

Request for Decision

Declaration of Surplus Lands - Hawthorne Drive, Sudbury

Presented To: Planning Committee

Presented: Monday, Jun 25, 2012

Report Date: Monday, Jun 11, 2012

Type: Routine Management Reports

Recommendation

THAT vacant land on Hawthorne Drive, Sudbury, legally described as part of PIN 73570-0150(LT), formerly part of Parcel 23859, S.E.S., part of Block 'C', Plan M-518, Township of Neelon, City of Greater Sudbury, commonly known as 'Grassy Hill Park', be retained in its entirety, all in accordance with the report from the General Manager of Growth and Development dated June 8th, 2012.

BACKGROUND:

Grassy Hill Park measures approximately 1.8 hectares (4.7 acres) in size and is zoned P - Parkland. The location of the subject property is identified on the attached Schedule 'A'.

In 1958, the former Municipal Corporation of the Townships of Neelon and Garson was granted the subject lands as parkland dedication under the subdivision process. The site serves as a natural park for the area neighbourhood.

The City has received a request from the Sudbury Catholic District School Board to acquire the easterly 20 metres (0.7 acres) of the City owned lands hereinafter referred to as the subject land. The School Board is planning for the construction of a new elementary school on the St. Charles College property that abuts the subject property to the east. St. Bernadette School abuts the Grassy Hill Park to the west and is scheduled for closure. The School Board has proposed a land exchange whereby the board would transfer an equivalent acreage of land to the City abutting the westerly limit of Grassy Hill Park in exchange for the subject land. The lands that form the proposed exchange are outlined on the attached Schedule 'B'.

In June 2010, City Council approved, in principle, the final report of the GSAP and passed By-Law 2010-158, being a by-Law of the City of Greater Sudbury to Adopt a Policy for the Disposition of Parkland. With the implementation of this policy, a new procedure for the disposal of parkland property allows for community groups and property owners the opportunity to provide input on a proposed disposition of city-owned parkland.

The proposal to declare the subject parkland property surplus was circulated to all City departments, outside agencies and the local CAN (Community Action Network). In addition, the proposed disposition was circulated to all property

Signed By

Report Prepared By

Kathie Bowschar-Lische
Property Administrator
Digitally Signed Jun 11, 12

Reviewed By

Keith Forrester
Real Estate Coordinator
Digitally Signed Jun 11, 12

Recommended by the Division

Danielle Braney
Director of Asset Services
Digitally Signed Jun 11, 12

Recommended by the Department

Bill Lautenbach
General Manager of Growth and Development
Digitally Signed Jun 11, 12

Recommended by the C.A.O.

Doug Nadorozny
Chief Administrative Officer
Digitally Signed Jun 12, 12

owners within a 200 metre radius and a Notice of Proposed Sale sign was posted on the respective property for over 30 days in accordance with the Parkland Disposal Policy. The comments received from area residents are attached to the report for the Committee's information and marked as Composite Schedule 'C'.

The Director of Leisure, Community and Volunteer Services has reviewed and considered the area residents comments, and provided the following response:

"As part of declaring parkland surplus, the Real Estate department posted a sign on the property advising citizens to comment should there be objections / concerns as per policy. The Real Estate Department received numerous responses from citizens objecting to the proposal of declaring parkland surplus. In addition, the Board of Education hosted an information/ public meeting on Wednesday, May 23rd, 2012. The vast majority of the people who attended the public meeting also objected to the proposed land exchange. Based on the feedback from citizens, Leisure services does not recommend declaring any of the parkland surplus in order to accommodate the Board's preferred option to build a new school."

The Director of Planning Services has advised that the subject lands are designated "Living Area 1" in the Official Plan and are zoned 'I', Institutional. As noted in the circulation, the Sudbury Catholic District School Board has proposed a land exchange involving the subject lands for the City owned property to the east known as Grassy Hill Park. The Green Space Advisory Panel final report identified Grassy Hill as a 'Natural Park'. It is noted that there are no other natural parks identified by the Green Space Advisory Panel in the immediate area. It is noted that Grassy Hill Park is designated 'Parks and Open Space' in the Official Plan and is zoned 'P', Park by Zoning By-law 2010-100Z. In view of the importance of this natural area, it is recommended that the park be preserved.

All other departments have no objections or concerns related to the proposal.

Based on the comments received, it is recommended that vacant land on Hawthorne Drive, Sudbury, commonly known as Grassy Hill Park, be retained in its entirety.

