveways are proposed to be permeable paving. The consensus of the Advisory Panel is generally favourable with the proposed concept meeting their expectations for a seamless aesthetic transition from the Panoramic property to Bell Park. As well, the Panel agrees that the streetscape schematic is desirable with future intentions to ensure street access to Bell Park from the current parking lot south of the Panoramic property into the park via pedestrian/bicycle/accessible access.

Staff are satisfied that the conceptual landscape plan provides a vision for integrating the development with Bell Park in a harmonious manner. The plan includes reforesting the north part of the site and increases accessibility for pedestrians and cyclists to Bell Park from Paris Street and the City owned parking lot lands to the south. The design details of the plan will be finalized in the site plan agreement.

Parking;

The proposed 210 dwelling units require 315 parking spaces based on the Zoning By-law requirement of 1.5 parking spaces/dwelling unit. The applicant's plans show a total of 352 parking spaces with 332 spaces located within the parking garage structure and 20 surface parking spaces. Thirteen surface parking spaces are shown between the new building and Paris Street and 7 spaces are to be accessed off of the driveway known as Bell Park Road. Seven accessible parking spaces are shown on the plans and will need to be revised to 8 based on the total of 352 spaces. This number may change depending on the total number of spaces on the final site plan. Two loading areas (one for each building) will need to be shown on the final plans. A total of 105 bicycle parking spaces will be required. The plans currently show 33 bicycle parking spaces in the garage. The applicant has advised that they will be revising their plans to include 50 to 60 bicycle parking spaces in the garage and throughout the site with the remainder in the unit's storage areas.

Date: October 2, 2012

No exceptions to the Zoning By-law standards for parking are recommended.

Traffic impact and access to the site from public roads and adjacent City owned lands:

The September 2012 traffic report prepared by Tranplan for the revised proposal concludes that at the projected 2018 background traffic levels the Paris/Boland intersection will continue to operate at a Level of Service "A" during both peak AM and PM hours. Two east bound lanes will be required from Paris Street to the two site entrances (front driveway and garage entrance) with storage for at least two left turning vehicles between Paris Street and the front driveway. As noted in the comments from Traffic and Transportation, some modifications will be required to the current design of the entrance to provide the storage area for two left turning vehicles.

The proposed access on Paris Street serving the front doors of the two buildings is proposed as a right turn in/right turn out only and is expected to attract low traffic volumes while providing a convenience for people to drop off or pick up passengers at the door and for access for emergency vehicles.

With respect to Facer Street, the traffic report identifies that at the 2018 total traffic levels the southbound left turn from Paris Street into Facer Street is projected to be only five vehicles during both the morning and afternoon peak hours with the proposed development being responsible for only one of those left turning vehicles. A left turn storage lane is not warranted at these traffic levels. The report notes that independent of the current development, there may be merit in prohibiting the southbound left turn at this location during the afternoon peak period from 3pm to 6 pm, or alternatively from 7 am to 7 pm.

The traffic report concludes that there is no requirement for Bell Park Road/Facer Street to serve as an access route, other than for a small number of service vehicles per week and that service vehicles lend themselves to being scheduled for off-peak times and to be routed to arrive and depart via a right turn.

As set out earlier in this report the City's Traffic and Transportation Section identified specific detailed matters that can be finalized as part of subsequent approvals (site plan control/condominium). Given the findings of the traffic report, Planning staff in consultation with Leisure Services and Traffic and Transportation staff, are of the opinion that vehicular traffic along Bell Park Road should be restricted to only service vehicles and as an emergency access for the garage structure. Design details relating to the garage, gates/barriers, etc, can be finalized as part of the site plan control agreement.

Arrangements satisfactory to the City will need to be made to formalize the applicant's access across the City owned lands on Bell Park Road to provide for the service/emergency access and also for the entrance to the garage structure accessed via Paris Street where it crosses City lands. As part of these arrangements the City's access across the applicant's lands along Bell Park Road from approximately the helipad south and at the Paris and Boland Street intersection will also need to be formalized with the applicant. As this is a property matter, it will be the subject of a future in-camera report to the Planning Committee. It is recommended that an "H", holding symbol be applied to the amending zoning by-law to be lifted upon the arrangements for access having been finalized.

Date: October 2, 2012

Zoning

By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury, zones most of the property "I", Institutional Zone. A triangular area at the south end of the property comprising approximately 416 m² (4479 sq. ft.) is zoned "P", Park. An amendment to the Zoning By-law is required to permit the proposed residential dwelling units. The application proposes rezoning the property to an "R4(S)", High Density Residential (Special) zone.

Exceptions to the rear and interior side yards are required in order to permit the proposed location of the parking garage and 85 unit building. The Zoning By-law requires a setback of 10 metres plus 1 metre for each storey above 5 storeys abutting the yard. As a result a setback of 14 m is required abutting the south lot line and 16 m abutting the westerly lot line. The applicant has recently revised their plans to move the garage back from being at the property line shared with the City to being 2 metres back from the property line. The dwelling units above the garage are setback approximately 7.5 m from the southerly and westerly property lines. The Zoning By-law does not require that portion of the parking structure that is below grade to be setback from the property line. Along portions of the south property line the top level of the garage will be visible and along part of the easterly property line all three levels of the garage will be visible. Staff note that the lands abutting the east and south sides of the proposed garage are currently paved and are used for parking. As such, the proposed garage and residential building will have minimal impact on the use or enjoyment of these City owned lands. Further, given the orientation of the City lands to the south of the proposed 85 unit building there would be minimal shadowing onto the City lands. Planning Staff in consultation with Leisure Services staff are satisfied that the location of the garage and new 85 unit building will have minimal impacts on Bell Park. Planning staff are satisfied that a minimum 2 metre setback be provided from the lot line to the garage structure in order to allow for access and maintenance along the exterior of the building on the applicant's property. As shown on the landscape concept plan extensive landscaping is proposed around the garage structure on the City owned lands which currently are largely asphalt parking areas.

The following exceptions to the R4 Zone provisions are recommended to establish the form and design of the proposed development:

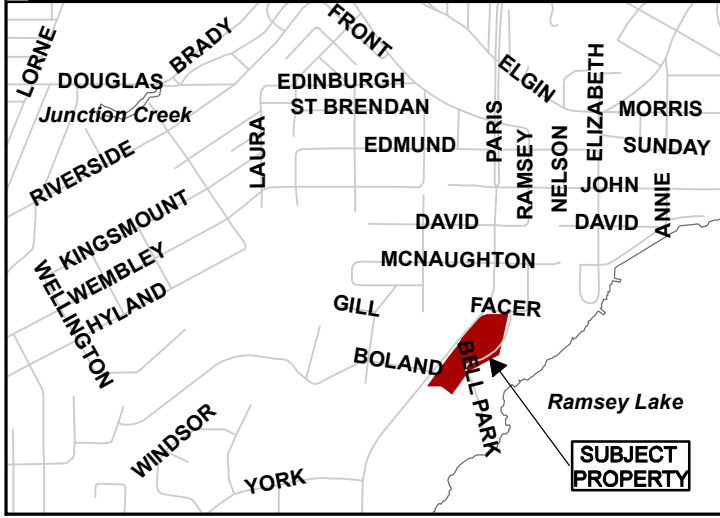
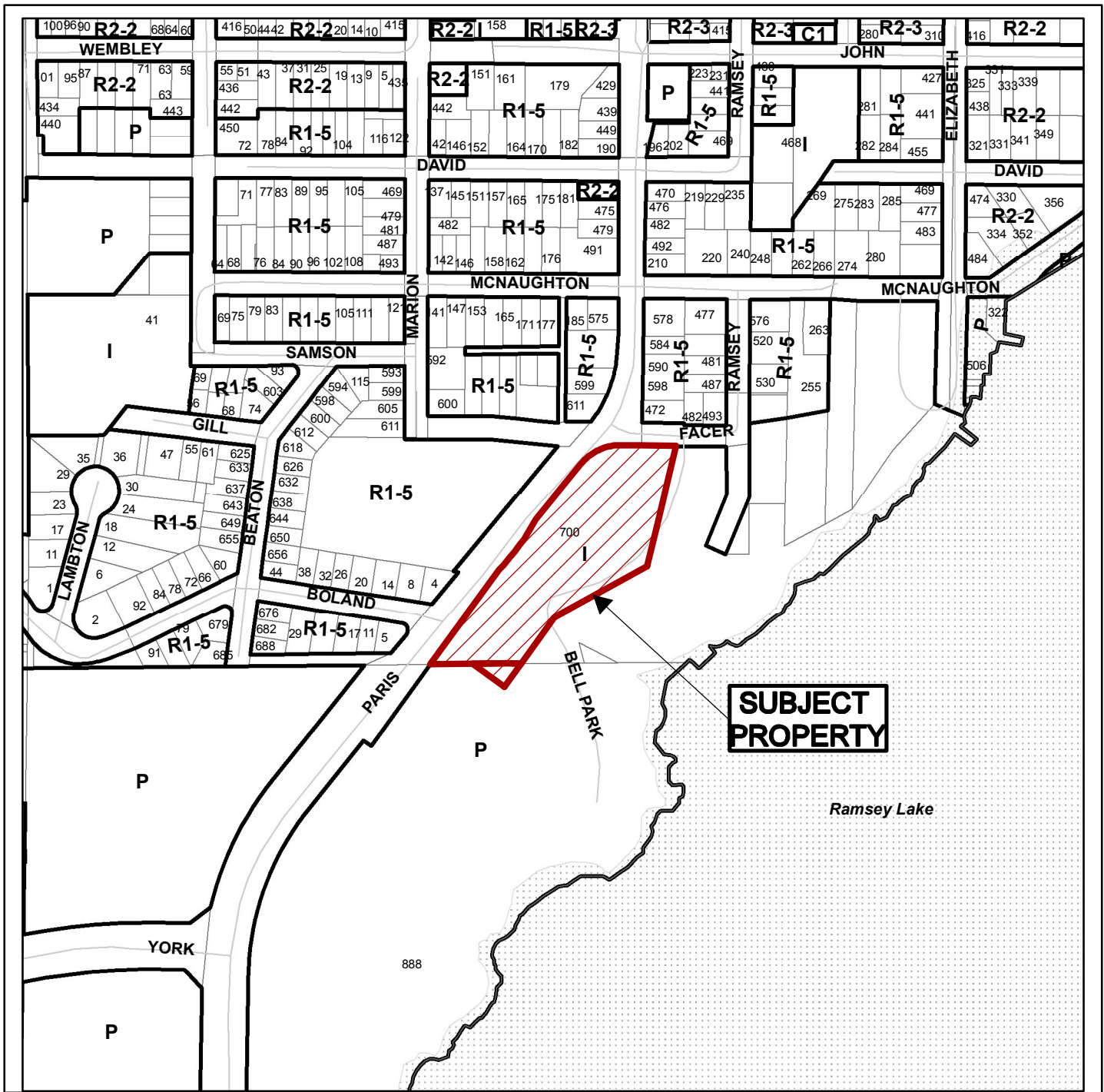
- a) The lot line abutting Paris Street shall be deemed to be the front lot line;
- b) The only permitted uses shall be multiple dwellings with a maximum of 210 dwelling units of which a maximum of 85 units shall be permitted in a new building on the lot;
- c) Maximum number of multiple dwelling buildings shall be two;
- d) The existing building as located on the lot shall be permitted and the enlargement of the existing building shall be permitted within the setbacks to the existing building;
- e) Notwithstanding d) above, the maximum addition permitted to the existing helipad structure shall be 1 storey located above the helipad platform;
- f) Minimum setback from Facer Street to a multiple dwelling shall be 55 metres;

Date: October 2, 2012

- g) Minimum setback from the rear and interior side lot lines to a garage structure shall be 2 metres;
- h) Minimum setback from the rear and interior side lot lines to multiple dwelling units in a building located above a garage structure shall be 7.5 metres;
- i) Maximum building height shall be eight storeys and 32 metres;
- j) Minimum front yard setback to a new multiple dwelling shall be 11.3 metres;
- k) Maximum number of surface parking spaces not including loading spaces shall be 20;
- l) Minimum width of a landscape strip abutting the front lot line (Paris Street) shall be 2.6 metres and from Paris Street to the existing building the minimum width of the landscape strip shall be 1.3 metres;
- m) Loading spaces shall be permitted in the corner side yard.

Summary

Planning staff is of the opinion that the application is consistent with the Provincial Policy Statement, conforms to the City's Official Plan and the Growth Plan for Northern Ontario. The reuse of the former hospital site as a multiple dwelling project addresses several official plan objectives, including residential intensification, transit supportive development, and increasing the mix of housing types in the community. The development has been designed to be compatible with the uses in the surrounding area with significant landscape improvements to the site and adjacent City parklands. Arrangements for access across the adjacent City lands will need to be addressed to the satisfaction of the City. A holding provision is recommended to be placed on the zoning to address this requirement. The final details respecting access, landscaping, grading, storm water management, etc. can be addressed through the review and finalization of a site plan agreement between the City and the owner. The exceptions to the R4 zone standards are considered appropriate and are designed to ensure the implementation of the development as proposed. Should the Committee concur with the above, the recommendation in this report should be adopted.



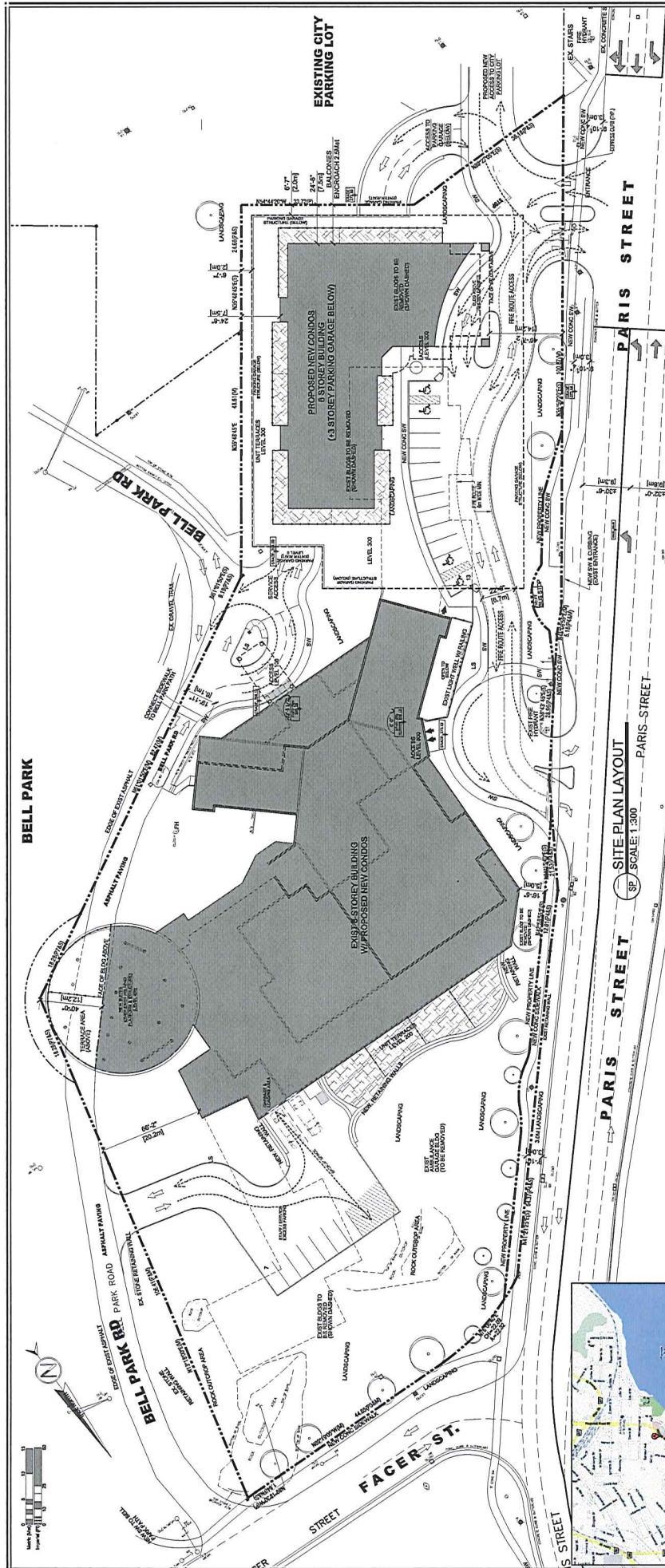
N

**Growth and Development
Department**

Subject Property being PINs 73584-0652 & 73591-0047, Part 2, Plan 53R-3947, South Half Part of Lot 5, Con 3, North Half Part of Lot 5, Con 2, Twp of McKim, 700 Paris Street, Sudbury, City of Greater Sudbury

Sketch 1
NTS

751-6/12-14
Date: 2012 04 17



REVISED FOR REVIEW: OCT 3, 2012

SITE PLAN LAYOUT
SCALE: 1/8" = 1'-0"

PARKING STATISTICS

CONDO UNIT CALCULATED:

CONDO UNIT	150	1.5 SPACES PER UNIT = 225 SPACES REQD.
NEW BLDG (60)	60	2.0 SPACES PER UNIT = 120 SPACES REQD.
TOTAL PARKING REQD (CALCD)	318	

PARKING SPACES PROVIDED (includes Handicapped Parking Spaces):

CONDO UNIT	150	1.5 SPACES PER UNIT = 225 SPACES PROVIDED
NEW BLDG (60)	60	2.0 SPACES PER UNIT = 120 SPACES PROVIDED
TOTAL PARKING PROVIDED	345	

BICYCLES PARKING:

CONDO UNIT	150	1.0 BICYCLE PER UNIT = 150 BICYCLES PROVIDED
NEW BLDG (60)	60	1.0 BICYCLE PER UNIT = 60 BICYCLES PROVIDED
TOTAL BICYCLES PROVIDED	210	

SITE STATISTICS

SITE AREA	418,828 SQ FT	17,753 SQ M	100%
BUILDING COVERAGE (FOOT PRINT)	264,413 SQ FT	12,033 SQ M	34.2%
LANDSCAPE COVERAGE	218,710 SQ FT	10,121 SQ M	41.9%
PARKING PAVING COVERAGE	33,523 SQ FT	1,536 SQ M	8.0%
TOTAL PAVING COVERAGE	252,233 SQ FT	11,657 SQ M	60.1%



SHEET TITLE

PROPOSED SITE LAYOUT

michael d allen architect inc.
1411 WARDEN AVENUE, SUITE 200, SCARBOROUGH, ONTARIO M1M 2M5
TEL: 416-291-1111 FAX: 416-291-1112

