

**Presentation to
City of Greater Sudbury
Planning Committee
February 1st, 2005**

Public Hearing
on Revised Application for Re-zoning
File#751-6/02-11

Carolyn Hunt



CONCERNS

The land-use zoning designation applied to the subject property is inappropriate.

The City has not applied all relevant Official Plan policies in evaluating the proposal and its compatibility.

NOTE:

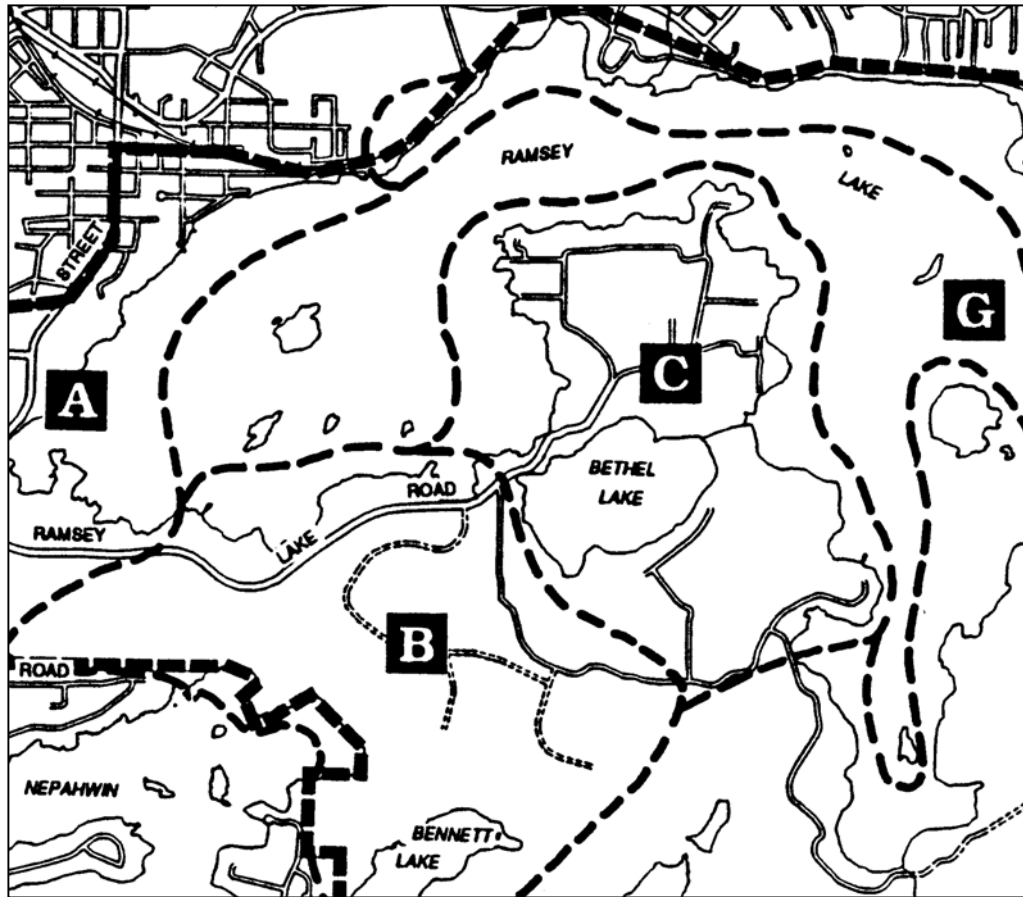
The Long Term Care and proposed Critical Care components (institutional) of St. Joseph's Villa are not in question!

ZONING IS BASED ON LAND USE NOT LAND OWNERSHIP!

- The “institutional” licenses/accreditation under which Laurentian University and St. Joseph’s Villa operate are not transferable and cannot be extended to the proposed development which is stand-alone, for profit, residential use.
- Neither the zoning by-law nor the developer can limit use of the property to a specific age group (i.e. Human Rights). This residential development is open to any person who can pay the market rent (Tenant Protection Act applies).
- The proper zoning classification for the development, as described in the application, is “multi-residential”, not “institutional” (I).
- The proposed development is subject to the same planning provisions as any other market residential development in the area (zoning, density).