New Developments

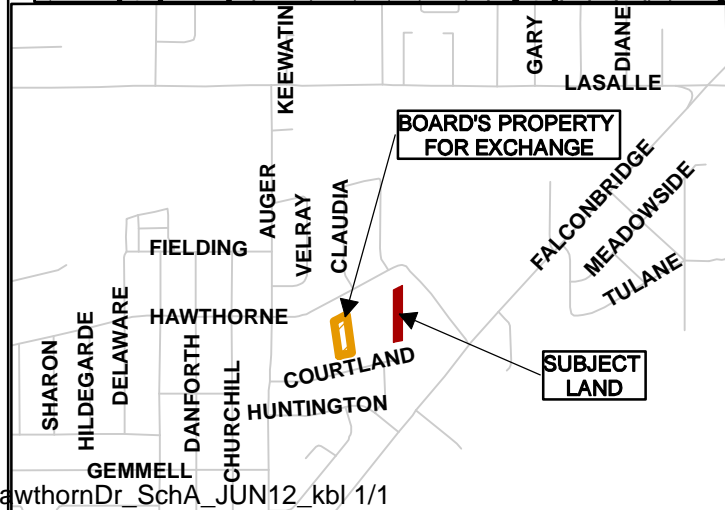
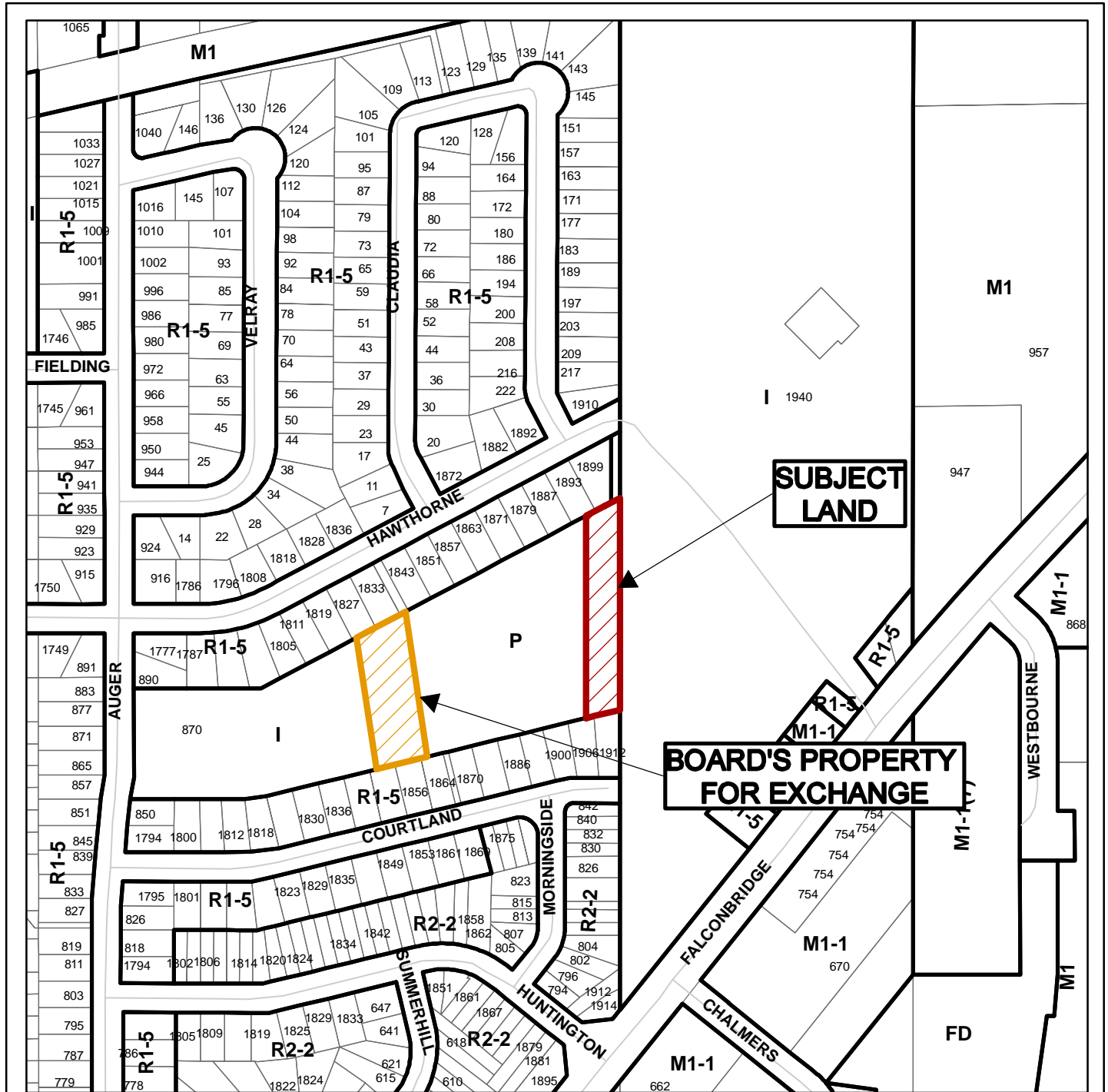
On June 6, 2012, a public meeting was held at St. Charles College to discuss the School Board's proposal for a new school. The meeting was organized by the Councillor of the Ward, Fabio Belli, and invitations to the meeting were sent out to 300 area residents.

