

# 700 Paris Street Proposed Condominium Development

By

The Butera Group



THE BUTERA GROUP

Project Architect: Allen & Chui Architects Inc.



# Consulting Team:

Michael D. Allen – **Michael D. Allen Architects Inc**, Niagara Falls, ON.

Jennifer Ricci – **Ricci Law**, Niagara Falls On.

Mark Elliott – **Mark Elliott & Associates Landscape Architect**, Sudbury, ON.

Toivo Rukholm P.Eng – **Transplan Asscoiates**, Sudbury, ON.

Robert G. Langlois, P.Eng – **R.V. Andersons & Associates.**, Sudbury, ON

Shane Velcich – **Pinchin Environmental**, Sudbury, ON.

# Developer: The Butera Group

The Butera Group is a family based corporation that has been in the Construction/Development business for over 30 years. The company is well known throughout communities in Ontario for re-developing derelict properties into Triple A Residential Properties:

Some recent examples:

- a) Creekview Estates – ThunderBay, ON  
(169 freehold townhomes)

b) Baseline Crt. Condominiums – Ottawa, ON  
(205 condominium complex)

Central to Ottawa's vibrant community, condo-style, suites with modern touches of open concept European Design, Romeo & Juliet balconies.



c) Scholfield Condominiums, Niagara Falls, ON  
(35 Condominium Townhome complex)

A state of the art, executive style 3 bedroom Townhome gated community, surrounded by immaculate grounds.



The Butera Group ([AKA Panoramic Properties](#)) to some is viewed as a outsider to the community of Sudbury –

- The Company established roots in Sudbury over 18 years ago
- Over 50% of the Company's portfolio is based in Sudbury
- Aside from owning & managing over 1000 residential units in Sudbury: The company is currently in the process of:
  - a) Constructing 3 new apartment buildings in Sudbury
  - b) Commencing the process to Re-develop an abandoned school in Sudbury
  - c) In the process to Re-develop the former St. Joseph Hospital

The **Butera Group** has been and continues to

Be a proud citizen of Sudbury's

- Lifestyle
- Economy
- Community

METRIC NOTE  
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND  
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048



