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OCT 18 2012

CLERK'S



Coalition for a
Liveable
Sudbury

Making connections. Working toward sustainability.

October 18, 2012

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

Re: 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
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. The revised plan, following additional public consultation, has addressed many concerns raised. Of special note are the decrease in impervious surfaces, the increase in landscaped area, the use of Low Impact Development techniques and the commitment to develop a plan to address the risk from road salt, and the improvements to the Paris Street streetscape and pedestrian and cycling connections to Bell Park. Remaining concerns include Bell Park Road, and the specification of measures to reduce phosphorus run-off to Ramsey Lake during development, landscaping, and maintenance. The CLS would also like to encourage maintaining some commercial uses in this development.

Public consultation

The pre-hearing and subsequent consultation with the Bell Park Advisory Panel were positive steps for this application, which had a high level of public interest. Many public concerns have been met in the revised proposal. Additional consultation with the Ramsey Lake Stewardship Committee, and the immediate neighbourhood, would have been ideal.

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).

The revised proposal has a number of improvements that will be beneficial for lake water quality. These include an increase of landscaped area to 47% of the site, a further increase in permeable surfaces through the use of permeable pavers, the use of some low impact development techniques such as bioswales, and the apparent commitment for a salt management plan as part of the site plan agreement. Further low impact development techniques could also be incorporated for further retention of rainwater on site.

There are some remaining concerns, including 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. A good salt management plan will mitigate this threat.

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.

Another concern is phosphorus run-off to Ramsey Lake during development, landscaping, and maintenance of landscaped areas. Measures to avoid soil run-off and phosphorus run-off should be specified. 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. The number of proposed bicycle spots is still below what is required. This should be corrected. As this site is 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 further reduced. Increasing residential density along a main arterial and transit route, especially so close to downtown, is supportive of transit.

Improvements to the Paris Street streetscape are positive, as are pedestrian and cycling connections to Bell Park. The opportunity to acquire land required for cycling infrastructure along Paris Street has been identified, and should be pursued.

Mixed use and complete communities

The CLS is concerned that the restaurant and wellness centre have been removed and that staff are recommending that no commercial uses be permitted on-site. Including positive services such as a convenience store, café, and/or restaurant will provide amenities to the neighbourhood, the residents of the proposed development, and park users. Most of these potential customers are within walking distance and will not contribute to traffic or parking concerns. In fact, much of the benefit of including these amenities would be to make them available within walking distance. This will benefit both residents, and park users.

Request for Notice

In keeping with subsections 17(35) and 51(37) of the Planning Act, I request to receive notice of any decision of Council related to this development proposal.

Naomi Grant, Chair
Coalition for a Liveable Sudbury
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Sudbury, Ontario
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OCT 19 2012

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Oct 19, 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

Re: Application for rezoning in order to permit the redevelopment of the former St. Joseph hospital site to 210 residential units, 700 Paris Street, Sudbury 2226553 Ontario Inc.

File Number: 751-6/12-14

To Whom It May Concern:

The Ramsey Lake Stewardship Committee is pleased to be able to provide input again for the redevelopment of the old St. Joe's property, which is in the Ramsey Lake watershed and close to our municipal drinking water intake. Our committee is dedicated to the protection and enhancement of Ramsey Lake.

In our last recommendations for this property, we suggested the applicant employ an "Enhanced Stormwater Protection" level specified in Chapter 3 of the Ministry of the Environment's "Stormwater Management Planning and Design Manual 2003". We would still like to see this level of protection for Ramsey Lake addressed later in a site plan control agreement. The City is requesting that the applicant provide Cash-in-Lieu instead of providing 5% parkland. We would suggest that those funds be used for stormwater management enhancement since water coming off this property can contribute to area beaches being closed due to E. coli or blue-green algae.

We are concerned that during renovation and construction that best practices are followed to prevent debris and soil from entering the lake.

We would advocate for snow to be taken to a snow dump and the sweeping of the parking garage and roads early in spring to remove as much salt and contaminants from the watershed as possible.

We are encouraged to see that Low Impact Development (LID) strategies like permeable pavers and grass swales will be used on the property to handle some of the runoff. We are also please to see the landscaped area has been increased from 21%, in the original proposal, up to 47%. May we suggest incorporating a rain garden in the landscaping to make use of the water from the roof? Green infrastructure will not only help filter and clean rainwater but also will prevent the water from heating up on hard, impervious surfaces like on roofs and roads, before entering the lake. Warm water increases the possibility of blue-green algal blooms in Ramsey Lake.

The new parking garage/condo is problematic for many reasons.

The setback from the city parking lot (land designated Park) does not adhere to our current bylaw 2010-100Z, which states it must have a setback of at least 10m. The garage is only 7m away. The Staff report speaks about naturalizing part of the city parking lot in this area. The RLSC would like to see the entire parking lot area be returned to parkland to conform with the Bell Covenant and to remove this source of contamination from Ramsey Lake. If and when this ever occurs, then the parking garage will be properly set back from this new park area.

Bylaw 2010-100Z requires a minimum 315 parking spaces for this type of project. The proposed plan indicates 352 parking spaces will be built. The RLSC see these extra parking spaces as more potential sources of contaminants, like salt, grease and oil, some of which will find their way to the lake even with the best controls in place. By making the parking garage smaller, it would conform to the current setback bylaw, reduce these extra parking spaces, reduce the contaminants potentially entering the lake and provide more space to comply with the bylaw for bike spaces, which should be 105 not 33. Increasing the bike spaces to 60 would be a good first step. It seems the restaurant was removed due to traffic concerns but if parking is reduce then one could imagine people would be forced to reach the restaurant mostly by foot, bike or transit. Perhaps these modes of transportation would be less of a concern to local residents and would be more in keeping with a land use policy meant to support transit, cycling and walking, which is a goal of the Official Plan.

The RLSC applauds the applicant and the City for having consulted with the Bell Park Advisory Panel three times before this proposal was completed. Perhaps in future, developers and the City could consult with the Lakes Advisory Panel, Green Space Panel, and/or lake stewardship groups when large developments are proposed near lakes or green spaces.

In keeping with subsections 17(35) and 51(37) of the Planning Act, we request to receive notice of any decision of Council related to this development proposal.

Sincerely,

Lilly Noble
Co-Chair, Ramsey Lake Stewardship Committee
(705) 691-5538
ramseylake@live.com

Attention: Mayor Matichuk and Greater City of Sudbury Councillors

PETITION

WE THE CITIZENS OF GREATER SUDBURY

1.9 acres (43%) of the St. Joseph's Hospital site, was provided to the people of Sudbury by William and Katherine Bell as part of a greater Public Park. It was given as a "public park and recreation ground only" and is covered by the 'spirit' and 'letter' of the Bell Covenant

**Stand by this original contract and promise made between
the Bell Family and City of Sudbury.**

Vote against rezoning the St. Joseph's Hospital site.

Evan Roberts and
Hazel Ecclestone

555 Edgewater Road

SIGNED BY 318 CITY RESIDENTS