The proposal, as outlined in Schedule 'D', differs from the original request to acquire a 20 metre strip of property along the easterly limit of Grassy Hill Park. The new proposal provides for a 100 foot buffer abutting the properties on Hawthorne Drive and Claudia Court. However, the total area of the School Board's request remains the same at approximately at 0.7 acres.

The Councillor of the Ward has indicated that the majority of the residents who attended the meeting supported the revised land exchange.

The City's Real Estate Department has received calls and e-mails since the latest public meeting. Area residents have expressed both support and opposition to the revised land. Some residents indicated that they support the latest proposal but had objected to the original land exchange.

SCHEDULE 'A'



Declaration of Surplus Land Hawthorne Drive, Sudbury



Part of PIN 73570-0150 (LT)
Formerly Part of Parcel 23859 S.E.S.
Part of Block "C", Plan M-518
Township of Neelon
City of Greater Sudbury

NTS

Date: 2012 05 25

SCHEDULE 'B'

Re: Declaration of Surplus Land
Hawthorne Drive, Sudbury



New East School
Proposed Site Plan
April 11, 2012
1:2000

COMPOSITE SCHEDULE 'C'

Re: Declaration of Surplus Land
Hawthorne Drive, Sudbury

(5/28/2012) Kathie Bowschar-Lische - New sudbury-proposed sale of parkland

Page 1

From: Stacy Sutton
To: <kathie.bowschar-lische@greatersudbury.ca>
CC: <andre.rivest@greatersudbury.ca>, <fabio.belli@greatersudbury.ca>, <doug...
Date: 5/25/2012 6:17 PM
Subject: New sudbury-proposed sale of parkland

Ms. Bowschar-Lische,

I am writing in regards to the proposed sale of parkland in New Sudbury.

I object to this sale primarily on the grounds that the existing by-laws which serve to protect the natural greenspace in the area would need to be struck down to complete this transaction. This by-law is not trivial in its intentions. It is not an inferior article in contrast to the plans of the developers of adjacent properties.

This green space is a diverse environment with a variety of flora and fauna. I do not believe that the creatures which live in this space should be sacrificed for this project.

Please register my objection to this proposal.

Regards,

Stacy Green RN, BScN

1887 Hawthorne

From: JoAnne Blackwell
To: <kathie.bowschar-lische@greatersudbury.ca>, <fabio.belli@greatersudbury....>
CC:
Date: 5/25/2012 2:30 PM
Subject: Sale/Swap of Courtland-Hawthorne Greenbelt property
Attachments: Greenbelt memo - May 25, 2012.doc

Attached please find our comments and concerns regarding the sale/swap of the Courtland-Hawthorne Greenbelt property.

Thank you,

Richard & JoAnne Blackwell

Sale/Swap of Courtland-Hawthorne Greenbelt property

Twenty-three years ago when my husband and I were looking to purchase a home, 1850 Courtland Drive met and exceeded all of our requirements – a bungalow that backed on to a schoolyard (which we were told would never be anything but a schoolyard, as the property belonged to the Catholic School Board), located on a quiet, dead-end street lined with beautiful, mature trees.

Our daughter spent many hours on “Grass Hill” playing with her friends, while growing up, and our family spends many hours walking our dog in this little oasis. When you spend time on “Grass Hill” you feel as if you’re in the forest, not in the middle of a busy city. We have watched multitudes of people over the years walk, ride, ski, fly kites, play baseball, etc. behind our house, as well as many school kids from St. Bernadette and St. Charles who use the greenbelt and school property for their activities. Also, many residents and their children use the property to slide on in the wintertime.