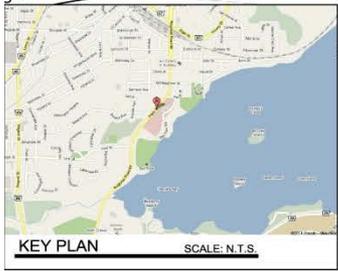
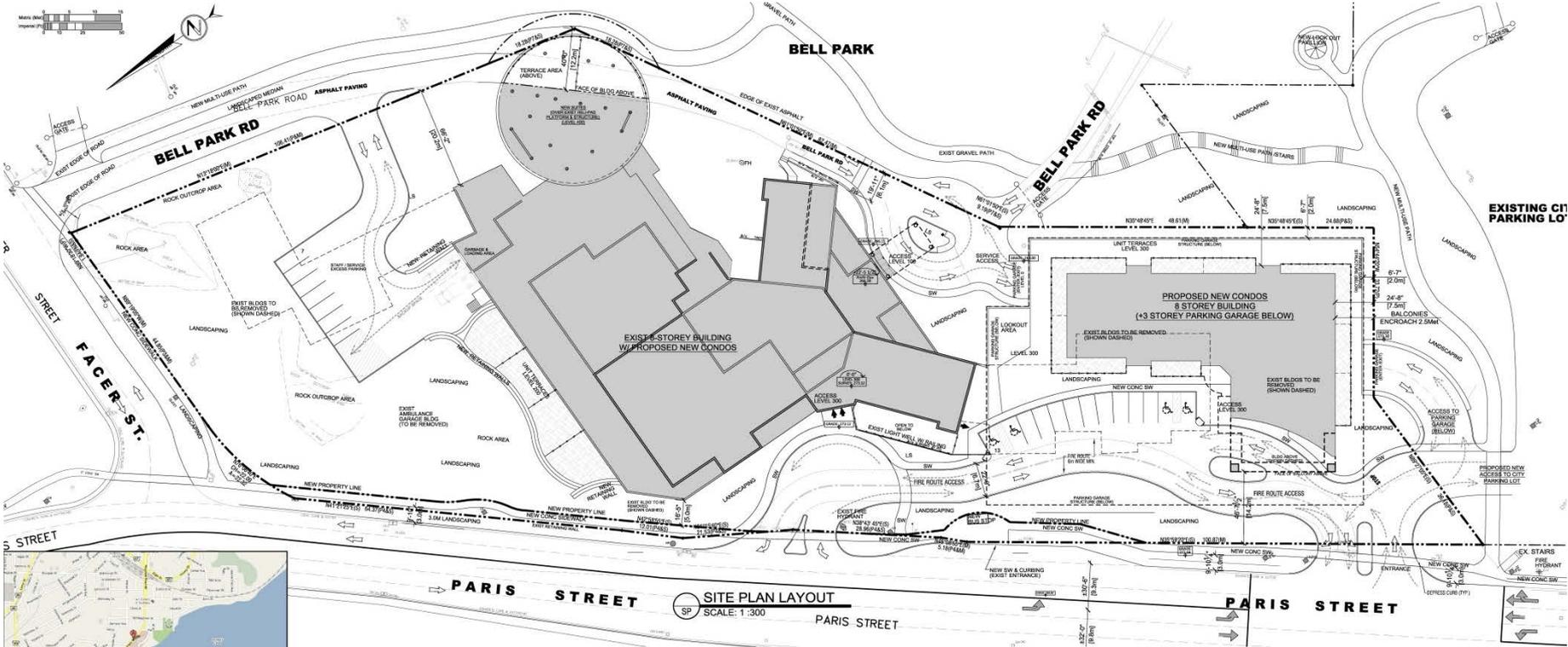
SKETCH OF  
SUDBURY GENERAL HOSPITAL  
BEING  
PART OF LOT 5, CONCESSIONS 2 AND 3  
GEOGRAPHIC TOWNSHIP OF McKIM  
CITY OF GREATER SUDBURY  
DISTRICT OF SUDBURY  
SCALE = 1 : 750  
0 7.5 15 30 45 60 METRES  
D.S. DORLAND LIMITED  
ONTARIO LAND SURVEYORS



D.S. DORLAND LIMITED  
ONTARIO LAND SURVEYORS  
800 BROADVIEW  
SUDBURY, ONTARIO, S1P 1M5  
PHONE (705)873-2266 - FAX (705)873-1051  
PREPARED BY: L. CHAPMAN    DRAWN BY: J. WOOD  
DATE: 08/20/2014    JOB NO.: 20140223001

NOTE  
ALL LAND INFORMATION IS COMPILED FROM PLANS S38-11386, S38-3847,  
PLAN 80-107, AND PLAN S38-10306.

The subject property within **LIVING AREA 1** is proposed to be rezoned from **INSTITUTIONAL & PARKLAND** to **R4 SITE SPECIFIC** to accommodate the proposed **Residential Condominium Development**.



**SITE STATISTICS**

	SITE AREA	±188,928 SqFt	±17,552 SqMet	100%
BUILDING COVERAGE (FOOT PRINT)	±64,613 SqFt	±6,003 SqMet	34.2%	
LANDSCAPE COVERAGE	±178,710 SqFt	±17,312 SqMet	41.8%	
PARKING / PAVING COVERAGE	±35,083 SqFt	±3,306 SqMet	18.8%	
LANDSCAPING	±10,308 SqFt	±958 SqMet	5.4%	

**PARKING STATISTICS**

CALCULATED	
CONDO UNITS	
EXISTING BLDG: (125) @ 1.5 PS PER UNIT = 188 SPACES REQ'D.	
NEW BLDG: (85) @ 1.5 PS PER UNIT = 128 SPACES REQ'D.	
<b>TOTAL PARKING REQ'D (CALCD) = 316</b>	
PARKING SPACES PROVIDED (Includes Handicapped Spots)	
PARKING GARAGE =	332
SITE PARKING =	19
<b>TOTAL PARKING = 351</b>	
BICYCLES PARKING	
SITE =	10
PARKING GARAGE (82+44+14) =	140
<b>TOTAL SPACES (PROVIDED) = 150</b>	