PROJECT NO.: 2012-028

DATE: JAN 2012

SCALE: AS SHOWN

PROJECT NAME: SP

COMMISSION:

PANORAMIC PROPERTIES INC.
MULTI-STORY RESIDENCE
CONDOMINIUM DEVELOPMENT
600' X 120' ST. JOSEPH'S HEALTH CENTRE

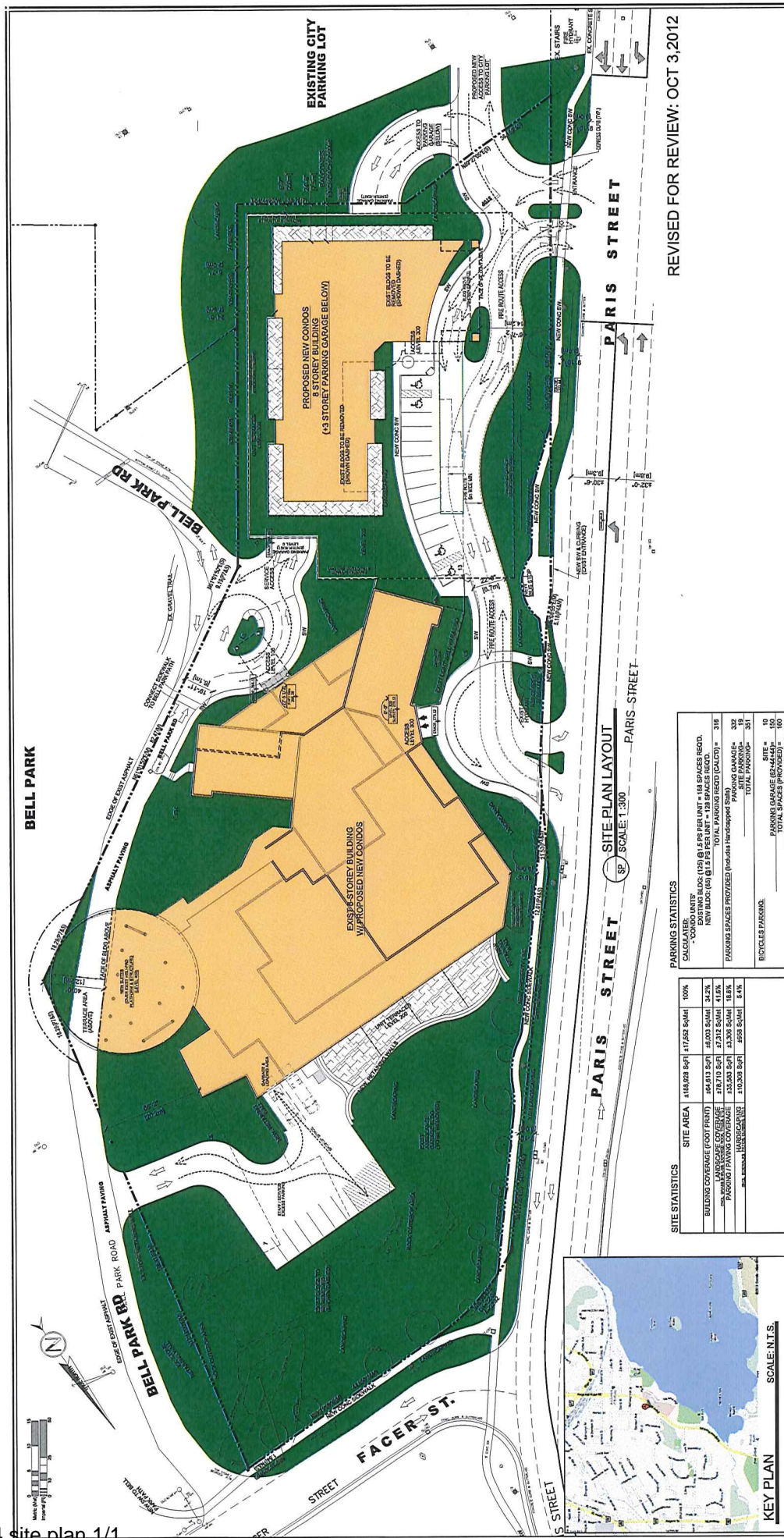
7100 PARIS ST. SCARBOROUGH, ONTARIO

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SCARBOROUGH ZONING BY-LAW AND THE CITY OF SCARBOROUGH DEVELOPMENT ACT.
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SCARBOROUGH.
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SCARBOROUGH.
4. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SCARBOROUGH.
5. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SCARBOROUGH.
6. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SCARBOROUGH.
7. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SCARBOROUGH.
8. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SCARBOROUGH.
9. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SCARBOROUGH.
10. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SCARBOROUGH.
11. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SCARBOROUGH.
12. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SCARBOROUGH.

PRELIMINARY

NOT ISSUED FOR CONSTRUCTION



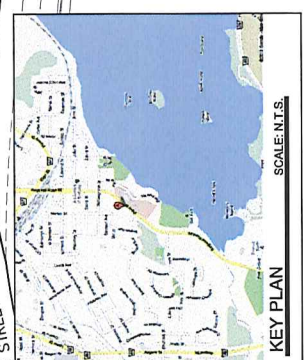
REVISED FOR REVIEW: OCT 3, 2012

PARKING STATISTICS

CALCULATOR:		NO.	DATE	REVISION	BY
CONDO UNIT BLDG (120) @ 1.5 PS PER UNIT = 180 SPACES REQD.	15	11/27/12	1	0	SP
NEW BLDG (60) @ 2 PS PER UNIT = 120 SPACES REQD.	15	11/27/12	1	0	SP
TOTAL PARKING SPACES (CALCD) = 300	15	11/27/12	1	0	SP
PANORAMIC SPACES PROVIDED (includes handicapped)	15	11/27/12	1	0	SP
PARKING GARAGE = 332	15	11/27/12	1	0	SP
TOTAL PARKING = 332	15	11/27/12	1	0	SP
BIKE SPACES = 31	15	11/27/12	1	0	SP
TOTAL SPACES PROVIDED = 363	15	11/27/12	1	0	SP
BIKE SPACES PROVIDED = 31	15	11/27/12	1	0	SP

PARKING STATISTICS

CALCULATOR:		NO.	DATE	REVISION	BY
CONDO UNIT BLDG (120) @ 1.5 PS PER UNIT = 180 SPACES REQD.	15	11/27/12	1	0	SP
NEW BLDG (60) @ 2 PS PER UNIT = 120 SPACES REQD.	15	11/27/12	1	0	SP
TOTAL PARKING SPACES (CALCD) = 300	15	11/27/12	1	0	SP
PANORAMIC SPACES PROVIDED (includes handicapped)	15	11/27/12	1	0	SP
PARKING GARAGE = 332	15	11/27/12	1	0	SP
TOTAL PARKING = 332	15	11/27/12	1	0	SP
BIKE SPACES = 31	15	11/27/12	1	0	SP
TOTAL SPACES PROVIDED = 363	15	11/27/12	1	0	SP
BIKE SPACES PROVIDED = 31	15	11/27/12	1	0	SP



GENERAL NOTES:

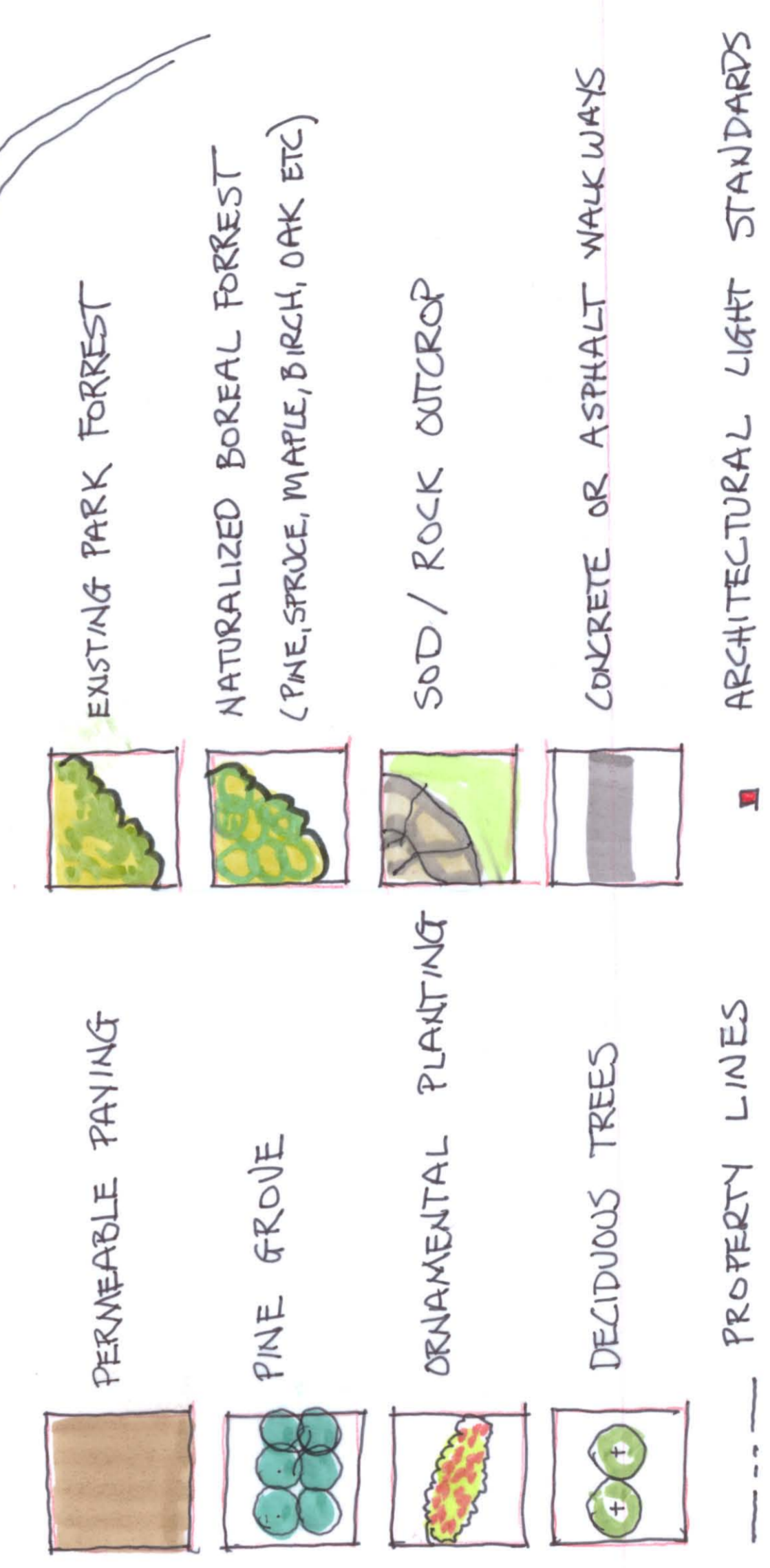
SP

PANORAMIC PROJECT INC
CONDONUM/IAL CONVERSION
700 PARIS ST. SUDBURY, ONTARIO

PROPOSED SITE LAYOUT

Michael D. Allen Architect Inc.
411 Main Street, Suite 200, Sudbury, Ontario N3P 2C5
Tel: (705) 641-3333 Fax: (705) 641-3334

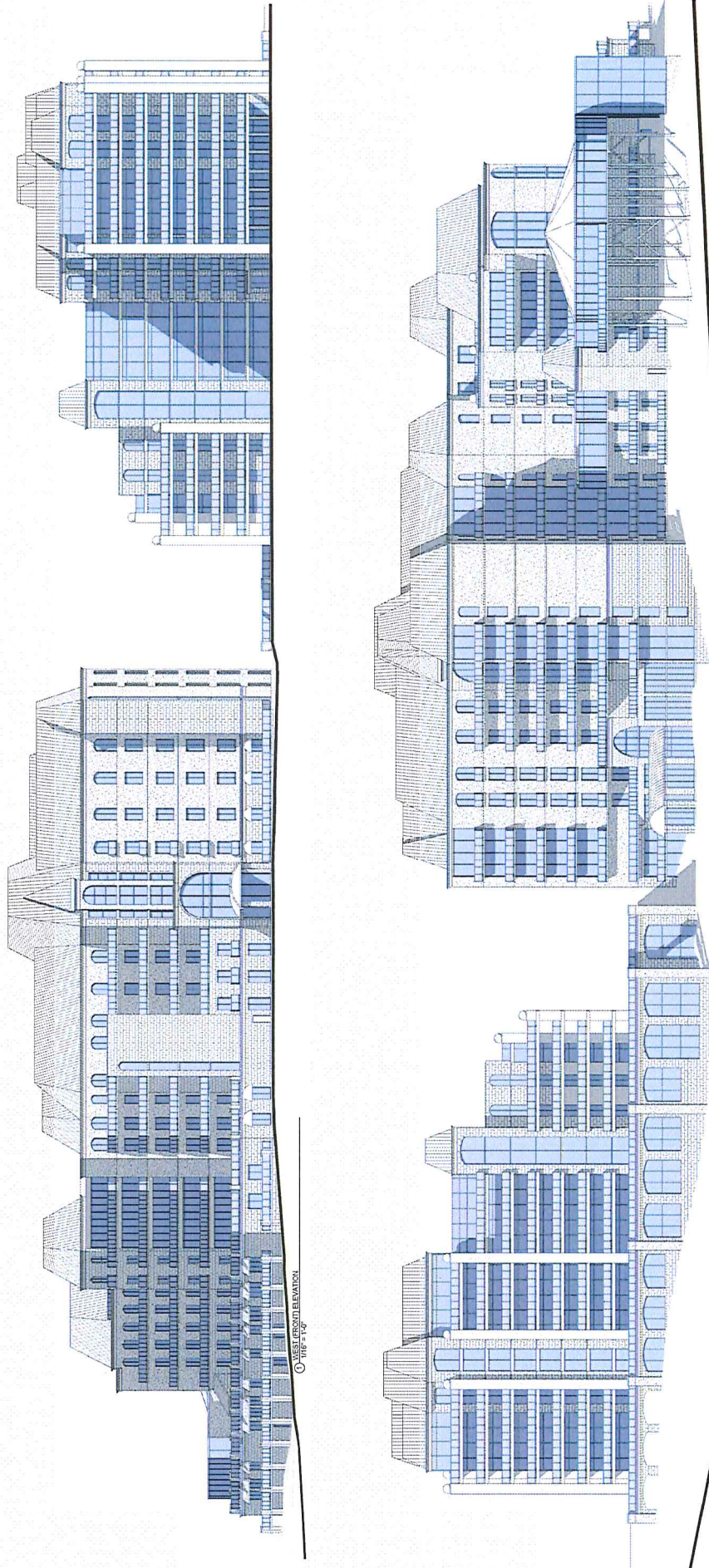
DRAWN FOR THE PLAN AUTHOR:		
DESIGNER:	PROJECT NO.:	DATE:
CHECKED BY:	CONTRACT NO.:	SCALE:
DATE:	PROJECT NAME:	PROJECT NO.:



Mark Elliott Associates
 570 Kemora Road
 Lively, Ontario
 P3Y 1H8
 Phone (705) 692-5060
 Fax (705) 692-0657



CONDOMINIUM CONVERSION - 700 PARKS
"LIVING IN THE PARK"
1:30 SEPT. 2012
SK-1 PRELIMINARY LANDSCAPE CONCEPTS.



STATUS FOR DRAWING REVISIONS	
NO.	DATE
1	1997-03-01
2	1997-03-01
3	1997-03-01
4	1997-03-01
5	1997-03-01
6	1997-03-01
7	1997-03-01
8	1997-03-01
9	1997-03-01
10	1997-03-01
11	1997-03-01
12	1997-03-01

ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED. THE ARCHITECT ASSUMES RESPONSIBILITY FOR THE ACCURACY OF ALL DIMENSIONS AND THE USER OF THIS DOCUMENT SHALL VERIFY THE DIMENSIONS FOR THE PROJECT. THE ARCHITECT ASSUMES RESPONSIBILITY FOR THE ACCURACY OF ALL DIMENSIONS AND THE USER OF THIS DOCUMENT SHALL VERIFY THE DIMENSIONS FOR THE PROJECT.