RAMSEY LAKE COMMUNITY IMPROVEMENT PLAN (RLCIP)

- RLCIP process began in 1987 and the Plan was subsequently adopted by City Council in 1991 (Resolution 91-525).
- RLCIP Steering Committee composed of local government and citizen representatives
- RLCIP Technical Committee composed of representatives from City, Region, Nickel District Conservation Authority, Ministry of Natural Resources, Ministry of Environment, Ministry of Tourism and Recreation, Ministry of Northern Development and Mines, Science North, Laurentian University, Sudbury and District Health Unit.



RAMSEY LAKE COMMUNITY IMPROVEMENT PLAN

SUB AREAS OF RAMSEY LAKE

- A = West End Ramsey Lake
- B = Ramsey Lake Road
- C = Bethel Lake Area
- G = Ramsey Lake

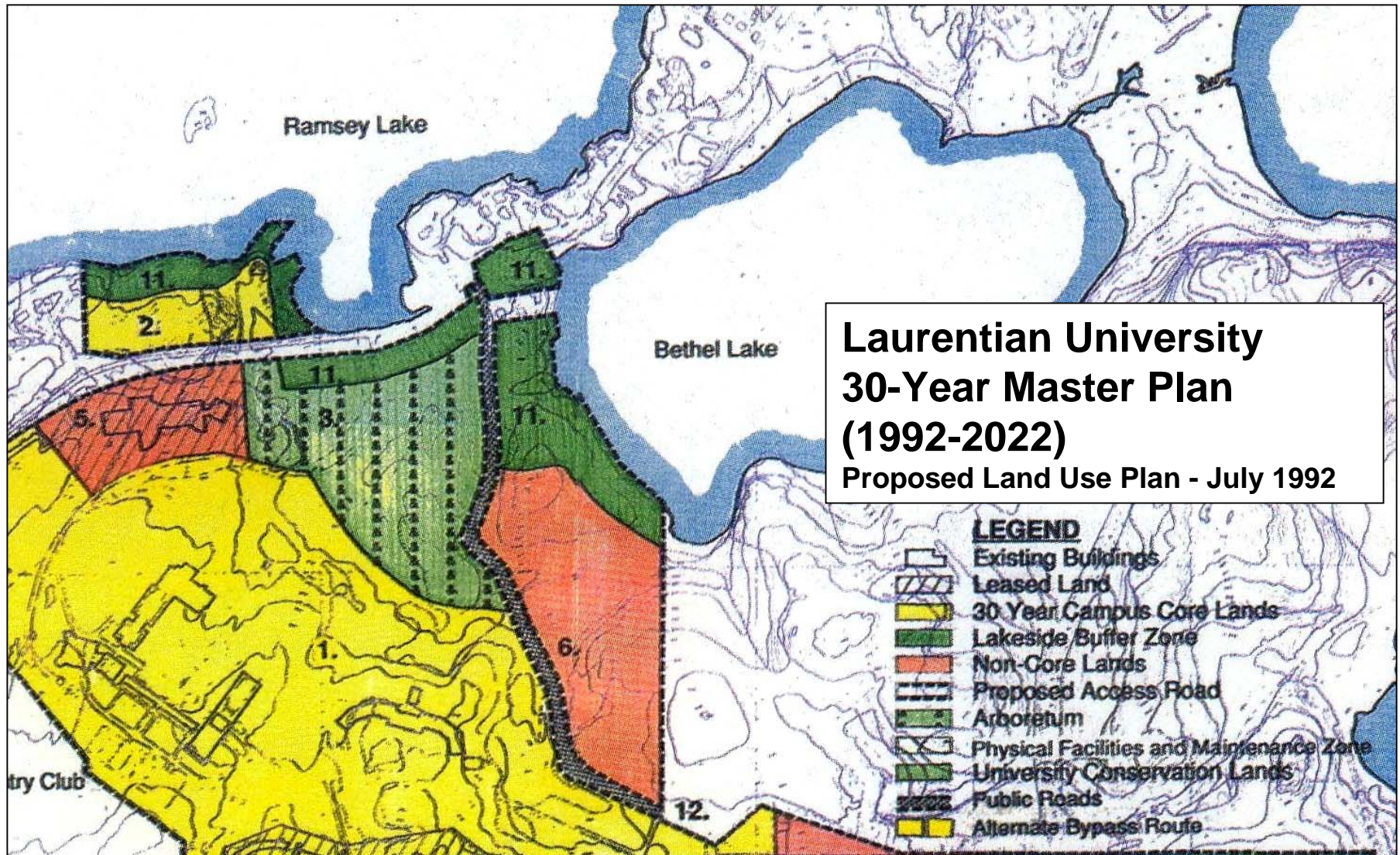
Ramsey Lake Road and Bethel Lake Area:

Policies and programs proposed to preserve open character, scenic drive, viewshed, drinking water source, environment.

RAMSEY LAKE COMMUNITY IMPROVEMENT PLAN

- Official Plan Amendment #123
 - Net density shall not exceed 10 units/ha even after services are available
 - Protect identified sensitive areas
- Other recommended policies, programs:
 - Prospective developers to account for and incur all costs to the community (environmental, infrastructure), including mitigating measures, in their proposals.**
 - Design with Nature approach should be adopted and detailed in Laurentian University 30 Year Master Plan

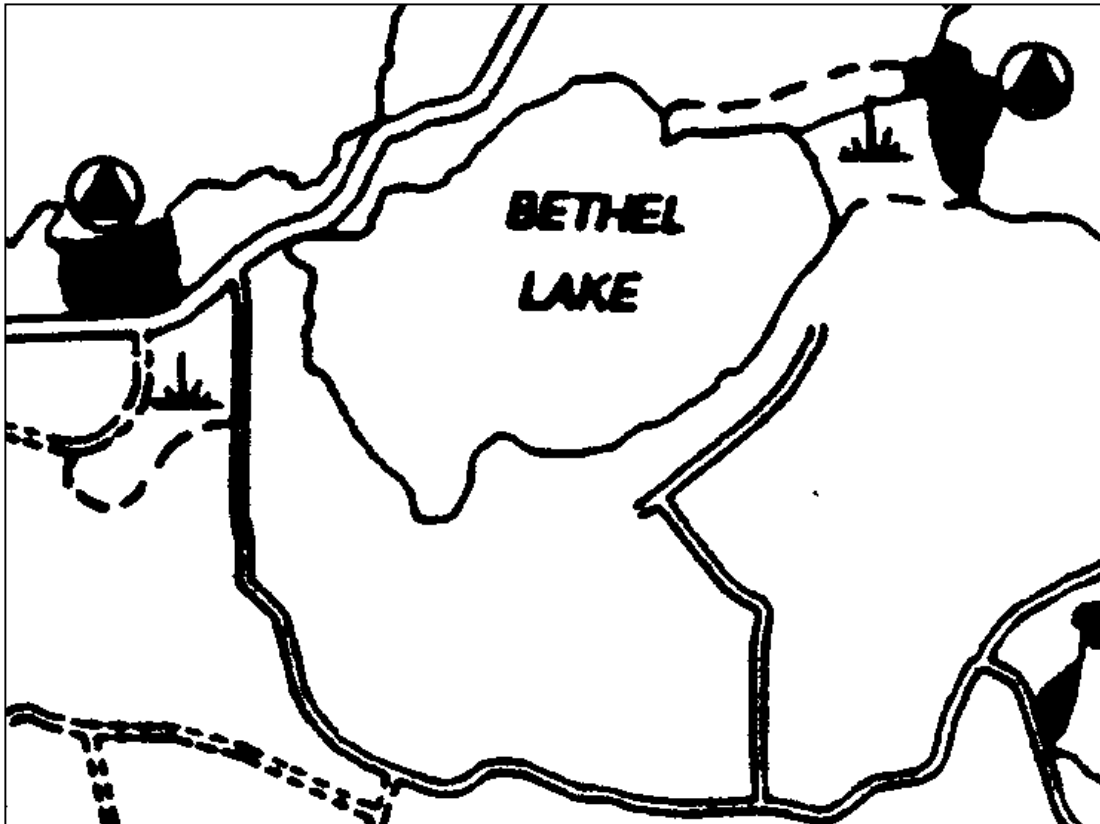
****Traffic congestion already identified as a problem in 1991.**