REVISED FOR REVIEW: OCT 15, 2012

# The Proposed Development

## Condominiums

Is to *re-develop & re-instate* the abandoned land-use, building and infrastructure to accommodate:

- 125 condominium units within the existing building
- 85 condominium units to the south of the original building

# Aligning with the Regional & Provincial Planning Policies

**RESIDENTIAL INTENSIFICATION** Is an effective means of

- a) Ensuring an ***efficient use of land & infrastructure*** within the City Centre
- b) ***Achieve stability*** in the City's Housing Market
- c) Promote ***good Community Design*** that provides a balance between the natural environment & the urban development



**Paris Street (North-West) Perspective View**



SITE PLAN LAYOUT

CONDOMINIUM DEVELOPMENT  
700 PARIS ST, SUDBURY, ONTARIO



**michael d. allen architect inc.**  
architect urban planner interior design project management  
443 Easchewater Ave., St. Catharines, Ontario L2M 6S2  
1.905.984.5545 1.905.984.5542



**Original Proposal:**

- 125 Condominium Units in the Existing Building(s)
- 65 Condominium Units to the North of the original building
- Wellness facility/ centre
- Restaurant

# AMENDED PROPOSAL

From the 1<sup>st</sup> Public meeting held this past June; the comments & concerns of the Neighbours, the surrounding Community & of the City Officials/ Staff were considered, and the amended proposal is being presented before you for your consideration:

- We ***removed the Commercial Component*** from the development:
  - *This reduces the traffic & overall developmental impact on the site and the neighbouring area.*
- We removed & ***relocated the New Condominium building*** from the northerly portion of the property and positioned at the southerly portion of the property:
  - Increase the overall Landscaping area
  - Improves the transition from the surrounding neighbouring properties to the proposed condominium development
  - Redefines the connection of the subject property & Paris Street

# AMENDED PROPOSAL – cont'd

- ***Reduced the entry/exit access*** points along Paris Street.  
greatly improves the circulation & traffic flow to/from the site with minimal impact to the existing infrastructure.
- Removed a majority of the surface parking (to increase the landscape coverage) over 90% of the parking is within the parking structure.
- ***Reduced the building coverage*** from 45% to 33.5% and ***increased the landscape coverage*** from 20.6% to 41%  
Improves the site's compatibility & quality of the built environment with the surrounding neighbourhood

# Proposed Development - Site Plan



**SITE STATISTICS**

	SITE AREA	±188,928 SqFt	±17,852 SqMet	100%
BUILDING COVERAGE (FOOT PRINT)	±84,613 SqFt	±8,003 SqMet	34.2%	
LANDSCAPE COVERAGE	±78,710 SqFt	±7,312 SqMet	41.6%	
PARKING / PAVING COVERAGE	±35,583 SqFt	±3,306 SqMet	18.8%	
HANDICAPPED PARKING	±10,308 SqFt	±958 SqMet	5.4%	

**PARKING STATISTICS**

CALCULATED  
 - CONDO UNITS  
 EXISTING BLDG (125) @ 1.5 PS PER UNIT = 188 SPACES REQ'D  
 NEW BLDG (80) @ 1.5 PS PER UNIT = 120 SPACES REQ'D  
 TOTAL PARKING REQ'D (CALCD) = 318

PARKING SPACES PROVIDED (Includes Handicapped Stalls)

PARKING GARAGE=	332
SITE PARKING=	19
TOTAL PARKING=	351

BICYCLES PARKING: SITE = 10  
 PARKING GARAGE (82+4+4+4)= 190  
 TOTAL SPACES PROVIDED= 160

REVISED FOR REVIEW: OCT 15, 2012

GENERAL NOTES:  
 PRELIMINARY  
 NOT ISSUED FOR CONSTRUCTION

ALL CONTRACTORS AND/OR TRADING FIRMS SHALL VERIFY ALL DIMENSIONS, METERS, SIZES AND HEIGHTS AND CLEARANCES PRIOR TO COMMENCEMENT OF THE WORK. THIS DRAWING HAS TO BE SEALS AND SIGNED BY THE ARCHITECT AND THE ENGINEER. THE ARCHITECT AND ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND HEIGHTS OF THE EXISTING AND PROPOSED WORK. REPRODUCTION OF DIMENSIONS AND HEIGHTS IN ANY PART OF THIS DRAWING SHALL BE AT THE RISK OF THE USER. DIMENSIONS TO BE THE DIMENSIONS SHOWN UNLESS OTHERWISE NOTED. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE DIMENSIONS AND HEIGHTS OF THE EXISTING AND PROPOSED WORK.