NO. 3 DATE: OCT 21 2001
 REVISION: 1
 BY: [Signature]
 CHECKED BY: [Signature]
 DATE: [Date]

PANDRAMIC
 ARCHITECTURE
 100 PARRIS ST. SHERBROOK, ONTARIO

PROPERTIES
 CONDOMINIUM CONVERSION
 700 PARRIS ST. SHERBROOK, ONTARIO

SHEET TITLE
 ELEVATIONS

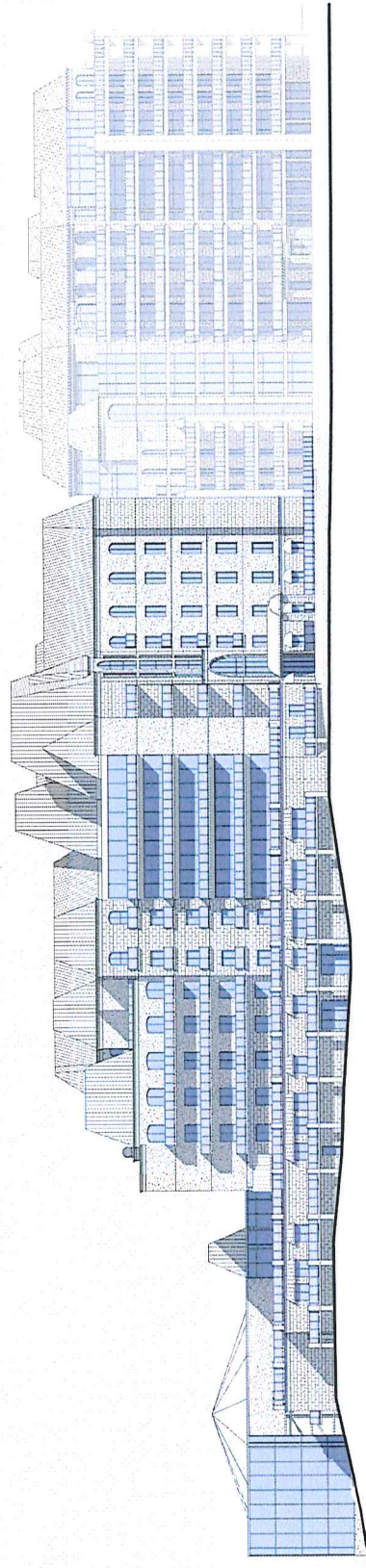
PROJECT NO.: 03-2001

EL 1.1

EAST (REAR) ELEVATION
 FIG - 115

GENERAL NOTES:

PRELIMINARY
 NOT ISSUED FOR CONSTRUCTION



0 NORTHLIFECAR STREET ELEVATION
1/15/14

GENERAL NOTES:

PRELIMINARY
NOT ISSUED FOR CONSTRUCTION

COMMISSIONER:
PANORAMIC PROPERTIES INC
CONSULTANTS:
STORON CONSULTING CORPORATION
GENERAL: **ST. JOSEPH'S HEALTH CENTRE**
701 PARRIS ST. SEBASTY, ONTARIO

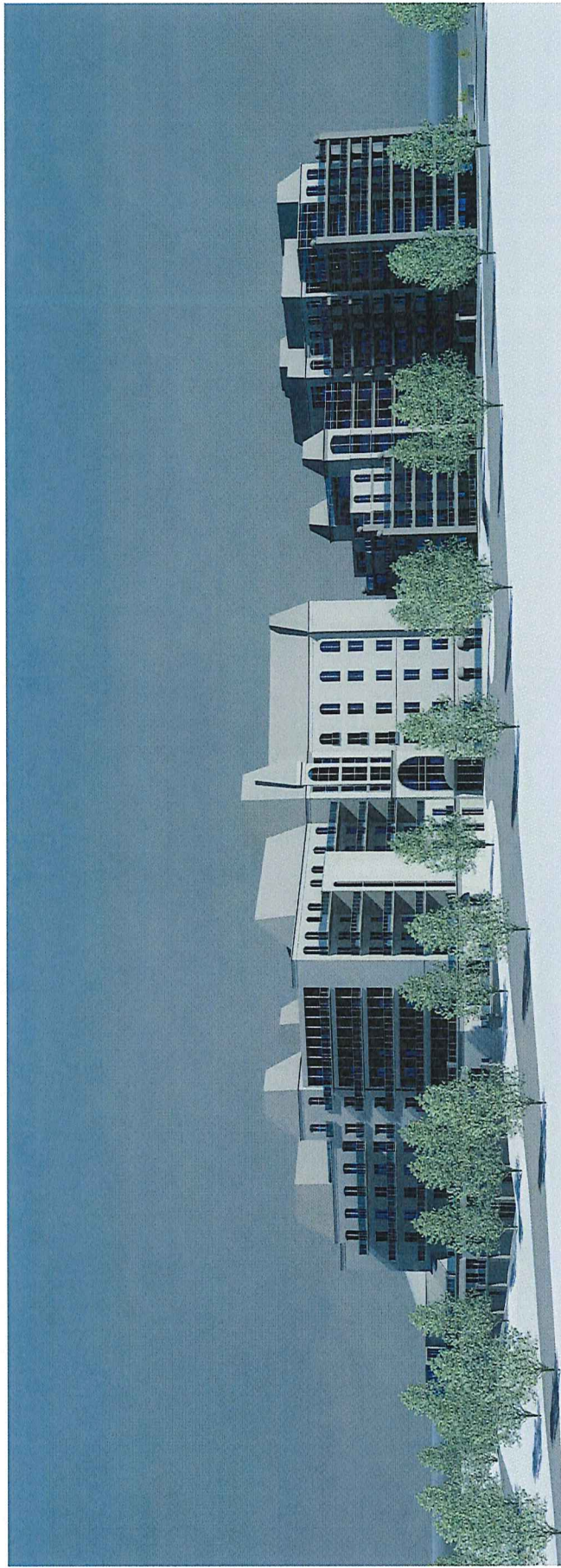
NO.	DATE	REVISION	BY
5	OCT 15/2014	AS PER PLAN	PD
6	NOV 12/2014	REVISED	PD
7	DEC 9/2014	REVISED	PD
8	JAN 15/2015	REVISED	PD
9	JAN 22/2015	REVISED	PD
10	MAY 27/2015	REVISED	PD
11	JUN 17/2015	REVISED	PD
12	SEP 22/2015	REVISED	PD

DESIGNED FOR: **ST. JOSEPH'S HEALTH CENTRE**
 DRAWN BY: **DAVID**
 CHECKED BY: **DAVID**
 DATE: **JAN 27/14**
 PROJECT NO.: **100-2103**

SHEET TITLE:
ELEVATIONS

EL1.2

michael d. allen architect inc.
 ARCHITECTS
 413 BAYVIEW AVE. SUITE 200
 SCARBOROUGH, ONTARIO M2H 3P4
 TEL: 416-291-1111 FAX: 416-291-1110



GENERAL NOTES

PRELIMINARY
NOT ISSUED FOR CONSTRUCTION

FOR INFORMATION ONLY: THESE SKETCHES ARE NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY HIM.

NO.	DATE	REVISION	BY
1	OCT 14/2014	ISSUE FOR PERMIT	PD
2	NOV 4/2014	REVISED PER COMMENTS	PD
3	DEC 1/2014	REVISED PER COMMENTS	PD
4	JAN 15/2015	REVISED PER COMMENTS	PD
5	FEB 27/2015	REVISED PER COMMENTS	PD
6	MAR 1/2015	REVISED PER COMMENTS	PD
7	MAR 11/2015	REVISED PER COMMENTS	PD
8	MAR 27/2015	REVISED PER COMMENTS	PD
9	APR 1/2015	REVISED PER COMMENTS	PD
10	APR 15/2015	REVISED PER COMMENTS	PD
11	APR 27/2015	REVISED PER COMMENTS	PD
12	MAY 1/2015	REVISED PER COMMENTS	PD

COMPRESSION
PANORAMIC
 PROPERTIES INC
 CONSTRUCTION CONVERSION
 700 PARIS ST. SEBASTY, ONTARIO

michael d. allen architect inc.
 ARCHITECTS • INTERIORS • EXTERIORS • LANDSCAPE ARCHITECTURE
 443 KENNEDY RD., UNIT 108, SCARBOROUGH, ONTARIO M1T 3B7
 TEL: (416) 291-1111 FAX: (416) 291-1112

SHEET TITLE
 NORTH - WEST
 PERSPECTIVE

CHECK FOR DESIGN APPROVAL	
DESIGNED BY:	DATE:
DRAWN BY:	DATE:
CHECKED BY:	DATE:
APPROVED BY:	DATE:
PROJECT NO.:	DATE:
EL1.3	

PLANNING & DESIGN SERVICES LTD. 1000 SHEPPARD AVE. EAST, SUITE 100, SCARBOROUGH, ONTARIO M1S 1W7



GENERAL NOTES:

PRELIMINARY
NOT ISSUED FOR CONSTRUCTION

COMMISSION:
PANDRAMIC
PROPERTIES
INC.
CONDOMINIUM CONVERSION
RESERVA, ST. JOSEPH'S HEALTH CENTRE
700 PARRIS ST. SIBERVILLE, ONTARIO



REVISIONS:

NO.	DATE	REVISION	BY
1	OCT 2010	ISSUE	JD
2	NOV 2010	REVISED	JD
3	DEC 2010	REVISED	JD
4	JAN 2011	REVISED	JD
5	FEB 2011	REVISED	JD
6	MAR 2011	REVISED	JD
7	APR 2011	REVISED	JD
8	MAY 2011	REVISED	JD
9	JUN 2011	REVISED	JD
10	JUL 2011	REVISED	JD
11	AUG 2011	REVISED	JD
12	SEP 2011	REVISED	JD

PROJECT INFORMATION:

PROJECT NO.:	200-021
DATE:	JUN 2011
PROJECT NAME:	RESERVA, ST. JOSEPH'S HEALTH CENTRE
CLIENT:	PANDRAMIC PROPERTIES INC.
ARCHITECT:	MICHAEL D. ALAN ARCHITECT INC.
CONTACT:	445 FINE LINE RD, MISSISSAUGA, ONT L4W 1R9
PHONE:	905-270-8888
FAX:	905-270-8889
EMAIL:	info@mdaarchitect.com
WEBSITE:	www.mdaarchitect.com

SHEET TITLE:

ELEVATION SKETCHES 4/6

PROJECT NO.: 200-021

DATE: JUN 2011

PROJECT NAME: RESERVA, ST. JOSEPH'S HEALTH CENTRE

CLIENT: PANDRAMIC PROPERTIES INC.

ARCHITECT: MICHAEL D. ALAN ARCHITECT INC.

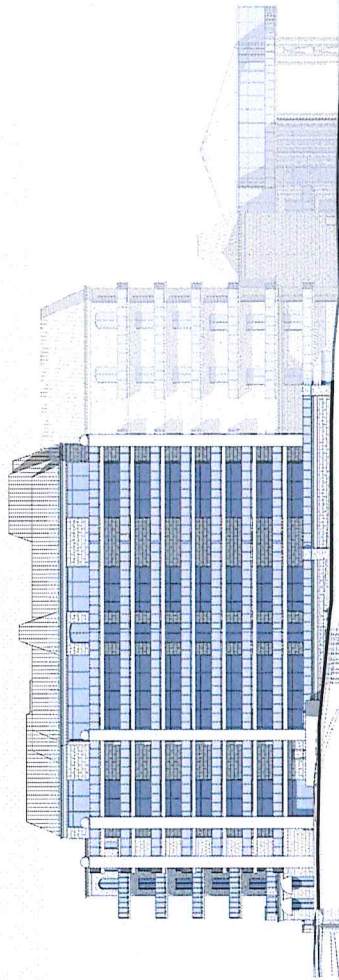
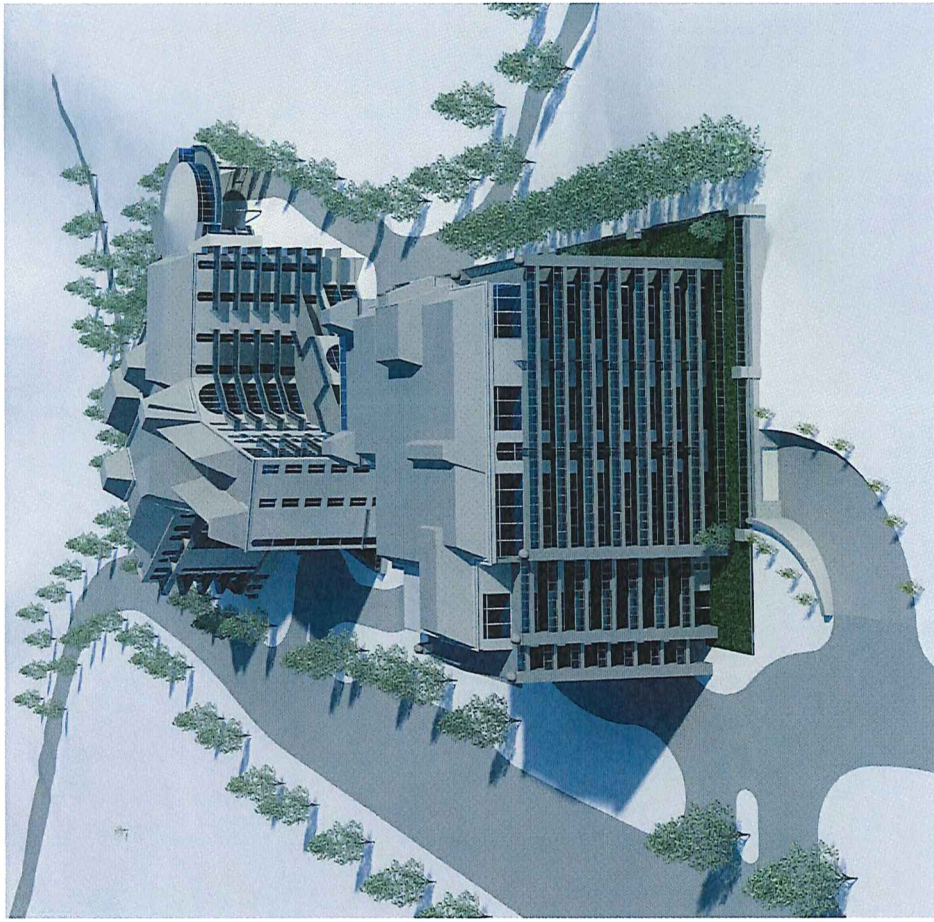
CONTACT: 445 FINE LINE RD, MISSISSAUGA, ONT L4W 1R9

PHONE: 905-270-8888

FAX: 905-270-8889

EMAIL: info@mdaarchitect.com

WEBSITE: www.mdaarchitect.com



① SOUTH ELEVATION GARAGES ELEVATION

DESIGNED BY: MICHAEL D. ALLEN ARCHITECT INC.	DATE: JAN 2011	PROJECT NO.: 108-203
DRAWN BY: MICHAEL D. ALLEN ARCHITECT INC.	DATE: JAN 2011	
CHECKED BY: MICHAEL D. ALLEN ARCHITECT INC.	DATE: JAN 2011	
SCALE: AS SHOWN		

SHEET TITLE
 PARKING GARAGE
 ELEVATION &
 PERSPECTIVE



COMMISSION
PANORAMIC PROPERTIES INC
 700 PARRIS ST. SHERBROKE, ONTARIO

NO.	DATE	REVISION	BY	COMMISSION
1	NOV 22 2010	ADDED GARAGE	MD	PP
2	DEC 15 2010	REVISED GARAGE	MD	PP
3	JAN 10 2011	REVISED GARAGE	MD	PP
4	FEB 10 2011	REVISED GARAGE	MD	PP
5	MAY 9 2011	REVISED GARAGE	MD	PP
6	MAY 27 2011	REVISED GARAGE	MD	PP
7	JUN 14 2011	REVISED GARAGE	MD	PP
8	JUL 14 2011	REVISED GARAGE	MD	PP
9	AUG 14 2011	REVISED GARAGE	MD	PP
10	SEP 14 2011	REVISED GARAGE	MD	PP
11	OCT 14 2011	REVISED GARAGE	MD	PP
12	NOV 14 2011	REVISED GARAGE	MD	PP
13	DEC 14 2011	REVISED GARAGE	MD	PP
14	JAN 14 2012	REVISED GARAGE	MD	PP
15	FEB 14 2012	REVISED GARAGE	MD	PP
16	MAR 14 2012	REVISED GARAGE	MD	PP
17	APR 14 2012	REVISED GARAGE	MD	PP
18	MAY 14 2012	REVISED GARAGE	MD	PP
19	JUN 14 2012	REVISED GARAGE	MD	PP
20	JUL 14 2012	REVISED GARAGE	MD	PP
21	AUG 14 2012	REVISED GARAGE	MD	PP
22	SEP 14 2012	REVISED GARAGE	MD	PP
23	OCT 14 2012	REVISED GARAGE	MD	PP
24	NOV 14 2012	REVISED GARAGE	MD	PP
25	DEC 14 2012	REVISED GARAGE	MD	PP
26	JAN 14 2013	REVISED GARAGE	MD	PP
27	FEB 14 2013	REVISED GARAGE	MD	PP
28	MAR 14 2013	REVISED GARAGE	MD	PP
29	APR 14 2013	REVISED GARAGE	MD	PP
30	MAY 14 2013	REVISED GARAGE	MD	PP
31	JUN 14 2013	REVISED GARAGE	MD	PP
32	JUL 14 2013	REVISED GARAGE	MD	PP
33	AUG 14 2013	REVISED GARAGE	MD	PP
34	SEP 14 2013	REVISED GARAGE	MD	PP
35	OCT 14 2013	REVISED GARAGE	MD	PP
36	NOV 14 2013	REVISED GARAGE	MD	PP
37	DEC 14 2013	REVISED GARAGE	MD	PP
38	JAN 14 2014	REVISED GARAGE	MD	PP
39	FEB 14 2014	REVISED GARAGE	MD	PP
40	MAR 14 2014	REVISED GARAGE	MD	PP
41	APR 14 2014	REVISED GARAGE	MD	PP
42	MAY 14 2014	REVISED GARAGE	MD	PP
43	JUN 14 2014	REVISED GARAGE	MD	PP
44	JUL 14 2014	REVISED GARAGE	MD	PP
45	AUG 14 2014	REVISED GARAGE	MD	PP
46	SEP 14 2014	REVISED GARAGE	MD	PP
47	OCT 14 2014	REVISED GARAGE	MD	PP
48	NOV 14 2014	REVISED GARAGE	MD	PP
49	DEC 14 2014	REVISED GARAGE	MD	PP
50	JAN 14 2015	REVISED GARAGE	MD	PP
51	FEB 14 2015	REVISED GARAGE	MD	PP
52	MAR 14 2015	REVISED GARAGE	MD	PP
53	APR 14 2015	REVISED GARAGE	MD	PP
54	MAY 14 2015	REVISED GARAGE	MD	PP
55	JUN 14 2015	REVISED GARAGE	MD	PP
56	JUL 14 2015	REVISED GARAGE	MD	PP
57	AUG 14 2015	REVISED GARAGE	MD	PP
58	SEP 14 2015	REVISED GARAGE	MD	PP
59	OCT 14 2015	REVISED GARAGE	MD	PP
60	NOV 14 2015	REVISED GARAGE	MD	PP
61	DEC 14 2015	REVISED GARAGE	MD	PP
62	JAN 14 2016	REVISED GARAGE	MD	PP
63	FEB 14 2016	REVISED GARAGE	MD	PP
64	MAR 14 2016	REVISED GARAGE	MD	PP
65	APR 14 2016	REVISED GARAGE	MD	PP
66	MAY 14 2016	REVISED GARAGE	MD	PP
67	JUN 14 2016	REVISED GARAGE	MD	PP
68	JUL 14 2016	REVISED GARAGE	MD	PP
69	AUG 14 2016	REVISED GARAGE	MD	PP
70	SEP 14 2016	REVISED GARAGE	MD	PP
71	OCT 14 2016	REVISED GARAGE	MD	PP
72	NOV 14 2016	REVISED GARAGE	MD	PP
73	DEC 14 2016	REVISED GARAGE	MD	PP
74	JAN 14 2017	REVISED GARAGE	MD	PP
75	FEB 14 2017	REVISED GARAGE	MD	PP
76	MAR 14 2017	REVISED GARAGE	MD	PP
77	APR 14 2017	REVISED GARAGE	MD	PP
78	MAY 14 2017	REVISED GARAGE	MD	PP
79	JUN 14 2017	REVISED GARAGE	MD	PP
80	JUL 14 2017	REVISED GARAGE	MD	PP
81	AUG 14 2017	REVISED GARAGE	MD	PP
82	SEP 14 2017	REVISED GARAGE	MD	PP
83	OCT 14 2017	REVISED GARAGE	MD	PP
84	NOV 14 2017	REVISED GARAGE	MD	PP
85	DEC 14 2017	REVISED GARAGE	MD	PP
86	JAN 14 2018	REVISED GARAGE	MD	PP
87	FEB 14 2018	REVISED GARAGE	MD	PP
88	MAR 14 2018	REVISED GARAGE	MD	PP
89	APR 14 2018	REVISED GARAGE	MD	PP
90	MAY 14 2018	REVISED GARAGE	MD	PP
91	JUN 14 2018	REVISED GARAGE	MD	PP
92	JUL 14 2018	REVISED GARAGE	MD	PP
93	AUG 14 2018	REVISED GARAGE	MD	PP
94	SEP 14 2018	REVISED GARAGE	MD	PP
95	OCT 14 2018	REVISED GARAGE	MD	PP
96	NOV 14 2018	REVISED GARAGE	MD	PP
97	DEC 14 2018	REVISED GARAGE	MD	PP
98	JAN 14 2019	REVISED GARAGE	MD	PP
99	FEB 14 2019	REVISED GARAGE	MD	PP
100	MAR 14 2019	REVISED GARAGE	MD	PP