**100 ft. lakeside buffer zone (no development) stipulated
for all University lakefront, including non-core lands**



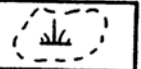
Official Plan Policies

- Maintain quality of waterbodies at current or higher levels (specifically target improvement for Bethel Lake).
- Reduce erosion within the watershed of waterbodies.
- Reduce the pollution potential of urban runoff and storm drainage into waterbodies.
- Protect the wetlands associated with waterbodies.
- Prohibit development that would degrade the water quality of area waterbodies
- Ensure that proposed development will not be detrimental to identified fish spawning grounds or other wildlife habitat.



OFFICIAL PLAN

SENSITIVE AREAS

-  AQUATIC VEGETATION
-  FISH SPAWNING SITES
-  MARSH/BOG

The drainage from the development will report to one or the other sensitive area. There are no other drainage outlets!

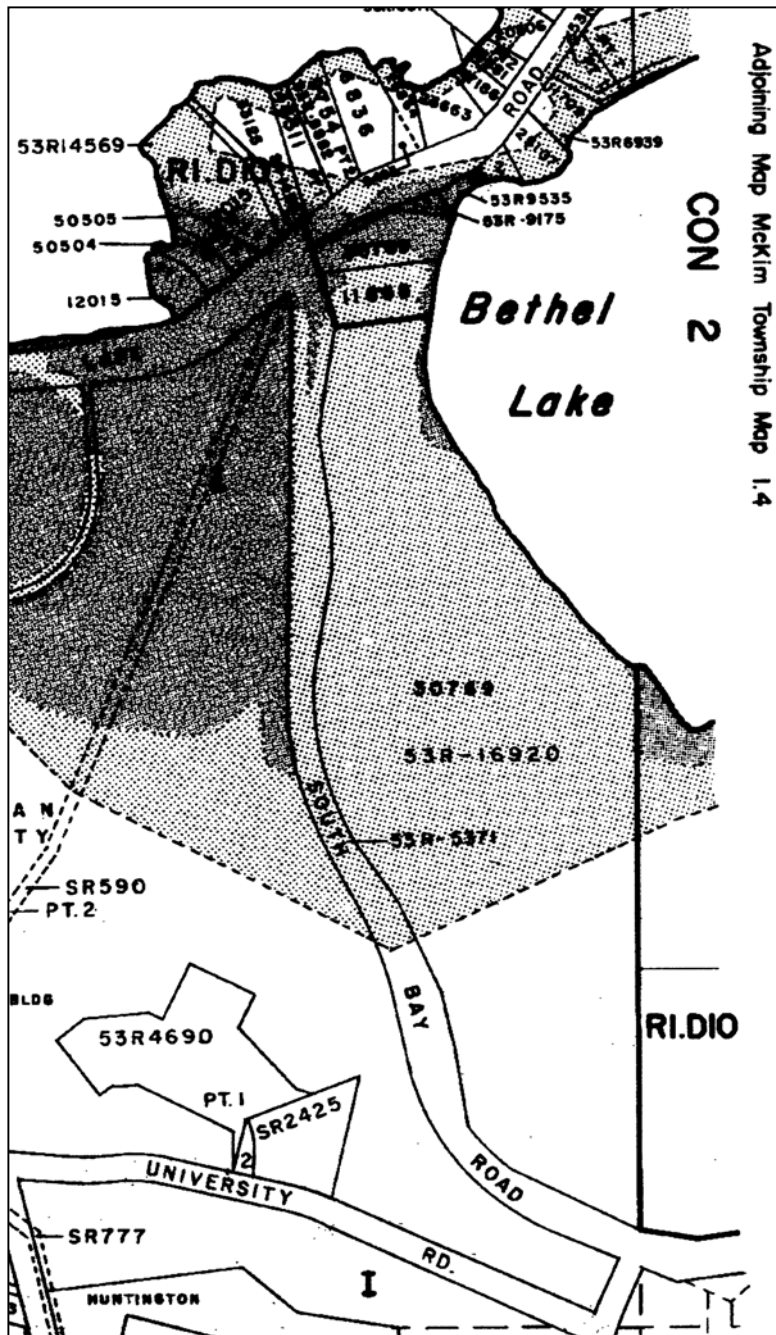
Impact on Sensitive Areas

- The development density and large development footprint on this rocky knoll property will significantly increase the pollution potential affecting adjacent sensitive areas due to:
 - blasting (nitrates, oils, silt)
 - erosion from hillsides (silt, nutrients)
 - road maintenance and vehicle parking (silt, salts, oils)
 - landscaping (silt, nitrogen, phosphorus)



Why would the “City of Lakes” choose to jeopardize progress achieved in Bethel Lake, especially when it is a policy of the Official Plan to improve the quality of this urban lake?





EXISTING RESIDENTIAL DEVELOPMENT IN AREA PER OFFICIAL PLAN and RLCIP

Net Density - 10 units/ha

Building Height - max. 3 storey

PROPOSED RESIDENTIAL DEVELOPMENT

Net Density - 28.5 units/ha

plus personal service shops, a pharmacy and medical offices

Building Height - max. 4 storey

Parking Spaces - 161 estimated

TRAFFIC CONCERNS

- Need for relief of traffic congestion on Ramsey Lake Road single access route already identified in 1991 - even after improvements at the Ramsey Lake/Paris Street intersection.