NO.	DATE	REVISION	BY	COMMISSION
6	NOV 30/2011	REVISED FOR PERMITS	FD	
7	DEC 9/2011	REVISED FOR PERMITS	FD	
8	DEC 23/2011	REVISED FOR PERMITS	FD	
9	APR 9/2012	REVISED FOR PERMITS	FD	
10	MAY 22/2012	REVISED FOR PERMITS	FD	
11	JULY 8/2012	REVISED FOR PERMITS	FD	
12	SEP 2/2012	REVISED FOR PERMITS	FD	
13	OCT 18/2012	REVISED FOR PERMITS	FD	

COMMISSION:  
**PANORAMIC PROPERTIES INC**  
 MULTI STOREY CONDOMINIUM CONVERSION  
 FORMERLY ST. JOSEPH'S HEALTH CENTRE  
 700 PARIS ST, SUDBURY, ONTARIO

**michael d. allen architect inc.**  
 443 East Beaver Ave. W., Cambridge, Ontario, L4N 6K2  
 1-800-884-5346 FAX: 519-884-5342

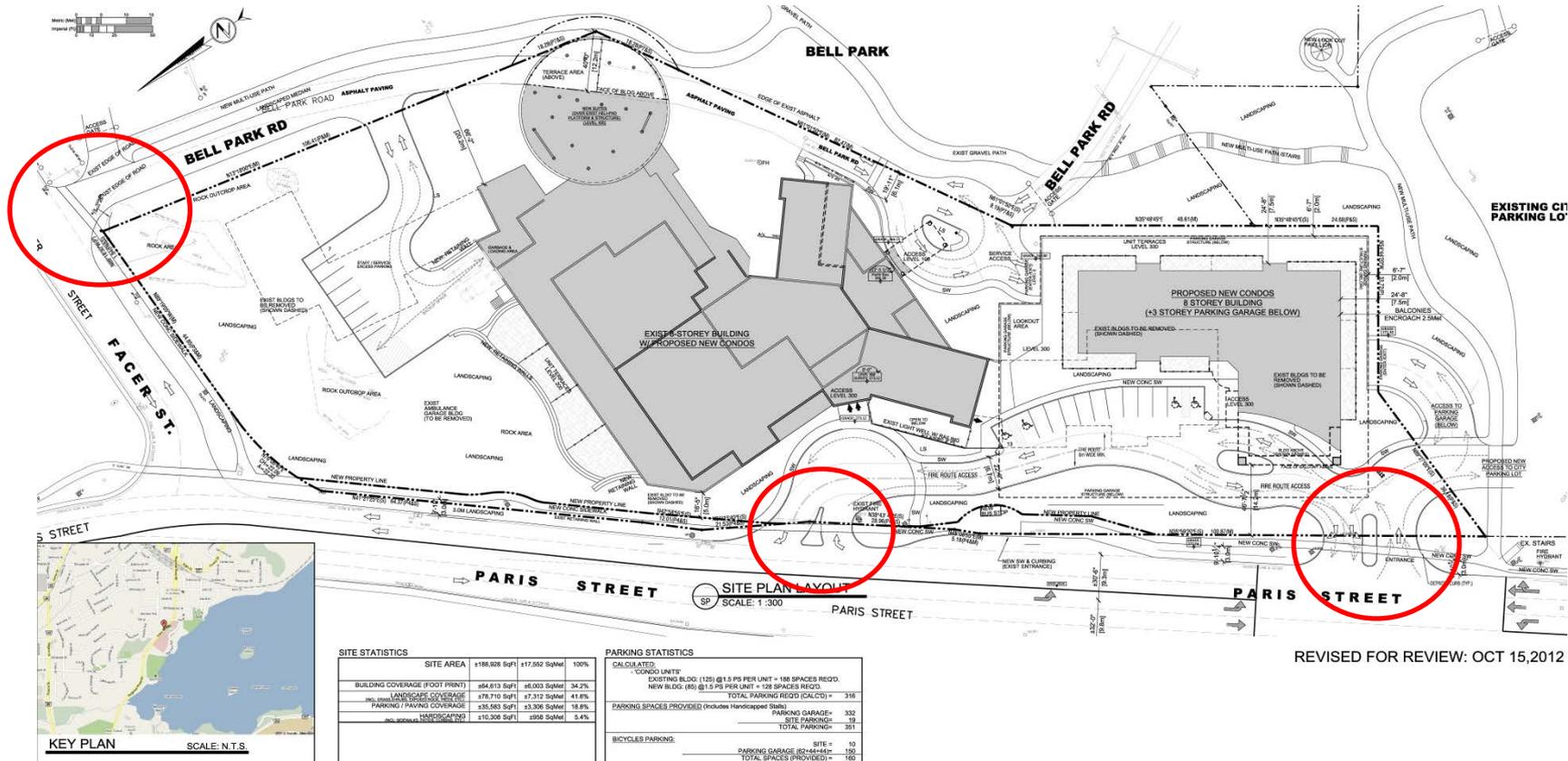
SHEET TITLE: **PROPOSED SITE LAYOUT**

ISSUED FOR ZONING ADOPTION	-
ISSUED FOR SITE PLAN AGREEMENT	-
ISSUED FOR PERMITS	-
ISSUED FOR TENDERS	-
CONSTRUCTION	-
DRAWN BY:	MS
CHECKED BY:	MS
DATE:	JAN 2012
SCALE:	AS SHOWN
PROJECT NO.:	200-005

SP

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## PROPOSED SITE ACCESS & MOBILITY

The proposed Development will be accessed by:

- The Boland Intersection will be re-aligned & will be the Principal entry/exit point
- One (1) entry point along Paris - will be controlled as a right-in/ right-out
- Service access along Bell Park – Bell Park Rd will be redeveloped to incorporate connections to the bike/walking paths to Bell Park & establish a landscape integration with Bell Park.