The notification process regarding the building of The New East Catholic Elementary School has been totally unacceptable. It was only thanks to a neighbour on Claudia Court who delivered information to us that we learned of the Information Session on May 23rd. **We would ask that all residents within 800 metres of the greenbelt be notified of all future meetings.**

At the Information Session, we learned that it’s not a sale of .7 acres of land (as stated in the City’s “Notice of Proposed Sale of City Owned Parkland” which we received), but rather a swap – the School Board would get a beautiful strip of forest and the City would get a strip of gravel. We were also told that New Sudbury has very little green space and that residents must have access to a park within 800 metres of their homes. **What does the City intend to do with the gravel which may become what’s left of our green space?**

Two more very alarming facts came out of that Information Session:

1. That the School Board/City may be looking at opening the end of Courtland Drive which is currently an unopened road allowance;
2. That the Catholic School Board will be selling the St. Bernadette school property.

The possible extension of Courtland Drive and rezoning of the St. Bernadette property, in addition to the sale/swap of the greenbelt property, will be vehemently fought against by a group of very concerned citizens who live in this area. These people take great pride in their neighbourhoods and are very angry with the notification process to date, the potential loss of green space, and the future fallout from the building of The New East Catholic Elementary School.

We urge you to not sell/swap what little green space will be left should the new school be built as planned, and wish to voice our strong opposition to the potential opening of the end of Courtland Drive and our concern regarding the possible re-zoning of the St. Bernadette property once it’s sold.

Thank you.

Richard & JoAnne Blackwell
1850 Courtland Drive
Sudbury, ON
P3A 1J8

From: Robert Green
To: <kathie.bowschar-lische@greatersudbury.ca>
CC: <andre.rivest@greatersudbury.ca>, <fabio.belli@greatersudbury.ca>, <doug...
Date: 5/25/2012 12:29 PM
Subject: proposed sale of parkland - new sudbury

Hello Ms. Bowschar-Lische,

I am writing to voice my disapproval of the proposed sale of parkland to the SDCSB. As I am a resident of Hawthorne Drive, I attended the information session that the Catholic School Board held at St. Charles Wednesday and was greatly distressed by the proceedings there within.

I have 3 main concerns regarding what information was presented:

1. Environmental Protection

The city representative made mention that there is a 5% quota of green space required for the area. The existing green space of grassy hill is the only parkland fitting this criteria in all of New Sudbury. It is contra-factual that this should be considered to be expendable or "surplus". This is a conclusion that is reached solely by the quota that exists within the by-laws. The existing space is already at the bare minimum, the most perfunctory allotment allowable. Changing the by-law that sanctions this quota would be an offense to the philosophy which this intended to serve: the protection of the natural environment.

As my home backs onto the park, I can attest to the wide range of wildlife that habituate this area. Diminishing a portion of this space represents a threat to both the diversity of creatures who live here and the numbers within those specific populations. The woods themselves, a varied mix of mature trees and shrubbery and grasslands are equally irreplaceable and sensitive to being reduced in footprint.

The usage of the parkland, by means of various recreational activities (walking trails, sliding hills, dog walks, etc.) has been compatible with this area in an organic fashion. The reduction of this space would surely see these interactional activities with the space negatively impacted—both for visitors and the area's integrity itself.

2. Traffic Volume

The estimated number of students were presented at the meeting as follows:

estimated students in new school: 550
estimated additional student in St. Charles: 738
current student body at St. Charles: 916
Total student body: 2204

This number does not reflect the traffic that would be apparent from the soccer bubble to be developed within the property as well.

It was also stated that the traffic volume estimates for the area have not been calculated. I understand that this development is at the proposal level but would draw attention to the fact that the student body estimates more than double the current student population. The existing transport corridors are residential streets and cannot accommodate what is a potential increase of traffic in excess of 200%. Within the last month there has been an additional 4-way stop sign mounted on Hawthorne only several blocks away from St. Charles. This action speaks to the current traffic levels being at a threshold whereby the impact has had to be addressed by mitigating infrastructure.

The SDCSB is not the only board with a placement of schools within the area. The Rainbow District Board also has two schools within the area. This proposal poses two issues; the impact on these existing students who need to walk within the area and are now put at risk; and the accumulative affect of having an overabundance of institutions within the area.