GENERAL NOTES:
 PRELIMINARY
 NOT ISSUED FOR CONSTRUCTION

EL 1.4



GENERAL NOTES:

PRELIMINARY
NOT ISSUED FOR CONSTRUCTION

CONSTRUCTION NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. ALL MATERIALS AND FINISHES TO BE AS SHOWN ON THE DRAWINGS.
 3. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
 4. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MECHANICAL, ELECTRICAL AND PLUMBING CODES AND ALL APPLICABLE REGULATIONS.
 5. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STRUCTURAL CODES AND ALL APPLICABLE REGULATIONS.
 6. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FIRE CODES AND ALL APPLICABLE REGULATIONS.
 7. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SAFETY CODES AND ALL APPLICABLE REGULATIONS.
 8. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ENVIRONMENTAL CODES AND ALL APPLICABLE REGULATIONS.
 9. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ACCESSIBILITY CODES AND ALL APPLICABLE REGULATIONS.
 10. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ENERGY CODES AND ALL APPLICABLE REGULATIONS.
 11. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SUSTAINABILITY CODES AND ALL APPLICABLE REGULATIONS.
 12. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE QUALITY MANAGEMENT SYSTEMS AND ALL APPLICABLE REGULATIONS.
 13. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE RISK MANAGEMENT SYSTEMS AND ALL APPLICABLE REGULATIONS.
 14. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE PROJECT MANAGEMENT SYSTEMS AND ALL APPLICABLE REGULATIONS.
 15. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE COMMUNICATIONS SYSTEMS AND ALL APPLICABLE REGULATIONS.
 16. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE DOCUMENTATION SYSTEMS AND ALL APPLICABLE REGULATIONS.
 17. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE REPORTING SYSTEMS AND ALL APPLICABLE REGULATIONS.
 18. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE COMPLIANCE SYSTEMS AND ALL APPLICABLE REGULATIONS.
 19. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ETHICS SYSTEMS AND ALL APPLICABLE REGULATIONS.
 20. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTEGRITY SYSTEMS AND ALL APPLICABLE REGULATIONS.

NO.	DATE	REVISIONS	BY	COMPILED BY
1	10/12/2014	ISSUE FOR PERMIT	EL	EL
2	10/12/2014	REVISED PER COMMENTS	EL	EL
3	10/12/2014	REVISED PER COMMENTS	EL	EL
4	10/12/2014	REVISED PER COMMENTS	EL	EL
5	10/12/2014	REVISED PER COMMENTS	EL	EL
6	10/12/2014	REVISED PER COMMENTS	EL	EL
7	10/12/2014	REVISED PER COMMENTS	EL	EL
8	10/12/2014	REVISED PER COMMENTS	EL	EL
9	10/12/2014	REVISED PER COMMENTS	EL	EL
10	10/12/2014	REVISED PER COMMENTS	EL	EL
11	10/12/2014	REVISED PER COMMENTS	EL	EL
12	10/12/2014	REVISED PER COMMENTS	EL	EL
13	10/12/2014	REVISED PER COMMENTS	EL	EL
14	10/12/2014	REVISED PER COMMENTS	EL	EL
15	10/12/2014	REVISED PER COMMENTS	EL	EL
16	10/12/2014	REVISED PER COMMENTS	EL	EL
17	10/12/2014	REVISED PER COMMENTS	EL	EL
18	10/12/2014	REVISED PER COMMENTS	EL	EL
19	10/12/2014	REVISED PER COMMENTS	EL	EL
20	10/12/2014	REVISED PER COMMENTS	EL	EL

COMMISSIONER:
PANORAMIC
 PROPERTIES INC
 200 PARK ST. SUITE 200
 BOSTON, MA 02114

michael d. allen architect inc.
 400 WEST 12TH STREET
 PHILADELPHIA, PA 19107
 TEL: 215-592-1234
 FAX: 215-592-1235

SHEET TITLE:

READY FOR CONSTRUCTION	
DATE FOR SET PLAN APPROVAL:	
DATE FOR PERMIT:	
DATE FOR TENDER:	
DATE FOR CONSTRUCTION:	
DATE FOR OCCUPANCY:	
DATE:	
PROJECT NO.:	EL1.6
DATE:	



Photo 1 FROM PARIS STREET LOOKING AT THE FORMER ST. JOSEPH HOSPITAL BUILDING



Photo 2 FROM PARIS STREET LOOKING TOWARDS THE PARIS STREET/BOLAND AVENUE INTERSECTION

751-6/12-14 Photography June 4, 2012



Photo 3 FORMER MASON RESIDENCE BUILDING (PROPOSED TO BE DEMOLISHED) LOCATED AT THE NORTH PART OF THE SITE



Photo 4 FROM PARIS/FACER STREET INTERSECTION
LOOKING NORTH

751-6/12-14 Photography June 4, 2012



Photo 5 FROM FACER STREET LOOKING SOUTH ALONG DRIVEWAY ON/ADJACENT TO BELL PARK



Photo 6 FROM DRIVEWAY ON/ADJACENT TO BELL PARK LOOKING SOUTH AT FORMER HELIPAD

751-6/12-14 Photography June 4, 2012



Photo 7 FROM DRIVEWAY ON/ADJACENT TO BELL PARK
LOOKING SOUTH



Photo 8 FROM DRIVEWAY ON/ADJACENT TO BELL PARK
LOOKING TOWARDS BELL PARK

751-6/12-14 Photography June 4, 2012



Photo 9 FROM PARIS STREET LOOKING TOWARDS THE CITY OWNED PARKING LOT LOCATED TO THE SOUTH OF THE SUBJECT LANDS

751-6/12-14 Photography June 4, 2012



Photo 10 VIEW OF THE SUBJECT LANDS FROM BOLAND AVENUE



Photo 11 VIEW OF THE SUBJECT LANDS FROM BOLAND AVENUE

751-6/12-14 Photography Sept 15, 2012



Subject Lands



I am a constituent of Ward 1 and live at 1431 Southview Drive. I was at the meeting last night and my concerns other than the ones outlined at the meeting and which was not mentioned is the impact this will have on the main beach at Bell Park. The beach is overcrowded as it is on the weekends and with the increase in population density in the area, the beach will be even more overcrowded. Mayor Matychuk suggested that the parking lot at the south end of the property be returned to park land and this is an excellent suggestion. I would also like to suggest that the beaches at Bell Grove be enhanced as well to help alleviate some of the issues at the main beach area. I know I would certainly prefer to go to Bell Grove however it is not aesthetically pleasing at present and therefore I prefer to frequent the main beach at the park. Please take this into consideration in the rezoning application as well - another little concession to be made for the loss of the land which was given to the sisters and should have been returned to the citizens !!! Thank you.

Doreen Pagnutti

RECEIVED

JUN - 5 2012

PLANNING SERVICES

682 Ripple Road
Sudbury, Ontario
P3E 3P3

✓ ET
✓ MM
751-610-14

June 1, 2012

Eric Taylor
Manager of Development Approvals
Growth and Development Department
Planning Services
City of Greater Sudbury
Box 5000, Station A
Sudbury, ON
P3A 5P3

RE: Applicant 2226553 Ontario, Inc.

**PINS 73584-0652 and
73591-0047 Part 2,
Plan 53R-3947, Part of
Lot 5 in Concessions 2 and 3,
Township of McKim
(700 Paris Street, Sudbury)**

Dear Sir:

From the onset of this letter, I must state that I am not opposed to the establishment of low density, multi-unit building on the site of the former hospital. And I further realize that it has been reported that the developer, Panoramic of St. Catherines, purchased the property with the anticipation and expectation of establishing condominiums at that location.

However, please be advised that, as a property owner adjacent to Bell Park, I have several concerns about the rezoning of the above property, formerly known as St. Joseph's Health Centre on Paris Street.

In the first place, the rezoning of this property from Institutional Zone and "P" Park to "R4(S)" Residential High Density Special would be drastically out of character for the other properties of the neighbourhood, which are zoned R1-5 and R2-2. There are presently single-family homes, duplexes, semi-detached, and low-level apartments in this residential neighbourhood. The height of buildings is usually 3 or 4 storeys at the most. Most side-streets have no sidewalks and children feel comfortable walking to and from school. **It is a residential area!** If the above-named property was rezoned to R4(S), it would set a precedent for the rezoning of another Institutional property (formerly St. Michael's School) and possibly the property across Paris Street from the former St. Joseph's Health Centre. This, in turn, could change the entire character of the neighbourhood. Property values would fall, and home sales would be affected.

Secondly, adding a commercial aspect to the above-named property (i.e. a wellness clinic, exercise rooms, pool, fitness facility and a restaurant) would bring additional traffic (cars, delivery trucks, etc.) into the neighbourhood. This type of commercial establishment would set precedent for future commercial development in the neighbourhood and that would not be in the best interest of the families who live there. Presently, families need only drive 5 minutes to the north to downtown or 10 minutes to the south for convenience stores, restaurants and shopping. And if we are trying to promote Downtown Sudbury, we do not need to clutter our neighbourhood with commercial development.

Thirdly, with an increase of traffic from the nearly 200 proposed units, and the traffic from a 4500 square foot restaurant, clinic, pool, and fitness facility open to the public, traffic on Paris and Facer streets would most certainly be problematic. As the Planning Department is already aware, automobiles from homes on Paris Street between John Street and Facer have difficulty getting out into traffic to go to and return from work, because there is no middle lane in this area. The lack of middle lane also affects traffic turning off Paris Street onto the side streets. When it is rush-hour (between 8:30 a.m. and 9:30 a.m. and again between 4:15 p.m. and 5:45 p.m.) traffic is already bumper-to-bumper as far back north to the Bridge of Nations and south to York Street, in all lanes. Emergency vehicles

already incur hardship maneuvering through this section of Paris Street. With no left turn lane off Paris Street, cars from the proposed parking garage on Facer Street would also have difficulty entering and exiting Paris Street.

As my fourth concern, I'm considering that the proposal for on-site parking may be under-estimated. The parking garages and the outdoor site parking spaces may not accurately include parking for employees, patrons of the fitness facility or restaurant, or visitors to the complex. It would certainly do a disservice to the neighbourhood if overflow parking flooded lower Boland, or Facer, or even McNaughton or David. People who live on these streets expect to walk or ride their bicycles to Bell Park or around their neighbourhood without dodging parked cars.

This brings me to a final concern - the cost of developing and maintaining the infrastructure of this proposed development. Will the existing infrastructure be sufficient to support the project? Sewer, water, road improvement, garbage pick-up, etc. all need to be considered. Will we need more traffic lights which will slow the flow to downtown? Will there be an unsightly and smelly dumpster within view of Paris Street or Bell Park which may attract foxes, raccoons, or even bears from our greenbelt through to Lily Creek. With such a grandiose plan, will the neighbourhood gain a proportionate benefit from the increased tax burden?

Overall, my primary interest is that the existing character of our neighbourhood be maintained, and that our community move forward considering the safety, well-being, and happiness of our citizens.

Sincerely,



Ila Leigh Cook
682 Ripple Road

-4-

cc. Frances Caldarelli, Ward 10 Councillor
Mayor Marianne Matichuk
The Sudbury Star
Northern Life

RECEIVED

JUN - 6 2012

PLANNING SERVICES

June 5, 2012

ET ✓
mm ✓

Dear Mr. Taylor,

Thank you for the opportunity to object to the applicants proposed rezoning of applicant 2226553 Ontario Inc, under Section 34 of the Planning Act, RSO 1990 chapter P 13. File 751-6/12 -14.

The application is to amend the by-law 2010-100Z by changing the zoning classification "P" and "I" to "R4"(S). In other words Residential High Density from Park and Institutional zoning.

The reason that this zone is I and P is because a significant proportion of the the hospital structure rests upon parkland under the Bell Covenant.

A common misperception often heard currently is that the hospital rests on " Old Stafford Property". This is only partly true. The Stafford property sold to the sisters of St Joseph is approximately 2.5 acres and the above property is approximately 4.1 acres(please see the reverse of this page). The remaining land was transferred by the city for public use as a hospital. This remaining land is and should remain for "the purposes of a public park and recreation ground only" William J. Bell. The Bell Covenant stands today.

I look forward to notification of the rezoning meetings and would kindly request to make oral and written submission to the City of Greater Sudbury's Planning Committee at these meetings.

We need to work together to ~~make~~ restore and improve our beautiful lakeside park, as public greenspace intergral to our community's economy and the physical and social wellbeing of our citizens. This space should be maintained and improved free for the use of all our citizenry and all visitors to our beautiful city.

Thanking you in advance for your kind assistance.

Sincerely,


Evan Roberts

cc Mayor Marianne Matichuk
Councillor Frances Caldarelli (Ward 10)

555 Edgewater Road
Sudbury Ontario P3G 1J7

RECEIVED

JUN 11 2012

PLANNING SERVICES

June 8, 2012

751-6-12-14

ET

mm

City of Greater Sudbury
Box 5000, Station A
Sudbury, ON
P3A 5P3

Attention: Eric Taylor, Manager
Development Approvals
Growth and Development Department

Dear Sir:

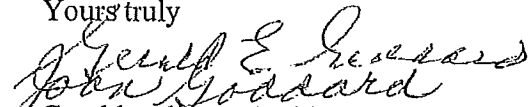
Re: Amending Bylaw 2010-100Z
St. Jopseph's Hospital Property

I have many concerns with reference to this change in Bylaw:

1. Does (Special) indicate this property ONLY? The property directly across the Street has also been sold to a developer or investor and also adjacent to this on the *South* North side of McNaughton Street there are double lots backing onto the current homes Many of which I understand have been sold. This now is a much larger parcel of land And becomes a potential problem. If the Hospital is changed to R-4, it is opening the door to a request for further changes to the bylaw.
2. What does this do the value of the R-1 properties directly adjacent to this change?
3. This, no doubt, will increase both vehicle and pedestrian traffic in the area.
4. This also changes the quiet neighbourhood adjacent to this.
5. As I understand, the parking lot is on an easement of Bell Park and also a portion over the roadway at the back where the helicopter pad is

You also said you would be informing us of the date of the meeting concerning this. To date, I have had no notification of this.

Yours truly


Gerald and Joan Goddard, Owners

254 McNaughton Street, Sudbury, ON P3E 1V5

Bylaw Committee

Copy: Mr. Kilgour, Chairman
Fabio Belli, Member
Doug Craig, Member
Andre Rivet, Member
Evelyn Dutrisac, Member

Sandra Garofolo

1800 South Lane Road

Sudbury, Ontario, P3G 1N8

June 14, 2012

Shame shame, double shame, everybody knows your name!!

This letter goes out to the city of Sudbury for not buying the 7-acre property carved into Bell Park and giving it back to the people of Sudbury for its sole purpose as the use of “enjoyment”!

Only in Sudbury, would we turn a beautiful park into a “tacky condo site.” Take a look at all the parks in the country, Stanley Park, Hyde Park, Park Mont Royal; do you see condo units on their properties? Absolutely not! This is sacred land, to be used and enjoyed by the public. This is not something to be proud of Sudbury, it’s just plain vulgar! Let these condo developers find another property to build on, there are plenty of lots to choose from!

Of course, a good deal of the citizens of Sudbury are pro condo building, but that’s because they either:

1. don’t care
2. simply not interested, (too busy watching American Idol),
3. do not realize the detrimental effect it will have on the environment and Lake Ramsey!

The covenant act of 1926 stipulates “the purpose of Public Park and recreation ground only.” Poor William Joseph and Katherine Bell must be turning in their graves with even the mention of this condo unit!

So, City of Sudbury, now is the time to right your wrong.

On June 27th vote “NO” to allowing a re-zoning of Park and institutional zoning, to Residential High Density. Let the citizens have the park back, as it is intended to be! Don’t sell out to “out of towners.” Our community can raise the money. We have done it before, and we can do it again! Just give us the chance!

Sincerely,

Sandra Garofolo

Cc Mayor Marianne Matichuk

Councillor Ward 10 Frances Caldarelli

Rick Bartolucci, MPP, Sudbury

Glenn Thibeault, Northern Ontario Caucus chair

Mr. Eric Taylor, Manager of Development Approvals,

City of Sudbury

Dr. Evan Roberts

Editor , Sudbury Star

Editor, Northern Life

June 15, 2012

To the Attention of Mr. Taylor:

Planning Services

Box 5000, Station A

200 Brady St.

Sudbury, On. P3A 5P3

I strongly object as a mother, grandmother, and senior tax-paying citizen to Panoramic developments plan to change the zoning from Institutional/Park to High Density Special, and their proposal to erect 190 dwelling units.

The reason that the zoning classification is "I" and "P" is because a part of the hospital structure rests on parkland under the Bell covenant. I am sure if you peruse the map you will see this is so.

The Bell s Legacy for the lake and surrounding area was that it was to be accessible for everybody, especially the people in town who did not have the advantage of parkland/waterfront, Mrs. Bell fed the men who came in on the rails, and there was a street car down to the waterfront to make sure the children and families could have the benefit of Ramsey Lake.

Surely the welfare of our Sudbury Community should be about healthy lungs for the city and its people, and about easy access to the lakes, parks, and forests for everyone.

Let me say that I am not against housing development, but the compatability of this 190 unit development, with the surrounding Bell parkland, is not the appropriate use.

What is the long term value to our whole community? High density residential use or parkland? Please think long and hard about this.