# A Traffic Impact Study prepared by Transplan & Associates

- a) **The Primary access** to the site will be via the existing (re-aligned) Boland Intersection: Providing access to the Parking Garage and Front of both buildings.
  - b) All other access points will be **secondary** to & from the site
  - c) The proposed Development is expected to generate **95 vehicle trips** during the morning peak hour (15 in & 80 out). (Original proposal generated 130 trips)...**105 vehicle trips** during the afternoon peak hour (70 in & 35 out). (Original proposal generated 230 trips)
  - d) Traffic Flow:
    - 55% to/from the North along Paris
    - 40% to/from the South along Paris
    - 5% to/from Boland St.
  - e) Paris/Boland intersection will continue to operate at a Level “A” service during peak hours with minimal/minor increase in the average delay per vehicle.
  - f) Facer St/ Bell Park Rd. Will have minimal use as an access route to/from the site.
- 

***The proposed site plan/ re-development as presented will work well with minimal adverse impact on the road network.***

# PARKING

- **Vehicular Parking**

- 332 parking spaces is provided in the Parking structure (original proposal – 279 spaces)
- 19 parking spaces for surface parking (original proposal – 90 spaces)

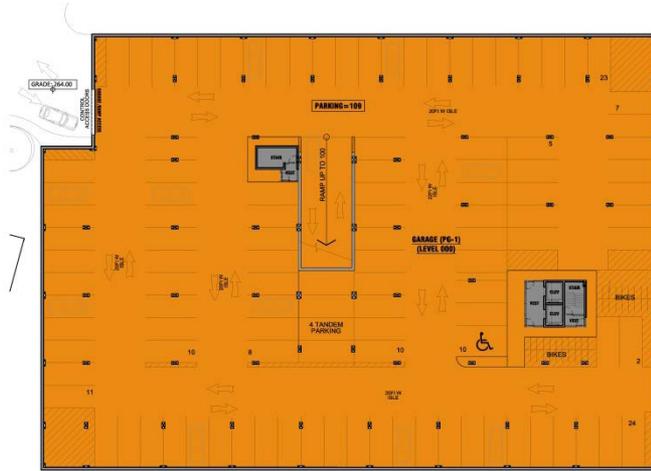
1.5 spaces/ unit = 315 parking stalls (condo units) (365 spaces are provided for)