I do not believe that this project should be approved by the Planning Committee if the traffic volume estimates have not been properly calculated and their impact on this community properly considered.

3. Property Value

There is a readily measurable method of calculating property value. Members of the Sudbury Real Estate Board and, in fact, any OREA professional in the province has access to resources that can calculate the factors that determine market value. As the proposal has been put forward, the entirety of residents on Hawthorne (from Barrydowne to Falconbridge) and the entirety of residents on Courtland will see their streets become high traffic corridors. All of these residents will have their currently assessed property values threatened. This can be quantitatively confirmed.

By accepting this proposal, the planning council will effectively evaporate value from the property of surrounding residents.

The above three concerns can be elaborated upon in greater detail. For the purposes of clarity I have attempted to keep these concerns as brief in description as possible. I have also elected to keep other concerns at bay (most specifically the structure of the sale—which is to be conducted as a land swap and therefore sidesteps the obligation to provide revenue to the existing space) because of the lack of depth of information that was provided.

As the proposal is currently being presented, based upon the information that has been made available; I am compelled to voice my objection to this proposal.

Regards,

Robert Green,
1887 Hawthorne

From:
To: "City again" <evelyn.dutrisac@greatersudbury.ca>, "City andre" <andre.ri...
CC:
Date: 5/25/2012 8:56 AM
Subject: Opposition to sale of Park land (Courtland)

To Whom it may Concern,

My husband and I are very concerned about the proposed sale of city park land located at the end of Courtland Dr (adjacent to property owned by the Catholic school board). We have a two and a half year old daughter, and this section of land is an area that we visit and use several times a week. It has mature trees, small hills (great for sliding) and lots of wildlife (we go there to see her bunnies every weekend). This section of land has nice walking trails as well. Whenever we go there, you can always see many other people using the space as a park like we do.

This section of land was one of the reasons we purchased property in this area... There are so few "green spaces" in this city - especially ones within walking distance of actual neighborhoods! Kind of defeats the purpose if you have to get in your car and DRIVE just to get some green space or park land.

I guess my point is this:
Just because "the city" doesn't utilize this section of park land does not mean the residents don't.

Also, the argument that there is a "park" located at Westmount is totally unrealistic for parents with small children like us. When I was a kid, we walked and rode our bikes to the park - westmount play ground would be an epic journey for our little one and her friends! Lol

Furthermore, "swapping" a treed area with diverse paths and elevations for a flat gravel pit doesn't seem appropriate at all.

My husband and I (and don't forget our two year old Holly) strongly oppose the sale of this park land. I would like an opportunity to share my opposition with the planning committee (or whomever is responsible for making decisions with respect to this property).

On another note, we just found out that there was an information session held last wednesday at St Charles. I don't know why we were not notified by the city of this meeting. In the future, we would appreciate more notice and better communication from the city - especially for something this important.

Best regards,

Kelly, Matt & Holly Heikkila
1830 Courtland Dr

From: Maurice Belanger
To: Kathie Bowschar-Lische <Kathie.Bowschar-Lische@greatersudbury.ca>
CC: Fabio Belli <fabio.belli@greatersudbury.ca>, <andre.rivest@greatersudbur...>
Date: 5/24/2012 11:37 PM
Subject: Proposed sale of city owned parkland

To whom it may concern

re : Parcel of land designated by the City of Sudbury as " Hawthorne and Claudia Court "

Part of PIN 73570-0150(LT) etc etc etc - we all know the one we are talking about !

We would like to have our objection of this " sale " registered for the Planning Committee meeting .

This parcel of donated land (sold for \$ 1.00 by Mr. Auger on Oct 29th , 1958) was designated as "park" by Mr. Auger (as per copy of Land Titles Act) .

The City told us they are " selling " this parcel of prime green belt with mature trees , birds , the odd rabbit , peacefulness , walking trails , X-country biking (my son wore out 3 bikes over the years) , children & families walking , playing hide & seek and the list goes on & on & on . The TRUTH (which they only told us about last night at an " INFORMATION SESSION ") is that they are SWAPING app 33,000 sqare feet at the east part of our precious green belt for 33,000 sq. ft. of sand & gravel attached at the west part which is part of the St-Bernadette's school property .

I could continue , but I will attend & address the Planning Committee at their June 11th meeting to further explain my concerns and reasons for objecting so strongly to this proposed sale/swap .I will also address the June 12th council meeting if required .