- Alternate access route and other remedies studied, but not implemented.
- Problem remains, but is and will be compounded by additional traffic from expanded enrolment at Laurentian University, St. Joseph's Villa, the Northern Ontario School of Medicine and the Twin Lakes Development.
- Traffic backup from the University Campus, along Ramsey Lake Road, to Paris Street (2km) and around the corner is a common occurrence.
- The Planning Department continues to defer a remedy and associated accountability.



Aerial Photo from City of Greater Sudbury Website

SUMMARY

- The proposed zoning designation and density is not appropriate and it will not protect the community from conflicting and detrimental land development.
- The multi-residential development does nothing to alleviate the shortage of long term and critical care beds and its use cannot be limited to a specific age group.
- Official Plan policies and RLCIP recommendations have not been observed in evaluating this application, specifically:
 - Inadequate consideration and mitigation of environmental impacts on Ramsey Lake and Bethel Lake (drinking water source, sensitive ecological areas).
 - Excessive development density and building height.
 - No provisions to relieve increasing traffic congestion on Ramsey Lake Road and Bethel Peninsula.

RECOMMENDATION

- **The Planning Committee must reject the application in its present form because:**
 - the zoning and density are not in keeping with the proposed land use and applicable Official Plan policies in place to protect the communities' long-term interests.
 - the multi-residential development density and footprint will significantly increase the pollution potential affecting Official Plan-designated sensitive areas.
 - the multi-residential development will exacerbate the existing overall traffic congestion along the Ramsey Lake Road single access route to the Bethel Peninsula and South Bay area. No remedies are proposed and no accountabilities are assigned - again.

Thank you for this opportunity
to voice our concerns.