With respect,

Olive Jean Nasedkin

162 Dufferin St.

Sudbury, On. P3C 4W6

RECEIVED

JUN 15 2012

ET
mm

June 13, 2012

PLANNING SERVICES

Eric Taylor
Manager of Development Approvals
Growth & Development Department
City of Greater Sudbury
Box 5000
Station A
Sudbury, ON P3A 5P3

JUN 14 2012

CLERK'S

Re: Application of 2226553 Ontario Inc., to amend By-law 2010-100Z by changing the zoning classification from "I", Institutional Zone and "P", Park to "R4(S)", Residential High Density (Special) for property location PINS 73584-0652 and 73591-0047, Part 2, Plan 53R-3947, Part of Lot 5 in Concessions 2 and 3, Township of McKim, (700 Paris Street)

Dear Sir,

As property owners in close proximity to the subject property of the above zoning application, we have several concerns regarding the proposed rezoning from "I", Institutional Zone and "P", Park to "R4(S)", Residential High Density (Special) for the property located at 700 Paris Street.

Firstly, the proposed rezoning classification does not conform to the existing character of the surrounding neighbourhood. There are no other high density properties in the immediate surroundings of the proposed development. All other neighbouring properties are zoned as low-density residential, thereby making high-density residential zoning extremely out of character for the area. We chose to live in this area due, in part, to the quiet, small-community atmosphere of the area. We are concerned that the development of a large, high-density complex will erode the existing low-density residential atmosphere and detract from the character of the area, thereby decreasing property values.

Furthermore, permitting commercial usage of the property in the form of restaurant, pool, spa, and fitness areas, is also out of character with the surrounding properties. No other properties in the immediate area are zoned for commercial use. If the proposed application for rezoning were to be approved, it opens the door for similar developments on other vacant, institutional properties, which will further degrade the existing character and integrity of the neighbourhood.

Our second concern is in regard to the health, safety, and security of our neighbours and the community as a whole. Most residents of Greater Sudbury are already well aware of the traffic congestion issues that currently exist along Paris Street. Traffic is of particular concern during the morning and late afternoon "rush-hours" when it can be extremely difficult to safely enter on to, or exit off of, Paris Street, particularly in the vicinity of the former hospital. Most traffic from the former hospital is still in the area, having relocated, at best, no more than 1km further south along the street to the new hospital site, and many hospital staff continue to park their vehicles in the parking lot immediately adjacent to the subject property, east of the Paris-Boland intersection.

We believe the proposed site plan has grossly underestimated the amount of parking required on-site. In addition to underestimating the parking spaces for building areas listed in the "Parking Statistics" section of the site plan layout, it appears that other parking, for example for employees and visitors to

the condo units, has not been considered. A lack of on-site parking will result in additional parked cars on side streets, many of which are without sidewalks.

Paris Street is one of the most highly travelled roads in Greater Sudbury. It connects the northern portion of the city with the hospital in the south end. It connects the southern portion of the city with the main police station in the downtown. The health, safety, and security of **ALL** residents are placed in jeopardy when police, fire and ambulance personnel are delayed due to traffic congestion.

While some people believe the effect of the development on traffic patterns will be minimal, the fact remains that a vehicular congestion problem already currently exists. An influx of 300-400+ vehicles per day into the area will certainly contribute to additional delays.

Any rezoning of the property in question should be rejected until such time as appropriate actions are taken, **AT THE EXPENSE OF THE DEVELOPER**, to accommodate for the additional 300-400+ vehicles to the area without further compromising the well-being of the neighbourhood residents and the community at large.

In summary, we believe that the proposed rezoning of the property at 700 Paris Street is not appropriate, since the high density nature and commercial aspects of the proposal do not conform to the existing character of the neighbourhood. Furthermore, to preserve the health, safety, and security of all citizens of Greater Sudbury, traffic issues must be planned for and resolved, at the expense of the developer, prior to rezoning.

We thank you in advance for hearing our concerns.

Sincerely,



Andre Plante
141 McNaughton St.
Sudbury, ON P3E 1V4



Susan Cook
141 McNaughton St.
Sudbury, ON P3E 1V4

cc: Councillor Frances Caldarelli
Mayor Marianne Matichuk
City Clerk

RECEIVED

JUL 19 2012

PLANNING SERVICES

----- Original Message -----

From:

"Shirley deBurger"

To:

<info@savebellpark.ca>

Cc:

Sent:

Thu, 19 Jul 2012 07:49:34 -0400

Subject:

re-zoning

To Mayor Marianne Matichuk:

It was to my surprise and horror that this could become an issue. How is it that this is up for debate?

This park means a lot to me. I am forever grateful to the Bell family to have kindly donated this for the public. It is with great pride and enjoyment that I can and do use this park. It is a source of joy for many residents and the public. The Bell family could have sold it to residents and then we would not have had the benefit of this beautiful park.

It is my concern that this could be negotiable as it has been stated that it is to be used for a public park and recreation ground only.

This means that it is not negotiable for other reasons. The unselfish act of the Bell family was meant to be as is for the public and not for a private few.

I want the park to remain as it is.

Shirley deBurger

RECEIVED

JUN 20 2012

PLANNING SERVICES

ET

MM

751-6/12-14

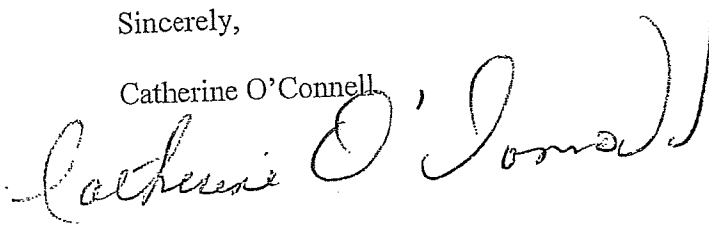
Dear Erick Taylor

Planning Department of the City Hall

This letter indicates that I, Catherine O'Connell, am protesting the rezoning of the Bell Park Land. It is my understanding that the Bell family donated all of Bell Park including the location that the general hospital was built on to the citizens of Sudbury. I firmly believe the property needs to be given back to the people of Sudbury as this was the Bell family's intent.

Sincerely,

Catherine O'Connell

A handwritten signature in cursive script that reads "Catherine O'Connell". The signature is written in black ink and is positioned below the typed name.

Liz Collin - re: rezoning St. Joe's Hospital site

From: Hazel Ecclestone
To: <Eric.Taylor@greatersudbury.ca>
Date: 6/16/2012 11:37 PM
Subject: re: rezoning St. Joe's Hospital site

To Eric Taylor,

June 15th, 2012

I am writing to address the application to re-zone St. Joe's property from Institutional or Park to High Density Residential.

The former hospital site sits on Bell Park Covenant land that was given to the sisters to be used for a hospital. The integrity of Sudbury's past, present and most importantly future is at stake. There has always been a plan for that property to be returned to the park. I do not understand this feeling that we have to do 'something' as though we don't know what to do, or that it is a difficult decision. The lack of pride, integrity and conviction for our city that seems to be conveyed by our council, mayor and all top custodians working within it is most disturbing.

We have been told by the Sisters, Panorama, and the City that the property does not encroach on Bell Park. I call on council and mayor to prove this to us because from the research we have done clearly shows that at least two acres was definitely resting on what was public property/ Bell Park Property. I have not found any where that it says it was legal to give that away for ever. There is also the issue of the triangle on the south end where the parking garage will go. That piece is indisputably Bell Park Covenant land. The only answers given to these questions is that we have to take the city's word for it. Considering the secretive way in which the city goes about its business makes me question how it is that we are to blindly trust all that is told to us.

In short I, and many other people would like full disclosure of all documents pertaining to sales, transfers and leases of this property as well as conditions attached. Disappearance of such documents is not acceptable. Bell Park is a very important part of our heritage. We owe it to our children to protect, maintain and improve this wonderful gift given so selflessly by the Bells. Please do not tell me that it is wishful thinking to expect that our elected officials act in our interest.

I want to make it very clear that I am not against condominium development but there are many, much more ideal locations. We have to, again, protect, improve and maintain what is our "Central Park". The economic, environmental and general well being of our city relies on it. Please!!!! Let's create a city we can be proud of. A city that makes our young want to stay and attract other talented people to want to come and even settle.

"One of the ways in which parks contribute to the economic vitality of cities is through their role in providing opportunities for recreation. Richard Florida of the University of Toronto has cited access to opportunities for active outdoor recreation as being one of the factors that affect a city's ability to attract and retain the young, highly-talented workers on whom its economic future depends. In *The Rise of the Creative Class*, Florida writes:

...focus groups and interviews with Creative Class people reveal that they value active outdoor recreation very highly. They are drawn to places and communities where many outdoor activities are prevalent – both because they enjoy those activities, and because their presence is seen as a signal that the place is amenable to a broader creative lifestyle."¹

¹ Florida, Richard. (2002) *The Rise of the Creative Class: And how it's Transforming Work, Leisure, Community, and Everyday Life*.

Basic Books, New York. p. 173.

How else, but through a highly visible and impressive park, do we show that Sudbury is "amenable to a broader creative lifestyle"?

Yours truly,

Hazel Ecclestone

cc: Francis Caldarelli, Joe Cimino, Jacques Barbeau, Claude Berthiaume, Evelyn Dutrisac, Ron Dupuis, Andre Rivest, Dave Kilgour, Fabio Belli, Doug Craig, Terry Kett, Joscelyne Landry-Altman, Sudbury Star, Northern Life, Eric Taylor.

Liz Collin - concerns regarding rezoning of st joe's site

From: Stephane Sauve
To: <frances.caldarelli@greatersudbury.ca>
Date: 6/21/2012 1:34 PM
Subject: concerns regarding rezoning of st joe's site
CC: <eric.taylor@greatersudbury.ca>

Dear Mrs Caldarelli,

I reside at 235 david and have serious concerns about the rezoning application for the old general hospital.

Briefly these are:

- appropriateness of commercial exemptions (wellness centre and restaurant) for R4 zoning with traffic impact on Facer, Ramsey lake and Mcnaughton streets
- use of bell park road for traffic flow management
- proposed parking garage without setback as well as extending footprint onto concession 2 land that was initially under the Bell covenant
- lack of the 30% landscaped open space requirement
- environmental impact study not completed

I would appreciate these concerns being forwarded to city council for proper debate

sincerely

stephane sauve, MD

Liz Collin - rezoning 700 paris street property

From: Stephane Sauve <frances.caldarelli@greatersudbury.ca>, <eric.taylor@greatersudbury.ca>
To: <frances.caldarelli@greatersudbury.ca>, <eric.taylor@greatersudbury.ca>
Date: 6/24/2012 7:27 PM
Subject: rezoning 700 paris street property

Dear Mrs Caldarelli and Mr. Taylor,
I emailed you last week with the following:

Dear Mrs Caldarelli,

I reside at 235 david and have serious concerns about the rezoning application for the old general hospital.

Briefly these are:

appropriateness of commercial exemptions (wellness centre and restaurant) for R4 zoning with traffic impact on Facer, Ramsey lake and McNaughton streets

use of bell park road for traffic flow management

proposed parking garage without setback as well as extending footprint onto concession 2 land that was initially under the Bell covenant

lack of the 30% landscaped open space requirement

environmental impact study not completed

I would appreciate these concerns being forwarded to city council for proper debate

sincerely, stephane sauve, MD

I would like to add the following fleshing out of some of the above concerns:

1. R4 zoning with commercial exemptions. The impact of a wellness centre and restaurant on traffic flow at the north end of the property will be devastating to the resident of Facer/Ramsey road and McNaughton and will make the Paris stretch even more dangerous. There never was any significant traffic flow at the north end of the property whilst it was a hospital, whereas the planned development accentuates the north end traffic, which will be compounded by the planned commercial activities.

2. the planned development uses bell park road for through traffic from the north end to the Boland lights. This will transform a quiet walking/biking access in park to a noisy throughfare that will resonate through to the water's edge.

3. the planned garage at the north end of property will significantly alter the footprint of the building and its skyline. It will be built on some concession 2 land which was protected by the Bell covenant of 1928 and is still open space. It is planned without its 10 meter set back for the south and east facing sides as

per R4 zoning bylaw and possibly without its 15m set back from Paris as per zoning bylaw

4. R4 zoning bylaw mandates for multidwelling 30% landscaped open space which they do not have or plan to have, or being even close to....

I would also like to add that the zoning bylaw mandates 10m set back from the back of the property. The planned mason rebuild does not respect this and preservation of a temporary structure as the helipad is nonsense since it intrudes in park and has zero setback.

I believe any development of the site needs to respect the city's zoning bylaw 2010-100Z. Please continue to ensure that any and all developers remain respectful of the citizens of Sudbury, its elected officials and its bylaws.

I would appreciate an acknowledgement of receipt of this email, sincerely
stephane sauve, MD
a concerned resident at 235 david street

Sudbury, June 24th 2012

Dear Mayor Matichuk,

I reside at 235 David street and have serious concerns about the rezoning application for the old general hospital site at 700 Paris.

I question the appropriateness of commercial exemptions (wellness centre and restaurant) for R4 zoning with the anticipated traffic impact on Facer, Ramsey lake and McNaughton streets. I believe the impact of traffic flow at the north end of the property will be devastating to the resident of the neighbourhood and will make the Paris stretch even more dangerous. There never was any significant traffic flow at the north end of the property whilst it was a hospital, whereas the planned development accentuates the north end traffic, which will be compounded by the planned commercial activities.

I believe the planned use of Bell park road for through traffic from the north end to the Boland lights will transform a quiet walking/biking access in park to a noisy through fare that will resonate as far down as the water's edge.

The planned garage at the north end of property also worries me. It will significantly alter the footprint of the building and its skyline. It will be built on some concession 2 land which was once protected by the Bell covenant of the 1920's and is still open space. The garage is planned without its required 10 meter set back for the south and east facing sides as per R4 zoning bylaw and possibly without its required 15m set back from Paris.

I also fail to see any efforts by the planned development to comply with the mandated 30% landscaped open space requirement.

Finally I can understand the potential need for some compromises given already existing structures, but I fail to see the reason a completely new building planned on the Mason site needs to ignore the R4 requirement of 10m setback from lake side of the property. Needless to say I am also not enthused of the planned transformation of a structure such as the helipad into a permanent intrusion without any set back into the park.

I believe any development of the site needs to respect the city's zoning bylaw 2010-100Z. Please continue to ensure that any and all developers remain respectful of the citizens of Sudbury, its elected officials and its bylaws.

Sincerely,

stephane sauve, MD
235 david street



Liz Collin - File 751-6 12-14

From: Patrick Hanlon
To: <eric.taylor@greatersudbury.ca>
Date: 6/26/2012 9:09 AM
Subject: File 751-6 12-14

Dear Mr. Taylor,

I am writing you to express my concerns regarding the proposed by-law amendment to re-zone the former General Hospital site to R4S. I am a longterm resident of the area who will be directly impacted by this proposal. I am adamantly opposed to this development for the following reasons;

- parking - the proposal states there will be 195 apartments and condos at the site. I understand that the developer does not have access to the current parking lot being used as overflow for the Sudbury Health Sciences complex. If this is correct then the developer would require on average 1.5 parking spots for each apartment. There are no where near enough parking spaces on site. The developer would require extra parking for visitors and if there are businesses located in the complex further parking will be required. Overflow parking will end up on area residential streets and in the Bell Park parking lots at York St.
- Bell Park and the public beach - the beach and the park itself will quickly become the private domain of the residents of the complex as they will push out members of the public. The beach areas are very small and the increased population will crowd out young families and the elderly.
- Licensed premise - locating a licensed premise to serve alcohol next to Bell Park is a recipe for disaster. Impaired patrons will indulge in late night swims, walks on thin ice etc. resulting in deaths by drowning.
- Crime - with a massive influx of new residents in the area crimes of all types will increase. The area is beset with residential break and enters and thefts already.
- Snow removal - there is no place to put snow from the proposed complex if the builders do not have access to the current parking areas. Snow cannot be pushed into Bell Park.
- Noise - area residents have to put up with noisey concerts at Bell Park. The new amphitheatre is louder than the previous one. Loud car stereos coming and going from the complex at all hours of the day and night will disturb current residents.

Now that the General Hospital is closed our neighbourhood is much quieter. Parking issues remain on area streets whenever there is a large event at Bell Park. The noise from concerts at Bell Park is acceptable by most area residents since it is the price we pay to live in such a nice neighbourhood.

Please keep our neighbourhood as it is. The City of Greater Sudbury does not require this development at the current site. There is plenty of vacant land in other areas that will not directly impact area residents.

Thank you,

Patrick Hanlon
23 Boland Ave., Sudbury, Ont.
P3E 1X8

Liz Collin - Amending By-Law 2010-100z,CMS > planningsudbury.com

From: <webmaster@greatersudbury.ca>
To: <krista.carre@greatersudbury.ca>, <beth.autio@greatersudbury.ca>
Date: 6/26/2012 1:30 PM
Subject: Amending By-Law 2010-100z,CMS > planningsudbury.com

Name: Gordon Drysdale
Email: |
Telephone:
Address: 61 Ravina Ave.
Garson, ON P3L1C2

Comments: With reference to Wednesday's Council meeting inviting the public to voice their opinions regarding the proposed redevelopment of the former St. Josephs hospital site: The official plan is in place for a reason. Mandated by the province, it becomes law. LAW so that decisions like these can be made by LAW, not by MAN (referring to our city council). First of all, if the official plan had been followed by the administration under John Rodriguez, this hospital property was supposed to have been purchased and annexed to Bell Park, as is written in the official plan, and on the books to do so for decades. Also IN THE OFFICIAL PLAN are directives which indicate that the Paris Street corridor view of Ramsey Lake should be opened up, creating a welcome and scenic panorama of Bell Park and the lake. If you look at the proposed Panoramic condo development, the parking garage extends far south of the existing hospital footprint and blocks a huge area of current lake view. The architect for Panoramic said that the new structure would be the same height as the existing structure, but he failed to point out that it would be vastly deeper to the south and remove the scenic view in favour of a parking garage to accommodate a few "privileged citizens" at the expense of all of us. If any development comes to fruition on this site, it must NOT exceed the existing footprint and height. What portion of the NEW development is to be included as "green space" as required by municipal standards? This entire property is zoned "Institutional" and sits in an ESTABLISHED single family residential neighbourhood. Changing the zoning opens a "pandora's box" of precedent which could see the development of high rise units on any residential site as well as bordering Bell Park and ruining it's covenant, as put in place by William Bell, when he gifted the park land to all the citizens of Sudbury. It should not be vulnerable to exploitation by developers accommodating the privileged.

RECEIVED

JUN 26 2012

CLERK'S

re: St. Joe's hospital site and preservation of our Architectural Heritage.

The St. Joe's Hospital's development proposal ought to take into account its impact on the park, but also the heritage value of the site and its building designed as a hospital some 62 years ago.

