

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

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

PARIS

BLOCK

FACER

GENERAL HOSPITAL  
EXTENT  
@ 2.5 acres  
Stefford  
Properties

STREET

Ramsay Road

REM 7948

PT REM 7948

PT REM 7197

FIRST BEACH

CON 2  
CON 3

REM 25894

REM 5048  
PT 25893

REM 75106  
PT 75103

REM 31791  
PT 538-3947

REM 5048  
PT 25893

REM 5048  
PT 25893

REM 5048  
PT 25893

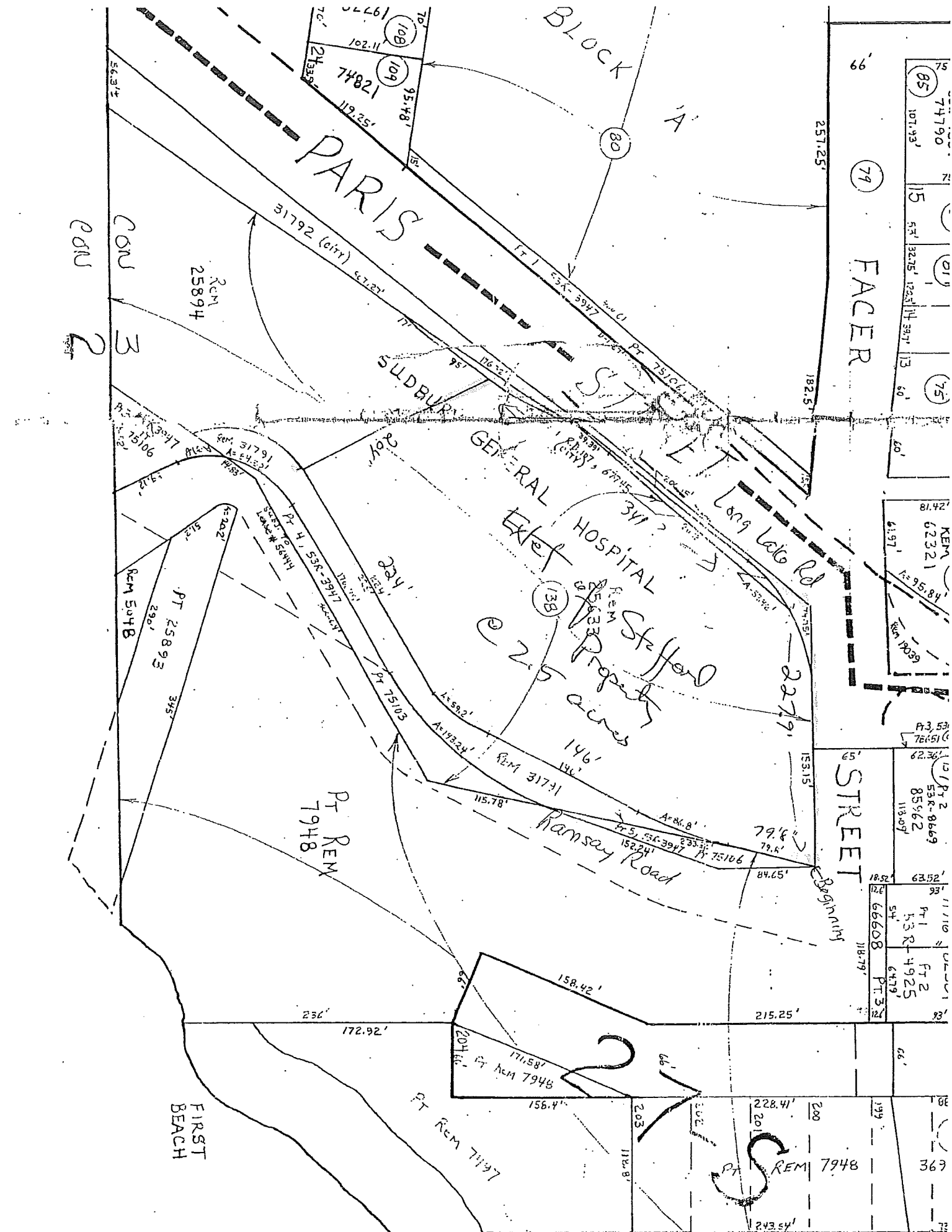
REM 5048  
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JUN 11 2012

PLANNING SERVICES

June 8, 2012

7566/12-14

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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 E. Goddard*  
*Joan Goddard*

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 27<sup>th</sup> 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

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

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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.

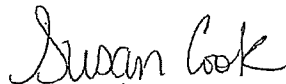
In summary, we believe that the proposed rezoning of the property at 700 Paris Street is not appropriate, since the high density nature and commercial aspects of the proposal do not conform to the existing character of the neighbourhood. Furthermore, to preserve the health, safety, and security of all 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

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JUN 20 2012

PLANNING SERVICES

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751-6/12-14

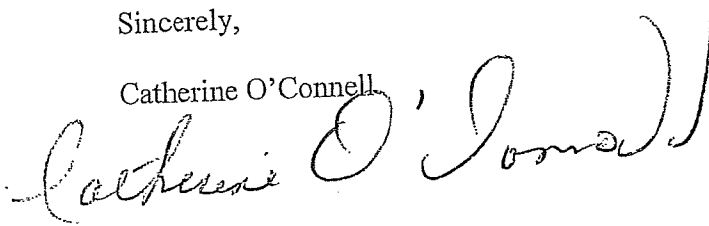
Dear Erick Taylor

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 printed name.



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

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

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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."<sup>1</sup>

<sup>1</sup> 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**

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**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 <  
**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

RECEIVED JUN 25 2012

Sudbury, June 24<sup>th</sup> 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**

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**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 &gt; planningsudbury.com**

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**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 &gt; 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 27<sup>th</sup>.

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.?

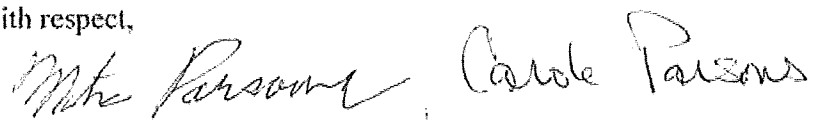
3 - Is the city going to allow building construction that will dominate Bell park and obscure the existing views of surrounding homes?

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)**

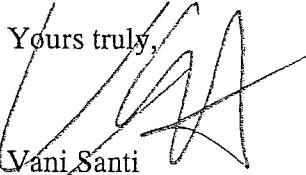
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I am generally in favour of an appropriate residential use for the site, excluding the restaurant as proposed and subject to the following objections and concerns:

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 30<sup>th</sup>, 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".

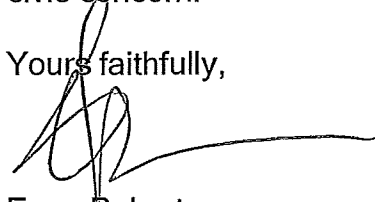
First, the Panoramic Property rezoning application under review by you and other councillors on the municipal planning committee is to change the current zoning of the site from "Park" and "Institutional" to high density residential.

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

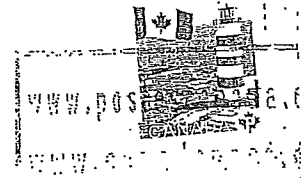
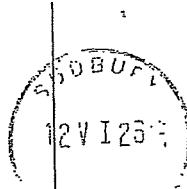
# PETITION OF OBJECTION SIGNED BY 736 CITY RESIDENTS

**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**