- **Bicycle Parking will be provided to satisfy the city's requirement (105 stalls)**

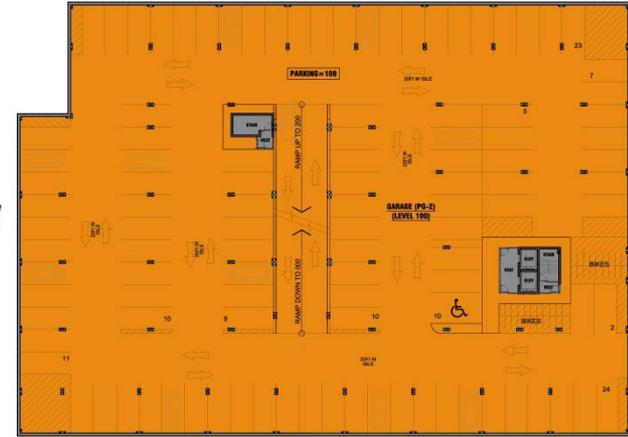
- a) on site
- b) within the Parking Structure
- c) within the individual unit storage

with the consideration of improving the compatibility of the site to satisfy the City's Official Plan Mandate(s) – Infrastructure integration

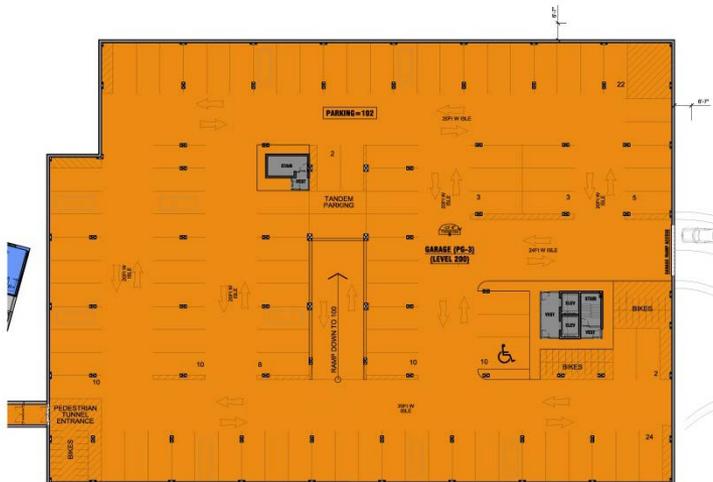
# PROPOSED PARKING STRUCTURE PLAN



NEW PARKING GARAGE: FLOOR PLAN - LEVEL 0 (PG-1)



NEW PARKING GARAGE: FLOOR PLAN - LEVEL 100 (PG-2)



NEW PARKING GARAGE: FLOOR PLAN - LEVEL 200 (PG-3)



## The amended design concept:

- a) **Mitigates** the surface parking
- b) Allows for **increase** Landscaping
- c) **Decreases** the Building impact on the site (**reduces** building coverage)

11.3) *Although the Automobile will remain the primary mode of transportation – Public transportation will play an increasingly important role for the municipality:*

***The proposed development is recognizing the importance of the connection to the City nodes with respect to Public Transit/ walking/ & bicycle connections.***

# LANDSCAPE CONCEPT – prepared by Mark Elliott Landscape Architect



## The Landscape design has taken into consideration:

- Establishing a **Balance** between the natural environment & the urban environment
- Greatly **improve the compatibility & quality** of the built environment with the surrounding Community/Neighborhood and Bell Park
- Re-define & re-establish** the pedestrian & bicycle paths in consideration with the existing surrounding infrastructure & Bell Park
- Environmental control** throughout the property in consideration to Bell Park/ Ramsey Lake.