Historic buildings help define the character of our communities by providing a tangible link with the past. One of the effective historic preservation tools is Adaptive Reuse. Adaptive reuse is the act of finding a new use for a building. The City's Official Plan and its recent Downtown Master Plan both encourage by policy the use of adaptive reuse as a method of protecting historically significant buildings. The redevelopment of the former St. Joe's Hospital Building and site is a case-in-point

The developer is proposing a 190 unit complex as a condominium. Given the crucial sensitivity of the public toward the park, the developer might consider the idea of opening up the building's ground floor off Paris Street to the park beyond, allowing a free flow through the building which would be functionally independent of the rest of the building. The superstructure of the building would then be a new landmark gateway into the park, approached by a public open space as a condominium would be if it were on a downtown street. With the ground floor in the name of the City it may be an eligible member of the condominium and in a position to influence the board's agenda. It would be an opportunity to remind the condo board of the Official Plan policies with respect to park land that calls for parks, open space, and leisure facilities, to contribute to the social, cultural, and economic wellbeing of Greater Sudbury residents and enhance overall quality of life. Given this novel condominium participation the City-owned adjacent existing parking lot on park land may then not be an issue, but rather a complement to the new park gateway.

Furthermore, the proposed exterior design unhappily suggests imposing a "chateau" like façade on the building with enormous heritage value. The building has long been a part of the neighbourhood and represents a place that contains thousands of memories, stories and events that has celebrated people who have shaped our community. The exterior façade needs to be protected as part of the City's cultural heritage. The architect for the proposal in response to an issue raised at the public meeting indicated that "anything is possible". Hopefully he will pick up the challenge and come up with an alternative design approach for presentation to the Planning Board meeting on June 27th.

The proposal for adaptive reuse of the building preserves St. Joe's Hospital as a heritage resource for future generations and should be applauded. That is more than can be said for the area's School Boards that have wantonly destroyed school buildings without regard for the Official Plan policy that they are morally obliged, as a municipal local board, to take into account with respect to historical building. Many historical buildings have been demolished in the past. To cite two recent examples St. Albert Separate School and Sudbury Secondary School have been demolished without regard for their potential reuse as a means of preserving their cultural value as a historical artifact giving context to a community in change.

Oryst Sawchuk

RECEIVED

JUN 26 2012

CLERK'S

To: City of Greater Sudbury

Box 5000
Station A
Sudbury Ontario
P3A 5P3

From:

Mike and Carole Parsons

578 Paris Street
Sudbury Ontario.

June 25 2012

Reference file: 751-6/12-14

June 7th/12

Dear City of Sudbury,

We have listed below a number of questions regarding the proposed conversion of the former hospital to 190 dwelling units.

There are the technical questions regarding the feasibility of converting a 60 year old purpose built hospital building into 190 modern dwelling units.

Then there are the questions about the intended use of the property.

Technical questions:

- 1 - Are the dwelling units to be all apartments or condos?
- 2 - Will all the 190 dwelling units meet modern building codes and standards?
- 3 - What is a "wellness centre"?
- 4- Is the "wellness centre" a pay for use facility?
- 5 - Is the restaurant to be a chain restaurant?

6 - Is the wellness center to be operated by a chain?

7 - Does 2226553 Ontario inc. have experience managing restaurants and or "wellness" clinics?

8 - Will the restaurant and "wellness centre" cater primarily to the 190 dwelling units?

9 - Will the restaurant and "wellness centre" have entrances and parking separate from the dwelling units?

10 - Will the Bell park access road now cross the property of 2226553 Ontario Inc.?

11 - Will the city examine detailed proposal drawings before making its final decision?

12 - If the rezoning is made will 2226553 Ontario inc. be obligated to follow through with their project as proposed or can they proceed as long as they meet the residential high density zoning requirements?

13 - Does the special in R4(S) stand for special building codes or special property use or both?

14 - From information I have seen on the internet and in the news paper there appears to be a large parking garage at one end of the property that is much larger than the existing structure. Will this rezoning allow a structure that will obscure the view from homes in the Boland Street area and dominate the park side of the proposed structure?

15 - Will the rezoning allow for apartments to be built on the property?

Property use questions:

1 - An article in the Sudbury star contained a paragraph from the deed of the property it appears in short that the intention of Mr. William J Bell was to give this land for the use of all the residence of Sudbury.

How can the proposed use of a for profit venture that will benefit a small group of people at the expense of the rest of the residence of Sudbury, possibly satisfy the legal requirements of property title?

2 - Is there not a cloud on title with regards to some if not all of the property claimed by 2226553 Ontario Inc.?

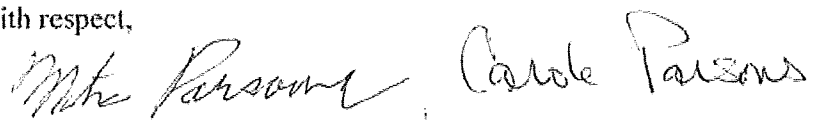
3 - Is the city going to allow building construction that will dominate Bell park and obscure the existing views of surrounding homes?

4 - Are the proposals of the restaurant and the wellness center intended to be benefits for all of Sudbury's citizens?

5- Who is on the board of directors for 2226553 Ontario Inc.?

We await your answers.

With respect,

Handwritten signatures of Mike Parsons and Carole Parsons. The signature for Mike Parsons is on the left, and the signature for Carole Parsons is on the right, separated by a comma.

Mike and Carole Parsons

484 Elizabeth Street
Sudbury Ontario
P3E 2x6

June 27, 2012

DELIVERED

City of Greater Sudbury
City Clerk
Box 5000 Station "A"
SUDBURY ON P3A 5P3

Attention: City Clerk

Dear Sir or Madam:

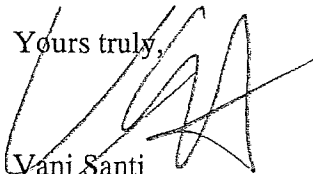
Re: File 751-6/12-14
Applicant: 2226553 Ontario Inc
Application to Rezone 700 Paris Street from Institutional and Park to R4(S)

I am generally in favour of an appropriate residential use for the site, excluding the restaurant as proposed and subject to the following objections and concerns:

1. No Bell Park land or land owned by the City of Greater Sudbury should be rezoned or leased, used or otherwise alienated in whole or in part.
2. The rezoning should not proceed if it is not in accord with the Official Plan.
3. It appears that there is inadequate onsite parking, in particular because of the proposed restaurant and wellness centre.
4. Access to the site should not be via Facer Street, Bell Park Road nor the proposed entrance near Facer Street off Paris Street, for safety, planning reasons and traffic reasons. Access should be limited to the intersection which currently has traffic lights if that leads directly to the applicant's property without crossing city property or Bell Park. Rather, another entrance with traffic lights should be required and be paid by the applicant. There should be one entrance and one exit proceeding in a single direction. Access via Bell Park Road should be limited to park and emergency vehicles.
5. Any structure/restaurant over a roadway is not acceptable.

6. No structure on city or Bell Park land is to be permitted.
7. Ensure that run-off does not further pollute Ramsey Lake.
8. Bell Park and Ramsey Lake advisory committees are to first provide input.
9. Due to the nature of Paris Street as the primary North/South arterial and the nearby location of police, ambulance and fire services along its corridor, additional or expanded turning lanes and road upgrade may be required and only from the applicant's land. Turning lanes should be sufficient to accommodate 20 cars in each direction for any one entrance. There should be an appropriate merge lane for any exit. Applicant to demonstrate that traffic issues are not to be exacerbated by the proposed development.
10. I have tried to access the Staff Report and Recommendations on line and have not been able to access it.
11. All other objections that may be raised in the circumstances.

Yours truly,



Vani Santi
484 Elizabeth Street
Sudbury Ontario
P3E 2X6



Coalition for a
Liveable
Sudbury

Making connections. Working toward sustainability.

June 27, 2012

City of Greater Sudbury
City Clerk
P.O. Box 5000 Station A
200 Brady Street
Sudbury ON P3A 5P3

Re: Preliminary Planning Report - Application for rezoning in order to permit the redevelopment of the former St. Joseph hospital site for 190 residential units, restaurant and wellness centre, 700 Paris Street, Sudbury - 2226553 Ontario Inc

File Number: 751-6/12-14

Written submission from Coalition for a Liveable Sudbury

The Coalition for a Liveable Sudbury (CLS) recognizes the benefits of a positive re-use of this site, but would also like to draw attention to a number of important issues that should be addressed with this application.

Public consultation

The CLS is pleased that a pre-hearing is taking place, given the high level of community interest in this site. Public consultation should continue to engage residents and relevant groups throughout the process. On-going consultation is especially important for the following community issues: impact and relationship with Bell Park and access to Bell Park; existing and planned cycling route through Bell Park and along Paris Street; impact to lake water quality of Ramsey Lake; history and community attachment to hospital site; visual and aesthetic impact. Outreach and meaningful consultation with: Bell Park Advisory Panel, Sudbury Cyclists Union, Rainbow Routes Association, Ramsey Lake Stewardship Committee, and others, would be constructive.

Due to community sensitivity in regards to Bell Park, clarity and transparency around conformity with the Bell Park covenant is also very important.

Lake water quality and source water protection

Due to its proximity to Ramsey Lake, it is very important that this development is carefully planned to mitigate impact on lake health. This is especially important in light of the large number of new lots recently approved in the Ramsey Lake subwatersheds. This site is extremely close to the main beach and to the David Street drinking source water uptake. Ramsey Lake is a primary drinking water source and central recreational lake that is already showing stress (e.g. salt and phosphorus levels are already high, and popular beaches have been closed due to e-coli and blue-green algae).

A number of features are of special concern, for example the proposed upgrades to "Bell Park Road", and the proposed parking garage. Both are immediately adjacent to the park, are very

close to Ramsey Lake, and will add to run-off of salt and other contaminants. These impacts should be avoided, or mitigated as much as possible.

In a number of cases, minimum set backs and requirements for percentage of landscaped area are not met. This is of special concern with the lack of set back between the park and parking garage. Any reduction in vegetated area is also of concern.

We stress that it is very important that low impact development standards, and the highest standards for storm water management be used in this development. We also stress that, with no subwatershed study having been completed, smaller scale studies of the impact of this development on Ramsey Lake (e.g. an Environmental Impact Study) should inform planning decisions for this site.

Sustainable transportation

Required bicycle parking is very positive. Located along a main arterial and within walking distance of downtown, CLS suggests that motorized parking standards could be lowered without negatively effecting future residents. This will encourage the use of sustainable transportation, and will allow also planned parking structures to be reduced.

The opportunity to acquire land required for cycling infrastructure along Paris Street has been identified, and should be pursued.

Thank-you for the opportunity to provide comments to this pre-hearing.
Sincerely,

Naomi Grant, Chair
Coalition for a Liveable Sudbury
78 Roxborough Drive
Sudbury, Ontario
P3E 1J7

WL

RECEIVED JUL - 4 2012

June 30th, 2012

Dear Councillor Fabio Belli,

On the Friday CTV 6:00 evening news on June 29th Mr. Belli, you had stated categorically that the Panoramic Property at the old St Joseph's hospital site was "not anywhere near Bell Park Covenant land" and that it was not declared "Park".

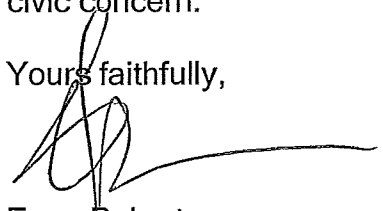
First, the Panoramic Property rezoning application under review by you and other councillors on the municipal planning committee is to change the current zoning of the site from "Park" and "Institutional" to high density residential.

Secondly, at the recent rezoning meeting at city hall on June 27, our city planners and the Panoramic company described how a 7 level parking garage would be partly constructed on land currently zoned as "Park" within the former hospital site, that is, original Bell Covenant land exchanged in the 1970's for other former city park land within this property. As well, the new private 7 level parking garage has no offset to the other Bell Covenant park lands which are directly adjacent to the proposed structures posterior and southern walls. City zoning by-laws (for high density residential) require a 10 meter offset.

So, how is directly on top of and immediately adjacent to "not anywhere near Bell Covenant lands"?!?

I call on you to make a public retraction of your inaccurate interview remarks so not to be seen as deliberately misleading the citizens of Sudbury on this matter of civic concern.

Yours faithfully,



Evan Roberts
555 Edgewater Road
Sudbury ON P3G 1J7

Citizen of the Greater City of Sudbury

cc: CTV news network, Municipal planning board, Frances Caldarelli, Claude Berthiaume, Jacques Barbeau, Joe Cimino, Joscelyne Landry, Ron Dupuis, Terry Kett, Mayor Marianne Matichuk, the Sudbury Star, Northern Life, Eric Taylor, Bill Lautenbach,

June 27, 2012

Ramsey Lake Stewardship Committee

City Clerk

Attn: Planning Section, Growth and Development

PO Box 5000, Station A

200 Brady Street

Sudbury, ON P3A 5P3

Preliminary Planning Report - Application for rezoning in order to permit the redevelopment of the former St. Joseph hospital site for 190 residential units, restaurant and wellness centre, 700 Paris Street, Sudbury - 2226553 Ontario Inc

File Number: 751-6/12-14

Since the property is in such close proximity to Ramsey Lake, it is essential that great care be taken with the stormwater that runs off this property and into the lake. Any stormwater management facility should be designed to satisfy the "Enhanced Protection" level specified in Chapter 3 of the Ministry of the Environment's "Stormwater Management Planning and Design Manual 2003". Testing and maintenance of this stormwater facility is also essential to ensure water entering Ramsey Lake is sufficiently cleaned.

An enhanced protection level of stormwater treatment does not completely clean the water reaching the lake so it is recommended that Low Impact Development (LID) strategies be also used here. LID strategies include permeable pavers in driveways and parking lots, bioretention filters, rain barrels and grassed swales. These measures would help prevent contaminants from entering the lake so close to our drinking water intake.

The developer is requesting a zoning change from Park 'P' to Residential 'R4 High Density Special' in Concession 2 and that there be no setback between the parking garage, if built there, and Bell Park. For the protection of the park and Ramsey Lake, we feel this area should remain parkland and not turned into a parking garage.

Furthermore, since the location of this property is so close to downtown and well serviced by transit, we recommend the city lower the required parking space allocation to help protect Ramsey Lake from the salt and contaminants, which will be deposited on site.

Sincerely,

Lilly Noble

Co-Chair, Ramsey Lake Stewardship Committee

RECEIVED

**SAVE THE SAINT JOSEPHS HOSPITAL SITE FOR THE COMMON
GOOD**

MAY 28 2012

PLANNING SERVICES
PETITION to the City of Greater Sudbury council

Citizens of the City of Greater Sudbury are deeply concerned that events have transpired to change the quasi – public character of the St. Joseph's Hospital site to private property. We the undersigned citizens of the City of Greater Sudbury, therefore, respectfully urge the City Council to apply land use control measures, consistent with the City's Official Plan, to assure the future public enjoyment of the site be designated as "Holding Zone" in accordance with the proposed comprehensive "Zoning By-Law XX2010" and in the interim, the existing designation as "Institutional Zone" should continue to apply.

Let us save the St. Joseph's Hospital Site as a legacy to future citizens for their common enjoyment.

Principal petitioner- Gordon Drysdale, 61 Ravina Ave. Garson, Ontario, P3L 1C2

SIGNED BY 482 CITY RESIDENTS

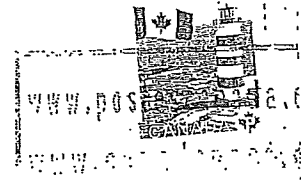
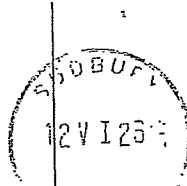
PETITION OF OBJECTION SIGNED BY 736 CITY RESIDENTS

**I BELIEVE IN
PROTECTING
BELL PARK.**

savebellpark.ca

To Mayor Marianne Matichuk:

William Joseph Bell provided the land to the City of Greater Sudbury on January 28, 1926 with the trust that it be used for 'a public park and recreation ground only'. I urge you to stand by this original contract and promise made between William Joseph Bell and the City. I am against the re-zoning of the St. Joseph Hospital site.



Environmentally friendly paper. Photo: Bell Park, marshall.

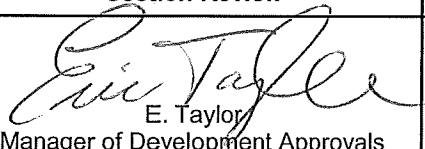
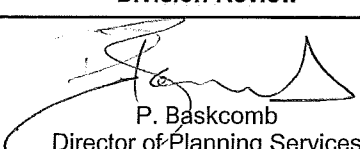
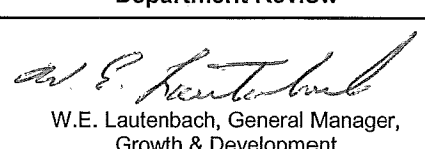
**Mayor Marianne Matichuk
City of Greater Sudbury
Tom Davies Square
PO Box 5000, Stn A
200 Brady Street
Sudbury ON P3A 5P3**

Request for Recommendation Planning Committee



Type of Decision									
Meeting Date	June 27, 2012				Report Date	June 5, 2012			
Recommendation Requested	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	Priority	<input checked="" type="checkbox"/>	High	<input type="checkbox"/>	Low
	Direction Only				Type of Meeting	<input checked="" type="checkbox"/>	Open	<input type="checkbox"/>	Closed

Report Title
Preliminary Planning Report - Application for rezoning in order to permit the redevelopment of the former St. Joseph hospital site for 190 residential units, restaurant and wellness centre, 700 Paris Street, Sudbury - 2226553 Ontario Inc.

Section Review	Division Review	Department Review
 E. Taylor Manager of Development Approvals	 P. Baskcomb Director of Planning Services	 W.E. Lautenbach, General Manager, Growth & Development

Policy Implication + Budget Impact		Recommendation	
This report has been reviewed by the Finance Division and the funding source has been identified.		<p>That the City of Greater Sudbury receive the comments and submissions made at the public hearing on File 751-6/12-14; and,</p> <p>That Staff complete their review of file 751-6/12-14 by 2226553 Ontario Inc. and schedule a second public hearing on this matter before the Planning Committee, when complete.</p>	
Background Attached			
Planning Staff Report		Recommended by the C.A.O.	
Report Prepared by:	File #:	Doug Nadorozny Chief Administrative Officer	
Eric Taylor Manager of Development Approvals	751-6/12-14		

Date: June 5, 2012

STAFF REPORT

Applicant:

2226553 Ontario Inc.

Location:

PINS 73584-0652 and 73591-0047, Part 2, Plan 53R-3947, Part of Lot 5 in Concessions 2 and 3, Township of McKim, (700 Paris Street)

Application:

To amend By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury by changing the zoning classification from "I", Institutional Zone and "P", Park to "R4(S)", Residential High Density Special to permit the conversion of the former St. Joseph Hospital to 190 dwelling units.