I would also strongly suggest that there be more " information sessions " held with proper notification to all affected individuals - which includes taxpayers and people who may be renting in this area .

Maurice & Monique Belanger
1906 Courtland Dr
Sudburv

From:
To: <kathie.bowschar-lische@greatersudbury.ca>
Date: 5/24/2012 10:57 PM
Subject: Notice of proposed sale of city owned parkland

Dear Ms. Bowschar-Lische:

I strongly object to the proposed sale to the Sudbury Catholic District School Board of a parcel of land presently attached to the parkland between Courtland and Hawthorne streets. Living at 73 Claudia Court, my family and I enjoy the green space in the summer and our grandchildren slide down the hill in the winter. The planned extension of Courtland and Hawthorne streets will increase traffic in our neighbourhood...something we don't want.

Sincerely,
Denise Johnston
73 Claudia Court
Sudbury

From:
To: <kathie.bowschar-lische@greatersudbury.ca>
Date: 5/24/2012 10:49 PM
Subject: proposed sale of city owned parkland

Dear Ms. Bowschar-Lische:

I live at 73 Claudia Court and am writing to you regarding the proposed sale of city owned parkland to the Sudbury Catholic District School Board. I understand this sale is associated with the plans of the SCDSB to build a new elementary school close to St. Charles College.

The parcel of land which is proposed to be sold is in fact the hill in this green area, which we in the neighbourhood call "grass hill". This hill has provided a wonderful play area for years to children and their parents for the purposes of winter sliding. The treed area in the vicinity of this hill has also had walking trails for years which are also of great benefit to the few thousand people who live in the area. The loss of this hill and the bit of parkland would be a great loss and mean a decrease in the quality of life for many citizens.

I also understand that the plan is to extend Hawthorne and Courtland streets so that they will connect directly to Falconbridge Road. This would mean greatly increased traffic on these streets, which would increase noise levels, danger for young children and decrease the quality of living in the neighbourhood. I am therefore definitely opposed to this proposed use of the land, and would like the city to turn down the proposition. Surely the SCDSB can organize the school and its desired play and sports area, and the incoming and outgoing roads in such a way that the people who actually live here will not be harmed.

Sincerely,

Lee A. Johnston
73 Claudia Court
Sudbury

From:
To: <kathie.bowschar-lische@greatersudbury.ca>
Date: 5/24/2012 8:36 PM
Subject: concerns regarding proposed sale of city parkland Hawthorne @ Claudia Crt, Sudbury
Attachments: concerns regarding sale of city owned parkland 001.jpg

Hi Kathie,

Please find attached my concerns as we are opposed to the proposed plan.

Should you have any questions, I can be reached at

Thank You.

Carole Dube

1879 Hawthorne Drive

Sudbury



SUDBURY CATHOLIC DISTRICT SCHOOL BOARD

199 TRAVERS STREET, SUDBURY, ONTARIO P3C 3K2 tel. (705) 674-1919 fax (705) 674-7878
<http://www.sudburycatholic.schools.ca>

NEIGHBOURHOOD INFORMATION SESSION

Facility Services Department

St. Charles College (Main Office Vestibule)

1940 Hawthorne Drive, Sudbury

Wednesday, May 23, 2012, between 6:00 p.m. and 7:30 p.m.

Feedback Request Form

- 1.0 Please provide your comments/ feedback regarding the information and proposals presented this evening.

We are totally opposed to the proposed plan. It is already an inconvenience to get out on this road from this subdivision, let alone adding more buses and more traffic and more kids. In the morning and mid afternoon it is like a freeway as many students take their cars and races. St. Charles College staff have a hard time monitoring the students with leaving the school property to go smoke in front of ours and littering our lawns. Not impressed. Can you imagine 500 more kids wandering around in this already busy neighborhood. In the wintertime, the sidewalks sometime don't even get plowed until a few days after a storm.

- 2.0 Please provide your name, address and contact information (Optional).

Name:	<u>Cavle Dube</u>	Phone No.: 1.	_____
Address:	<u>1879 Hawthorne Drive</u>	2.	_____
	<u>Sudbury, ON</u>	Email:	_____
	<u>P3A 1M5</u>		

M:\MntSrvcl\Capital Projects\Capital Construction Planning Meetings\New school (East)\EAST - info session, feedback (23May2012).doc

"SCHOOLS TO BELIEVE IN"

From:
To: <Kathie.Bowschar-Lische@greatersudbury.ca>
Date: 5/24/2012 4:14 PM
Subject: Re: Grass(y) Hill Land Transfer

Good day to Kathie Bowschar-Lische.

