

“For the purposes of a public park...”
– William J Bell

Presented by:

Dr. Evan Roberts

Resident of the City of Greater Sudbury

+1.9 acres was Bell Park property

- Fact: May 31st sale of St. Joseph's hospital site (4.4 acres) to Panoramic property for \$1.35 million
- Sister Bonnie McLellan says the property (2.63 acres) was “never connected to nor encumbered by Bell property covenant.”
- Fact: Commissioner Beaton in the 1945 city hall Park's Commission minutes regarding application of the Sisters of St Joseph to acquire Park property:
 - “Council, arranged to transfer 1.57 acres to the Sisters...”
 - Further deals through the years lead to a total of 1.90 acres transferred from Bell Park to St. Joseph's

SaveBellPark.ca



After the deal concluded...

- 9 days after, CAO Doug Nadorozny e-mails council on June 9th:
 - "received 'offer' – hard pressed to match it"
 - Sale has already gone through on May 31st, Doug's email is irrelevant
- **City loses...**the possibility of \$4 million provincial decommissioning funds + return of sale price
- **City loses...**prospective profits that are conservatively estimated at \$6-8 million
- **Council could have been more reactive**

What can we salvage here?

- **Moving forward:**

- Official Plan C Section 7.2.1: City may require that land be conveyed ...for park...one hectare for each 300 dwellings
 - 190 units = return of 1.56 acres for park
 - 210 units = return of 1.7 acres (estimated value \$3-4 million)
- Letter to city solicitor Jamie Canapini on June 21:
 - "Why would we not demand to exercise this right?"
 - No response received when formally questioned.
- Canapini: "I can not respond because of client confidentiality."

Demand park land

Solution: City should exercise the right to have Panoramic Properties convey 1.56 acres (at minimum) for park land.

This would be a significant fix to the whole ordeal.

Property lies within 'Park'

- CTV news reports councillor Fabio Belli, member of the planning committee:
 - " Panoramic property ... not anywhere near Bell Park Covenant Land ...not declared 'Park' "
 - This is clearly inaccurate according to the records and Mr. Belli is misleading the public
- Planning committee considering rezoning of **Institutional** and **Park** zoning to **High Density Residential**
- How is directly on top of and immediately adjacent to not anywhere near Bell Covenant Lands?
- No response received when formally questioned.

Rectify the Breach of Public Trust

- Justification of sale based on half truth
- Lost opportunity cost of more than \$10 million without council involvement
- Refusal to take remedial action to recover historic park land/ citizens common rights
- Sisters, Councillor and City misleading general public with inaccurate statements and withholding information

Opportunity...*Correct these mistakes.*

Respect the past vision:

- The Covenant conveyed concession 2 McKim township by WJ and Katherine Bell stated clearly:

"for the purposes of a public park and recreation ground only" "forever"

- Mayor Wong extended covenant to all concessions of Bell Park and Lilly Creek

By-Law 91-189 (October 1991)