Public Consultation:

A notice of complete application was mailed to property owners and tenants within the surrounding area on May 16, 2012. To date, a petition has been received by the City along with two letters of objection which are attached to this report. The applicant held a neighbourhood information meeting on June 11 at 7 pm at the Caruso Club.

Proposal:

The development includes the development of a total of 190 dwelling units on the site. Within the former hospital building 125 dwelling units are proposed along with a 3,691 m² (39,733 sq. ft.) wellness centre (wellness clinic, exercise rooms, pool, fitness facility), and a 418 m² (4500 sq. ft.) restaurant to be located on the former helipad. The former "Mason Residence" building located at the north end of the site next to Facer Street is proposed to be demolished and replaced with a new five storey, 65 dwelling unit building.

The site includes a total of 370 parking spaces, comprised of 239 spaces in a 7 level parking garage to be constructed at the south end of the site, 39 spaces in a garage below the 65 unit building at the north end of the site and 92 surface parking spaces. Access to the site is proposed onto Paris Street at the existing signalized intersection at Boland Avenue, along with two other entrances onto Paris Street located further to the north. Access is provided through the proposed parking structure to the driveway along the southeast side of the property which extends on to the City's property further to the north along Bell Park.

Access to the site is also proposed via four entrances onto the City lands (Bell Park) along the southeasterly side of the site. The applicant's sketch shows the existing driveway along the southeasterly side of the property as "Bell Park Rd". Staff note that this is not a public road but is a driveway that is located partially on City lands and partially on the applicant's lands. This driveway has existed in its current alignment crossing both the City and the former hospital properties for several years without the benefit of any easements in favour of either property. It is noted that the City currently gains access to Bell Park along this driveway which crosses the applicant's lands in the vicinity of the former helipad.

Date: June 5, 2012

Site Description and Surrounding Land Uses

The subject lands have an area of 1.78 ha (4.42 acres) and have approximately 70 m (230 ft.) frontage onto Facer Street and 220 m (725 ft.) abutting Paris Street. The site functioned as a hospital until 2010 when the hospital services were combined with the one-site hospital now known as Health Sciences North. The former St. Joseph's Hospital was subsequently purchased by the applicant. The site is currently occupied by the former hospital building which varies in height up to six storeys facing Paris Street and portions along the rear facing Bell Park rising to eight storeys.

To the west of Paris Street and north of Facer Street is a well established low density residential neighbourhood with dwellings dating from the early 1900s. To the south and east are City owned parklands known as Bell Park. A City owned parking lot consisting of approximately 290 spaces abuts to the south of the subject lands. Access to the City parking lot currently crosses the applicant's lands at the driveway entrance onto Paris Street where traffic lights are located.

Official Plan

Institutional

The Official Plan for the City of Greater Sudbury designates the site "Institutional". Section 4.4.5 provides that rezoning applications related to the conversion of surplus institutional buildings shall be considered based on the following criteria:

- a. the need for such lands or buildings for other public uses, and their long-term value to the community;
- b. the compatibility of the proposed uses with surrounding land uses and the intent of the policies in this Official Plan with respect to proposed uses; and,
- c. for conversion to residential uses, the appropriateness of the proposed density.

These policies will be considered during the review of the application.

Other Applicable Policies

Other policies of the Official Plan that are relevant to the application are those respecting:

Intensification (Section 3.3);
Parks and Open Space (Section 7.2.1);
Stormwater (Section 8.6);
Road Improvements (Section 11.2.2);
Transit Supportive Land Uses (Section 11.3.2);
Parking (Section 11.4);
Sewer and Water (Section 12.2);
Community Design (Section 14.2);
Design Features, Views and Corridors (Section 14.5); and,
Housing (Section 18).

Date: June 5, 2012

Provincial Policy Statement

The Provincial Policy Statement (PPS), issued under Section 3 of the Planning Act, applies to applications, matters or proceedings commenced on or after March 1, 2005. The PPS provides direction on matters of provincial interest related to land use planning and development. Section 3 of the Planning Act requires that a decision of the Council on planning matters shall be consistent with the PPS.

The following polices of the PPS are relevant to the application.

Policy 1.1.1 relating to sustaining healthy, liveable and safe communities;

Policy 1.1.2 relating to land availability;

Policy 1.1.3 relating to settlement areas;

Policy 1.4 relating to housing;

Policy 1.5 relating to public spaces, parks and open spaces;

Policy 1.6.5 relating to transportation systems;

Policy 1.6.6 relating to transportation and Infrastructure Corridors;

Policy 2.2 relating to water.

These and potentially other policies will be considered during the review of the application.

Zoning By-law 2010-100Z

By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury, zones most of the property "I", Institutional Zone. A triangular area at the south end of the property comprising approximately 416 m² (4479 sq. ft.) is zoned "P", Park. An amendment to the Zoning By-law is required to permit the proposed residential dwelling units, restaurant and wellness centre. The application proposes rezoning the property to an "R4 (Special)", High Density Residential (Special) zone. The application will be reviewed with respect to the R4 Zone standards, parking and loading and general provisions of the By-law to determine the extent of any exceptions that may be required.

Departmental and Agency Comments

The following comments from departments have been received to date. Additional comments from departments are expected to be provided as part of the review of the application and will be reported as part of the second public hearing.

Date: June 5, 2012

Nickel District Conservation Authority

No objection

Building Services

We have reviewed your memo dated April 30, 2012, for the application to amend Zoning By-law 2010-100Z from "I", Institutional Zone to "R4(S)", Residential High Density (Special) to permit the conversion of the former St. Joseph Hospital to 190 dwelling units for the above noted property and have the following comments:

New 5-Storey Condo

1. The designer has indicated that the approximate square footage of the condo building is 11,500m². We have calculated an approximate fire flow for firefighting purposes to be 138.13 l/s. Development Engineering has indicated that the hydrant across on Facer St. can provide 194 l/s of water. A hydrant is required to be within 90 m horizontally of the building.
2. Pursuant to By-law 2010-100Z, a side yard setback of 10 m is required. The east property setback is 3.5 m and does not meet By-law requirements.
3. Pursuant to By-law 2010-100Z, a minimum court is required between opposing walls of one or more multiple dwellings on the same lot shall be equivalent to 50 percent of the height of such walls, but not less than:
 - i. 15 m, where both walls contain balconies or windows into a habitable room;
 - ii. 7.5 m, where only one of such walls contains balconies or habitable room windows;
or
 - iii. 3 m, where neither of such walls contains balconies or habitable room windows, or in the case of opposing building corners. The designer has indicated that there will be no balconies on the south side of the building however a determination of the required courts will only be possible once the elevation drawings have been provided. A possible Minor Variance may be required if the designer cannot meet the above requirements.
4. Exiting from the underground parking on the south side of the building is shown onto Bell Park Road. This is considered a private drive which is not owned by 2226553 Ontario Incorporated.

Main Building

1. Pursuant to By-law 2010-100Z, a 10 m setback is required for interior side yards. Several areas of the existing building do not meet these setback requirements, such as the restaurant with a 0 m setback and the area of the new roof addition with approximately a 6.96 m setback. New construction that does not meet the 10 m setback includes the entry to the restaurant with a setback of 3.5 m and the parking garage with a setback of .6 m.

Date: June 5, 2012

2. Pursuant to By-law 2010-100Z, a 10 m setback is required for the rear yard. The parking garage shows a 0 m setback which does not meet the by-law.
3. Access to the restaurant and the parking garage to the west is shown to be on Bell Park Road which is a private drive that is not owned by 2226553 Ontario Incorporated.
4. The available water supply for fire flow as indicated by Development Engineering is 427 l/s.

Landscaping

1. Pursuant to By-law 2010-100Z, a 3 m planting strip adjacent to the full length of a lot shall be required abutting all public roads having a width greater than 10 m. The site plan shows 1.9 m for landscaping in front of the parking on Paris Street adjacent to the parking garage which does not meet the requirements of the by-law. The site plan also shows that 20.6% of the property will be landscaped where 30% is required.

Parking

Pursuant to By-law 2010-100Z, the following parking is required:

5-Storey Condo - 65 units x 1.5 = 97.5 (98)

Main Building - 125 units x 1.5 = 187

Restaurant = $1/10 \text{ m}^2 \text{ net floor area}$ or $1/3 \text{ persons seating capacity}$, whichever is greater
 $418.05/10 \text{ m}^2 = 41.05$ (42)

$1/3 \text{ persons seating capacity} = \text{unknown}$, occupant load required

Wellness Clinic - require clarification of use to calculate parking

Fitness Centre - $1/6 \text{ person capacity} = \text{unknown}$, occupant load required

No part of any parking area shall be located in a required front yard or required corner side yard in any residential zone. The required front yard is 10 m from Facer Street and the required corner side yard is 15 m from Paris Street.

Bicycle Parking

Pursuant to By-law 2010-100Z, the following bicycle parking is required:

Multiple Dwelling - 190 units x .5 = 95

Restaurant and Wellness Centre - 2 spaces on a lot, plus 1 space per 500 m² gross floor area to a maximum of 24/lot = 10

Loading Spaces

Pursuant to By-law 2010-100Z, 2 loading spaces are required and are not shown on the site plan.

An Environmental Assessment of all buildings on the property will be required prior to demolition or renovation. The Ministry of Labour is required to be notified prior when any designated substances are to be removed. A demolition permit will be required prior to any work commencing.

Date: June 5, 2012

Development Engineering

Development Engineering has reviewed the above noted application. This site is currently serviced with municipal water and sanitary sewer. The current water and sewer services may require upgrading. Any upgrading of the water and sanitary sewer will be borne by the owner.

We have no objection to changing the zoning classification from "I", Institutional Zone to a "R4(S)", Residential High Density (Special) to permit the construction of the former St. Joseph Hospital to a 190 dwelling units provided that this development proceeds by way of Site Plan Control Agreement.

This agreement will detail such things as site servicing, access, and stormwater management.

Greater Sudbury Fire Services

Greater Sudbury Fire Services has reviewed the drawing and has no comments.

Operations

No concerns.

Roads and Transportation

The proposed development of 190 dwelling units, wellness centre and restaurant is expected to generate over 2,500 vehicle trips during an average weekday. The site is located on a section of Paris Street with substandard road geometry that experiences a high rate of collisions. There is a sharp horizontal curve at north end of the site and a vertical curve south of Boland Avenue. This section of Paris Street carries an annual average daily traffic volume of 35,000.

Redevelopment of a large property such as this provides an opportunity to improve safety. During staff's initial meeting with the owner's representatives, the following requirements were to be included as part of the Site Plan:

1. TRANSFER OF PROPERTY TO THE CITY IF AND WHEN REQUIRED FOR FUTURE ROAD WIDENING:

- City's Official Plan recommends a 36-metre wide right-of-way for this section of Paris Street. There is no paved boulevard between roadway and sidewalk of either side of Paris Street. This results in long standing concerns about pedestrian safety and comfort (splashing), as well as maintenance concerns (snow storage).
- Additional right-of-way is required to extend the centre left turn lane to the north.
- Additional property is required to provide a bicycle facility as recommended by the Sustainable Mobility Plan.

Currently the property owner has not identified the property to be transferred to the City on the Site Plan.

Date: June 5, 2012

2. CLOSE EXISTING UNSIGNALIZED ENTRANCES ON PARIS STREET:

- Paris Street is designated as a primary arterial road where access is to be strictly regulated and kept to a minimum.
- Due to high traffic volume on Paris Street combined with the sharp horizontal curve to the North and vertical curve to the South, left turns out of the development will be very difficult to make and will reduce safety in a collision-prone area.
- The Traffic Impact Study prepared in support of the application indicates that left turns out of the unsignalized entrances will face long delays and operate as Level of Service "F".
- With some revisions, the site can be well serviced at the Boland Street signals and at Facer Street.
- The Traffic Impact Study indicates that the maximum number of trips that will use the southerly unsignalized access during the peak hour is 15 with only 3 vehicles exiting. Therefore, this entrance can be closed without causing significant impact to the site.

As indicated on the site plan provided with the application, the owner is proposing a total of four access points off of Paris Street.

3. REALIGNMENT OF PARIS STREET AND BOLAND STREET INTERSECTION:

- The signalized intersection of Boland Street and the parking lot entrance is offset by approximately fifteen (15) metres. This results in the turning paths of north and southbound left-turning movements overlapping, creating safety and operational problems.
- There has also been a history of complaints about pedestrian safety issues when crossing Paris Street. Due to the intersection offset, the crosswalk on the north side of the intersection is fifteen (15) metres north of the parking lot entrance. This results in frequent conflicts between pedestrians crossing with the walk light and vehicles turning right from the parking lot on a green light. For this reason, a crosswalk has not been provided on the south side of the intersection.

The site plan drawing submitted with the application provides no improvement to the alignment of this intersection.

4. INTERSECTION OF THE CITY PARKING LOT AND NEW PARKING GARAGE:

- This major internal intersection has been designed only six (6) metres from the Paris Street traffic signals. Any more than one vehicle waiting for a green light will block the intersection creating delays and backups. The operation of the City parking lot will be adversely affected by this design.
- The Traffic Impact Study indicates that 215 vehicles will exit this driveway during the peak hour. While the Traffic Impact Study did not state the maximum queue lengths as is required, they are estimated to be approximately 35 metres long, provided two continuous outbound lanes are provided.

Date: June 5, 2012

5. SUBSTANDARD LEFT TURN LANE ON PARIS STREET:

- The Traffic Impact Study indicates that a substandard length of left turn lane is recommended on Paris Street due to property constraints.

6. UPGRADING FACER STREET:

- A significant amount of traffic is expected to use Facer Street. As a condition of approval, upgrading of Facer Street is required including a sidewalk on the south side from Paris Street to Bell Park Road. A sidewalk has not been shown on the Site Plan.

7. BELL PARK ROAD:

- Bell Park Road currently provides secondary access to the park, and is not considered as a public road. Therefore, the entrance to the parking area shown off of Bell Park Road at the north end of this site is not permitted. This entrance is to be located off of Facer Street.

Preliminary Planning Review and Considerations

The preliminary review of the application has identified the following matters which will be examined as part of the full review of the application. These include but are not limited to the following:

The density of the proposed development;

The range and mix of uses proposed;

The relationship and interface between the development and Bell Park;

The relationship between the development and surrounding neighbourhood;

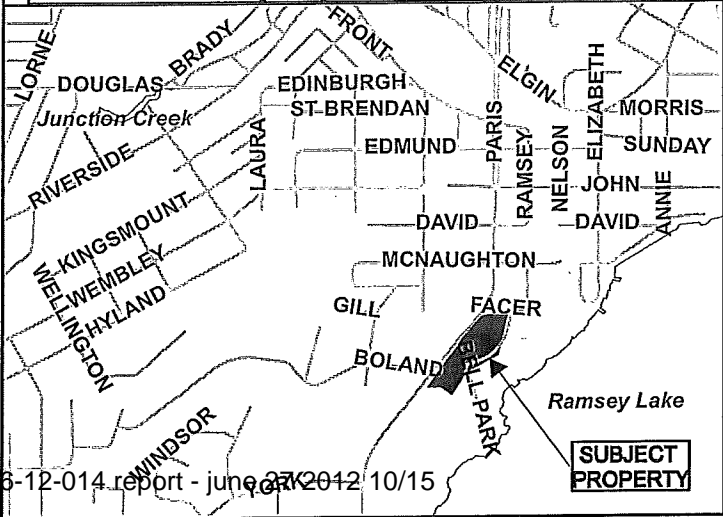
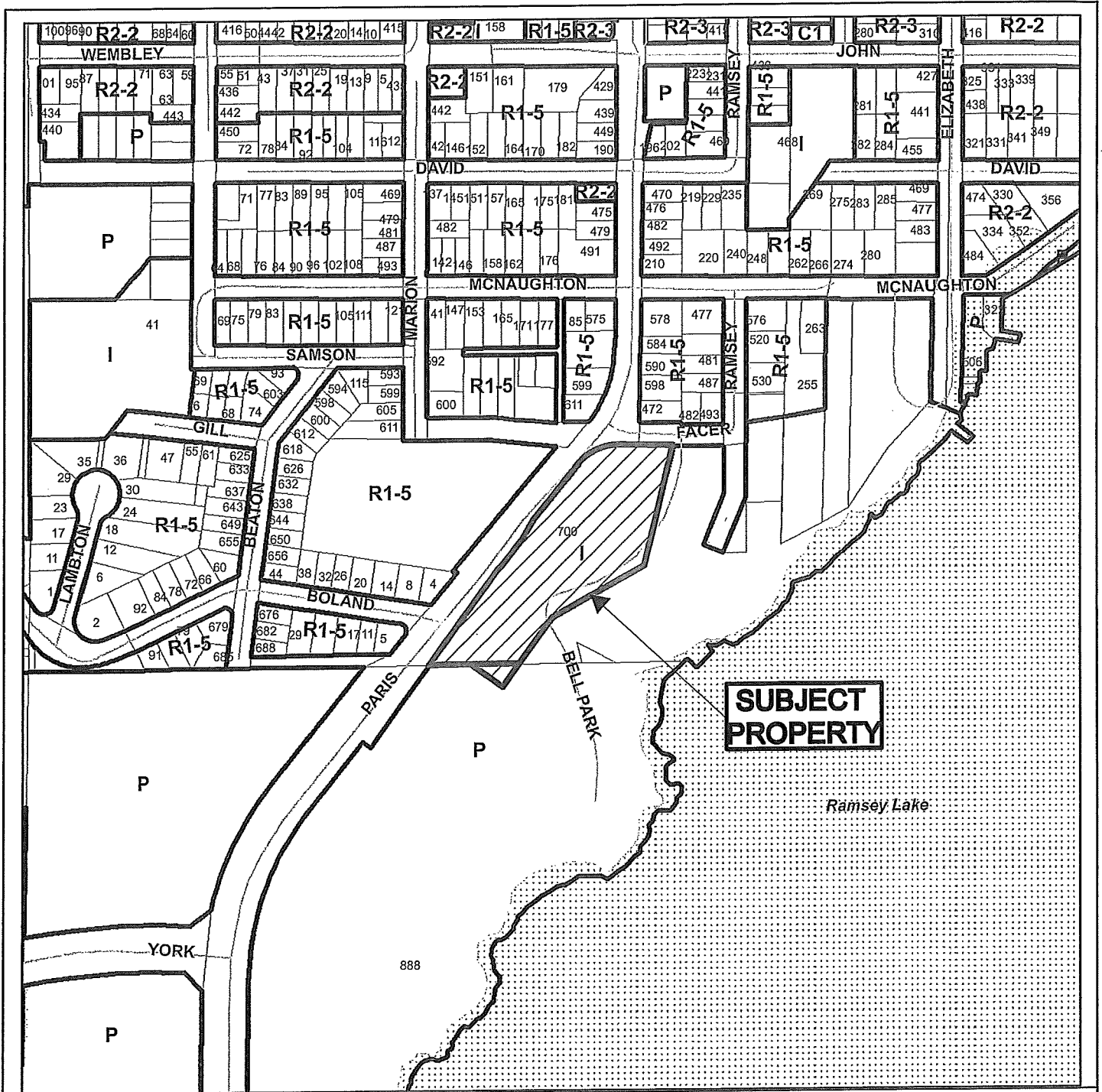
The relationship between the proposed development and policies respecting intensification and housing;


The adequacy of the proposed parking;

Access to the site from the public roads and adjacent City owned lands;

The impact on the proposed development on the transportation network;

The adequacy of municipal services.