I am the gentleman, Eric Yeomans, (1893 Hawthorne Dr., second house on the right just before St. Charles College) who spoke to you briefly after the meeting at St. Charles College about the new school proposal.

I suggested that you and the group of representatives from city to school board, come to the "Grass(y) Hill" for a guided tour/walk of the proposed land transfer area at everyone's convenience. I also, propose that this walk/tour take place on Saturday, June 2, 2012 at 10:00 a.m. to allow enough notice to all those involved be able to participate freely and its one (1) week before the planning meeting.

I would suggest if this does happen, all those involved come casually dressed and appropriate walking attire, since it is very dry and dusty in some areas and bring their own bottled water for the many questions that could be asked. The meeting place would be at the parking area just south of the main football field.

This could be done with only the homeowners on Hawthorne and Courtland that back onto the properties, OR have an informal invite sent out to those who were present at the Wednesday night meeting--AND no children or pets be permitted to attend this special gathering so that all concern adults can express themselves freely but in a rationale matter and not let their personal anger interfere with a casual meeting of all those in attendance.

I would also appreciate if you would be madam-chairperson again for the tour/walk. If we could keep the tour/walk for about 1-1/2 hours as to not disrupt all those city, school officials and concern parents to spend quality time with their own families on a weekend.

You may forward this email to the other concern parents and officials for their options. What I have mentioned is only an idea to bring everyone involved to put them on the same page.

My home number is

Thank you, and have a good day.

Eric Yeomans

From:
To: <kathie.bowschar-lische@greatersudbury.ca>
CC: <fabio.belli@greatersudbury.ca>
Date: 5/23/2012 10:32 PM

Good Evening Kathy my name is Patricia Mongrain I live on Courtland Drive.

I have just attended the neighbourhood consultation at St Charles College to hear the proposal of the new East Catholic Elementary School. I am opposed to the sale of the proposed parkland, I have lived on Courtland Drive with my husband (Mike) and family for 20 years. We have supported the area schools and enjoyed the parkland donated by Mr Auger. Our children flew their kites, played football, slid on the hill and walked and continue to walk our dog here.

This neighbourhood is a close group of caring individuals that clean and maintain this area including the parkland, we have planted over 50 trees to add to the beautiful nature environment that we all enjoy. I can't fathom the idea of Courtland Drive opening up the end of the street for traffic, my grandchildren are learning to ride their bikes in this dead end area without the treat of speeding vehicle pursuing a short cut to Falconbridge.

I have enjoyed living in this community and hope to have another 20 years here. I do realize times are changing, but for a community to flourish they must be on the same page or at the least informed of any decisions that directly affect our lives, this decision does. Please relay my concerns to the planning committee and urge them to listen to the neighbourhood that is directly affected to the new growth.

Thank you for your attention to this letter.

Mike and Patricia Mongrain 1900 Courtland Drive

From:
To: <kathie.bowschar-lische@greatersudbury.ca>, <fabio.belli@greatersudbury....
Date: 5/23/2012 9:14 PM
Subject: St Charles Maga School Correction

I would like to make a small correction on my email. When i mention round about, I am actually meaning cul de sac. Sorry about the misunderstanding.

From:
To: <kathie.bowschar-lische@greatersudbury.ca>
CC: <fabio.belli@greatersudbury.ca>
Date: 5/23/2012 8:41 PM
Subject: Maga School St Charles
Attachments: New School1.jpg; New School2.jpg

Mike Dumontelle 1843 Hawthorne Dr Sudbury, On7

I have several concerns with the proposed plan and sale of this property on the attached document. The biggest concern is that no matter what we as area residence say or do the school board is going to build this school here anyways and we the residence of the area are not being taken seriously in this matter as I have just returned from the meeting at St Charles School. Seems how they are going to build this school here no matter what we say, I would like to see several things happen.

1 Close off Hawthorne drive to cut down on the extra traffic on my street and have the school put in a round about at their end to deal with THEIR traffic.

2 put in a second round about at the Courtland end on the school property to deal with THEIR traffic and DO NOT OPEN that street because I know first hand how dangerous my street is already and do not wish that on them (Courtland Residences) what so ever.

3 have a set of lights installed on Falconbridge road to have ALL school traffic come and go from that road ONLY.