# ENVIRONMENTAL ASSESSMENT - CONTROL

- **Pinchin Environmental Ltd Engineers. –**

Have been retained & have commenced an Environmental Assessment and Hazardous Building Material Assessment on all parts of the existing building:

***This will establish a Site Specific Handling, Abatement & Disposal Protocol Specification for the adaptive reuse & re-development of the building & site.***

# ENVIRONMENTAL ASSESSMENT - CONTROL

- **RV Anderson Consulting Engineers –**

Have been retained for the site/civil engineering for the proposed site Development:

***Understanding the Water-Quality sensitivity surrounding the site – The Civil design (in conjunction with the Landscape Design) will take into consideration Protecting the “Clean Water/ Ramsey Lake” quality of the adjacent lake water.***

## ***Design Considerations:***

- a) Site design/ Storm water management will protect the water quality of Ramsey Lake with respect to the proposed development site. ***(Incorporating low impact development techniques)***
- b) Develop site maintenance protocol practices (i.e mechanically cleaning of the parking structure to mitigate road salt from migrating into the storm drainage system, snow removal program- rather than stock piling etc...)
- c) Incorporating Low Impact Design/ Development Techniques utilizing Architectural design & landscape design/products that aid in restricting/ controlling & naturally filter water run-off & water shed from buildings (i.e pervious paving stones, landscaped swales, water features, green roofs and garden terraces etc...)

# CONCLUSION

The Objective of the proposed development is to re-develop and re-instate an abandoned land-use, building and urban infrastructure for the integration and adaptive re-use for a unique condominium lifestyle within the existing community & residential neighborhood as defined by Paris Street, Ramsey Lake & Bell Park.





The Architectural Design will transform the original building and site incorporating conventional materials such as stone, stucco, metals & glass: Incorporating balconies and roof top gardens all to capture the amazing views and scenery, and introduce a human scale and connection with the surroundings



The residential development will ***re-define and re-establish*** the connection with the urban fabric as defined by Paris Street – Improve the site's compatibility & quality of the built environment with the surrounding community & neighborhood



***The Development is aimed to promote Good Community Design creating a balance between the natural and urban environment***

On behalf of my client, The Butera Group, I would like to thank :

- The City staff, departments and advisory groups for their time, and efforts in meeting with us regarding our application
- The Planning Committee for your time and attention and consideration to the application as presented this evening
- And I would like to thank all of the neighbours and citizens that have provided comments and insight allowing us to stay focussed on the community orientation of our proposed design.

**THANK YOU.**



**michael d. allen architect inc.**  
architect · urban planner · interior design · project management  
443 Eastchester Ave. St. Catharines, Ontario L2M 6S2  
1.905.984.5545 1.905.984.5542

NORTH - WEST PERSPECTIVE (PARIS STREET)  
**CONDOMINIUM DEVELOPMENT**  
700 PARIS ST, SUDBURY, ONTARIO



---

**THANK YOU.**



SITE STATISTICS			
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BUILDING COVERAGE (FOOT PRINT)	±64,813 SqFt	±6,003 SqMet	34.2%
LANDSCAPE COVERAGE (NO. TREES)	±78,710 SqFt	±7,312 SqMet	41.6%
PARKING / PAVING COVERAGE	±35,583 SqFt	±3,306 SqMet	18.8%
LANDSCAPING	±10,108 SqFt	±958 SqMet	5.4%

PARKING STATISTICS			
CALCULATED "STANDARD" UNITS			
EXISTING BLDG. (125) @ 1.5 PS PER UNIT =	188 SPACES REQ'D.		
NEW BLDG. (80) @ 1.2 PS PER UNIT =	120 SPACES REQ'D.		
TOTAL PARKING REQ'D. (CALCD) =		308	
PARKING SPACES PROVIDED (Includes Handicapped Spaces)			
PARKING GARAGE =	332		
SITE PARKING =	18		
TOTAL PARKING =		350	
BICYCLES PARKING:			
SITE =	10		
PARKING GARAGE (62'x44') =	190		
TOTAL SPACES PROVIDED =		340	