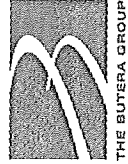
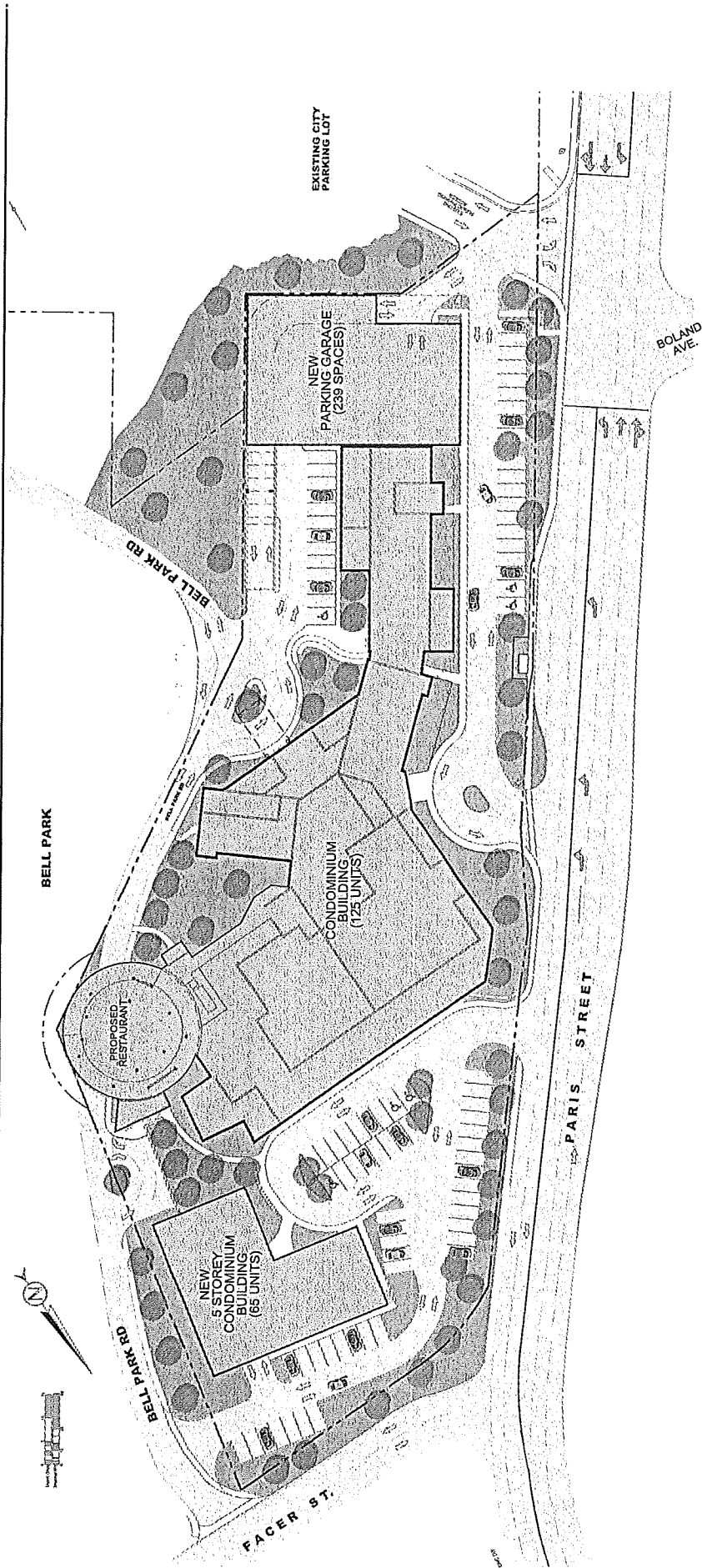




**Growth and Development
Department**

Subject Property being PINs 73584-0652 &
 73591-0047, Part 2, Plan 53R-3947,
 South Half Part of Lot 5, Con 3,
 North Half Part of Lot 5, Con 2,
 Twp of McKim, 700 Paris Street, Sudbury,
 City of Greater Sudbury

Sketch 1 751-6/12-14
 NTS Date: 2012 04 17

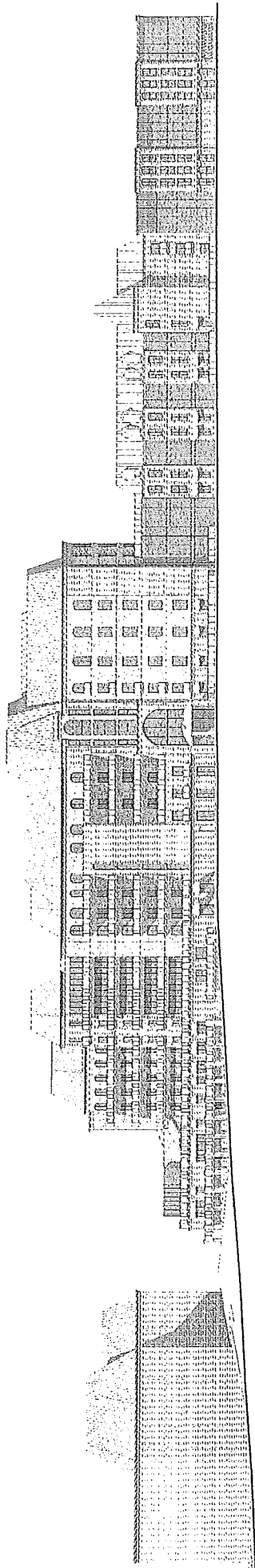


THE BUTERA GROUP

SITE PLAN LAYOUT
CONDOMINIUM DEVELOPMENT
 700 PARIS ST, SUDBURY, ONTARIO



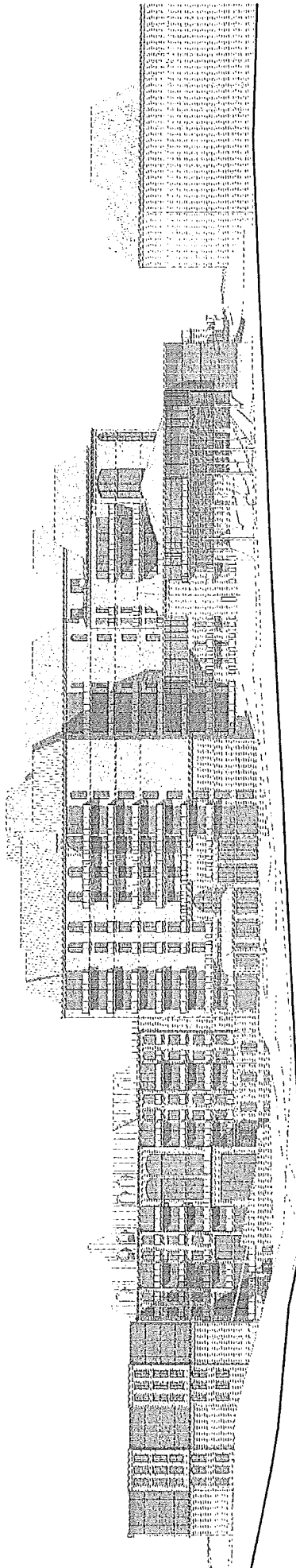
michael d. allen architect inc.
 ARCHITECT INTERIOR ARCHITECTURE INTERIOR DESIGN PROJECT MANAGEMENT
 443 EASTERN AVE. ST. CATHARINES, ONTARIO L2M 6Z2
 905.662.6276 INFO@MDAARCHITECT.COM



FRONT (PARIS ST) ELEVATION
CONDOMINIUM DEVELOPMENT
700 PARIS ST, SUDBURY, ONTARIO



michael d. allen architect inc.
architect urban planner interior designer project management
443 Eastchester Ave. St. Catharines, Ontario L2M 6Z2
L9C5B6K4, L5S4C L9C5B6K4, L5S4C



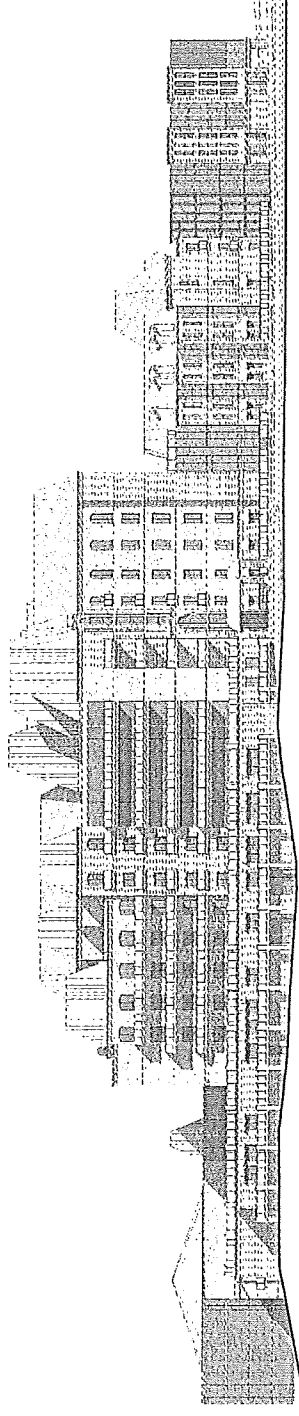
EAST (REAR) ELEVATION
CONDOMINIUM DEVELOPMENT
700 PARIS ST., SUDBURY, ONTARIO



THE BUTERA GROUP



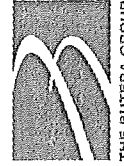
michael d. allen architect inc.
ARCHITECTS
440 EMBURY AVE. ST. CATHARINES, ONTARIO L2N 6K2
1-800-894-8545



PROPOSED FACER STREET ELEVATION
CONDOMINIUM DEVELOPMENT
700 PARIS ST, SUBBURY, ONTARIO



michael d. allen architect inc.
architect urban planner interior design project management
443 Eastchester Ave. 28, Culhamville, Ontario, L3W 0Z2
1-800-361-3345 1-800-361-6304



THE BUTERA GROUP



PRELIMINARY PLANNING REPORT - APPLICATION FOR REZONING IN ORDER TO PERMIT THE REDEVELOPMENT OF THE FORMER ST. JOSEPH HOSPITAL SITE FOR 190 RESIDENTIAL UNITS, RESTAURANT AND WELLNESS CENTRE, 700 PARIS STREET, SUDBURY - 2226553 ONTARIO INC.

The Planning Committee meeting was adjourned and the Public Hearing was opened to deal with the following application.

Report dated June 12, 2012 was received from the General Manager of Growth and Development regarding a preliminary planning report - application for rezoning in order to permit the redevelopment of the former St. Joseph hospital site for 190 residential units, restaurant and wellness centre, 700 Paris Street, Sudbury - 2226553 Ontario Inc.

Letter of concern dated June 1, 2012 was received from Ila Leigh Cook, area resident.

Letter of concern dated June 5, 2012 was received from Evan Roberts, area resident.

Letter of concern dated June 8, 2012 was received from Gerald and Joan Goddard, area residents.

Petition of received May 28, 2012, 2012 was received from Gordon Drysdale, city resident, signed by 428 city residents.

Letter of objection dated June 13, 2012 from Andre Plante and Susan Cook, area residents was distributed at the meeting.

Letter of objection dated June 14, 2012 from Sandra Garofolo, area resident, was distributed at the meeting.

Letter of objection dated June 15, 2012 from Olive Jean Nasedkin, area resident, was distributed at the meeting.

Email of objection dated June 16, 2012 from Hazel Ecclestone, city resident, was distributed at the meeting.

Letter of objection received June 20, 2012 from Catherine O'Connell, city resident, was distributed at the meeting.

Email of concerns dated June 21, 2012 from Stephane Sauvé, area resident, was distributed at the meeting.

Email of concern dated June 24, 2012 from Stephane Sauvé, area resident, was distributed at the meeting.

Letter of concern received June 26, 2012 from Oryst Sawchuk, city resident, was distributed at the meeting.

Letter of concern dated June 25, 2012 from Mike and Carole Parsons, area residents, was distributed at the meeting.

Email of concern dated June 26, 2012 from Gordon Drysdale, city resident, was distributed at the meeting.

Email of concern dated June 26, 2012 from Stephane Sauvé, area resident was distributed at the meeting.

Petition of objection received June 27, 2012 signed by 16 city residents, was distributed at the meeting.

Letter of concern dated June 27, 2012 from Vani Santi, area resident, was distributed at the meeting.

Letter dated June 27, 2012 from Naomi Grant, Chair, Coalition for a Liveable Sudbury was distributed at the meeting.

Michael Allen, the applicant, was present.

The Manager of Development Approvals outlined the application to the Committee.

Mr. Allan gave an electronic presentation regarding the proposed condominium development. He reviewed the current zoning for the abandoned hospital site. He reviewed the objectives for the proposed development; the traffic impact study, the parking plan; and the environmental assessment. He stated the objective of the proposed development is in alignment with the City's Official Plan's mandate to redevelop abandoned land-uses, buildings and infrastructure.

Dr. Robert Evans, city resident, stated he is opposed to the application and gave an electronic presentation. He reviewed the history of the Bell Park covenant and the sale of the property to the Sisters of St. Joseph's. He believes the landscaped open space requirements are not being met; the parking garage abuts onto the property line and the new building rear wall will be offset by 3.5 metres. He is concerned about the traffic on Paris Street; the safety of the adjacent neighbourhoods; and the use of Bell Park Road. He believes the proposal violates the Official Plan as it is not compatible with the surrounding land uses, it is not appropriate for a low density neighbourhood; and this is a new land use that could distract from the open space character and natural aesthetics of the Paris Street corridor.

Catherine O'Connell, city resident, stated she objects to the rezoning. She believes the land should be used only for parkland. She stated a provision should have been made to return the land to the City when it was no longer required to be used as hospital lands or at the very least an easement or access to the entire property should be considered.

Doug Sarvas, city resident, stated he objects to the application as the condominium does not support the Official Plan. He believes the redevelopment and application for rezoning contradicts several objectives, policies developed to manage and direct physical change and its effects on the social, economic and natural environment within the community and quoted excerpts from the OP including: Sections 3.0; 3.2.1; 8.2; 8.3; 8.5.1; 13.1; and 14.1. He feels the land was given to the Sisters of St. Joseph by the community and should be returned to the community for citizens social and healthy well being.

Hazel Ecclestone, city resident, stated the rezoning would fragment Bell Park. She believes the park is a symbol of Sudbury's past, present and future. She stated a four storey parking garage will block the view of Ramsey Lake from Boland Street. She would like to see the property returned to parkland.

Steve May, city resident, stated the Official Plan is Council's promise to citizens for development and believes this development does not fit with the Official Plan. He stated there are clear provisions in the Official Plan, including policies that speak to the reuse of existing institutional buildings. He feels more information is needed before a decision is made for rezoning. He stated there needs to be protection of Ramsey Lake as a drinking water source and is concerned about salt run off into the lake from the development. He feels the Ramsey Lake watershed study should be completed before this development is approved. He suggested the parking requirements be revisited and reduced as it is not necessary due to the proximity to downtown and transit.

Steve May, on behalf of the Sudbury Cyclists Union, stated cyclists use Bell Park Drive to access Bell Park and there should be an agreement to continue this use. He suggested Facer Street be blocked off from left turns onto Paris Street.

Mr. Allan stated salt issues will be reviewed before the site plan is completed and answers should be available at the next meeting. They are reviewing how to mitigate issues from the development with the water source, storm water run-off and landscaping.

Stephane Sauvé, area resident, stated the hospital is an eye sore and needs to be redeveloped. He believes the development is too large for the space available and exceptions to by-laws for new structures should not be considered. He is concerned about the traffic from the north end of the property where the proposed wellness centre and restaurant are to be located, as there was no traffic from this area while the hospital was operating. He believes the residents will use Facer Street and McNaughton Terrace and add considerable traffic to these roads. He is concerned about having condominiums and commercial uses in the same space and who will manage the commercial uses.

Terrace Galvin, city resident, stated the proposed site is important to the City and residents have passion for it due to the history. There is a different meaning to the property when it goes from public to private use and this property needs to be looked at as a whole.

Councillor Caldarell, Ward Councillor, stated the plan of the parking garage will block and alter the view of Ramsey Lake from Boland Avenue. She stated the number of parking spaces should remain as required by the City to avoid parking problems in the future. She does not support the potential setback for the new building in the location of the former Mason Building. She requested the access to Facer Street be reviewed and feels the exit/entrance should be at Boland Avenue and Paris Street.

Mayor Matichuk stated consideration should be given to what could be located on the lot should the zoning remain institutional. She believes this development is an opportunity for good things for the City.

Mr. Allan stated the comments and suggestions have been noted and will be considered. He believes the development can be a win-win situation for the developer and the City.

The Chair asked whether there was anyone else in the audience who wished to speak in favour or against this application and seeing none:

The Public Hearing concerning this matter was closed and the Planning Committee resumed in order to discuss and vote on the application.

The following recommendation was presented:

PL2012-140 Craig/Belli: THAT the City of Greater Sudbury receive the comments and submissions made at the Planning Committee Meeting of June 27, 2012 on File 751-6/12-14;

AND THAT Staff complete their review of file 751-6/12-14 by 2226553 Ontario Inc. and schedule a second public hearing on this matter before the Planning Committee, when complete.

YEAS: Councillors Dutrisac, Rivest, Belli, Craig, Kilgour

CARRIED