GENERAL NOTES:  
 PRELIMINARY  
 NOT ISSUED FOR CONSTRUCTION

NO.	DATE	REVISION	BY
1	NOV 30/2011	20% SITE PLAN	PD
2	DEC 9/2011	REVISED FOR 20% SITE PLAN	PD
3	DEC 20/2011	REVISED FOR 20% SITE PLAN	PD
4	APR 20/2012	REVISED FOR 20% SITE PLAN	PD
5	MAY 22/2012	REVISED FOR 20% SITE PLAN	PD
6	JUNE 8/2012	REVISED FOR 20% SITE PLAN	PD
7	SEP 27/2012	REVISED FOR 20% SITE PLAN	PD
8	OCT 18/2012	REVISED FOR 20% SITE PLAN	PD

COMMISSION:  
**PANORAMIC PROPERTIES INC**  
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 CORNER: ST. JOSEPH'S HEALTH CENTRE  
 700 PARIS ST. SUDBURY, ONTARIO

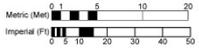
**michael d. allen architect inc.**  
 402 GERRARD ST. E. SUITE 200, TORONTO, ONT. M4E 1B7  
 (416) 461-1111

SHEET TITLE:  
**PROPOSED SITE LAYOUT**

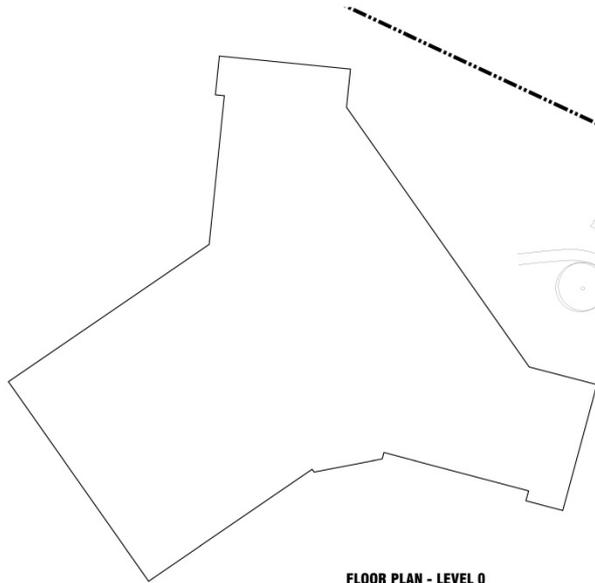
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 PROJECT No.: 2100-205

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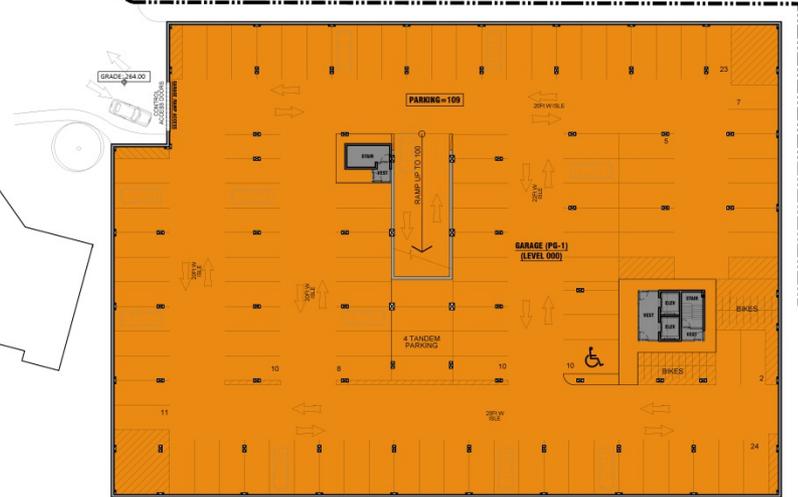
REVISED FOR REVIEW: OCT 15, 2012



AREAS LEGEND	
[Grey Box]	EXISTING BUILDING
[Blue Box]	CONDOMINIUM - SUITE AREAS
[Blue Box]	CONDOMINIUM - COMMON AREAS (POOL, ETC.)
[Orange Box]	PARKING GARAGE



FLOOR PLAN - LEVEL 0



NEW PARKING GARAGE: FLOOR PLAN - LEVEL 0 (PG-1)

**PROPOSED FLOOR PLAN (LEVEL 0)**  
**CONDOMINIUM DEVELOPMENT**  
 700 PARIS ST, SUDBURY, ONTARIO



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