4 I would like the city to purchase st burnadette school property and zone it park land and NOT to be used for any type of building such as condo's or residential housing or low income housing. I would like to ask the school to provide a sliding hill for the kids in the winter seems how they will be tearing down the one my 2 kids currently use in the winter.

I would like to use the example of the School they currently operate in the south end by the 17 bypass which currently only has one entrance and they could very well do with only one entrance on Falconbridge road. The traffic on my street is very dangerous at times and I have made several calls to the police to monitor this area which goes un-heard. The kids coming to school race side by side at lunch time, they speed as fast as they can from the school end to auger street to which is a great concern to me having 2 young kids. I would like to thank you for hearing and carrying my concerns onto the next process.

From: [REDACTED]
To: <kathie.bowschar-lische@greatersudbury.ca>
CC: <fabio.belli@greatersudbury.ca>
Date: 5/23/2012 2:53 PM
Subject: proposed sale of parkland

I am writing to express my concern over the proposed sale of city owned parkland between Hawthorne and Courtland.

New Sudbury has very little parkland and before taking any away we need to consider what we will lose. This park is used in every season by people of all ages for walking, biking, picnicking, skiing, snowshoeing and tobogganing. This natural forest area contains woodland plants such as blueberries, beak hazel, wild roses, pin cherries, choke cherries, service berry, mountain ash and meadow sweet. Oak trees are beginning to grow here and a trillium has now made its home here.

Our appreciation of this land is shown by the lack of litter you will find there. Each Spring people who live in the neighbourhood remove litter left by students enjoying a break from school.

Although the parkland may be surplus to the city, it is not surplus to our neighbourhood. Each generation of neighbourhood children has used it to explore and enjoy a natural environment. Families have celebrated special occasions there. Grass Hill is an important part of our neighbourhood.

Shawna Miner
23 Claudia Court

From:
To: <kathie.bowschar-lische@greatersudbury.ca>, <fabio.belli@greatersudbury....
Date: 5/23/2012 8:43 AM
Subject: Proposed sale of city owned parkland Hawthorne@Claudia Court

Robert and Monica Wylie are the owners of the property located at 1872 Hawthorne Drive. We are opposed to the sale of this surplus land to the Catholic District School Board and feel that it should remain as Parkland. We do not need another School built on this property. The noise pollution, air pollution and garbage generated by the existing School and Swimming Pool are already excessive. The Parkland has been part of the subdivision since housing development began in the 1950's. It has been used by generations of adults and children for walking, biking and winter sports. The property is home to a wide variety of vegetation, birds and wild life and should be left as is for the enjoyment of all Citizens. Thank You. Rob & Monica Wylie

From: [REDACTED]
To: <kathie.bowschar-lische@greatersudbury.ca>
Date: 5/22/2012 11:31 PM
Subject: Sale of parkland property to Sudbury Catholic District School Board

Re: Hawthorne @ Claudia Court, Sudbury
Part of PIN 73570-0150(LT)
Part of Parcel 23859 S.E.S.
Part of Block "C", Plan M-518
Being the easterly 20 metres or 60 feet
Township of Neelon
City of Greater Sudbury

My name is Helen Wormington, and I live at 842 Morningside Crescent (corner of Morningside and Courtland Avenue), and have lived here for the past thirty years. I have enjoyed the mostly peaceful and tranquil neighbourhood, which is comprised primarily of seniors.

I strongly object to the sale of the above-mentioned parkland property to the Sudbury Catholic District School Board.

First, not enough detailed information was given with respect to the construction of a new school. What kind of school??? How many students???

Second, I am very concerned that our peaceful neighbourhood will be transformed by the construction of another school so close to our residences. As well, there have, on a number of occasions, been acts of vandalism and mischief by some students of St. Charles College. Having another school would add to these problems.

And third, it has been my understanding that that parkland was donated to the city by Mr. Auger for the enjoyment of all citizens, and therefore should not be sold as "surplus land". To do so would violate Mr. Auger's express wishes.

I request that the City not declare the above-mentioned property as surplus, and deny its sale to the Sudbury Catholic School Board.

Respectfully submitted,
Helen Wormington.

From: Kathie Bowschar-Lische
To: <kathie.bowschar-lische@greatersudbury.ca>
CC: <fabio.belli@greatersudbury.ca>
Date: 5/23/2012 2:53 PM
Subject: proposed sale of parkland

I am writing to express my concern over the proposed sale of city owned parkland between Hawthorne and Courtland.

New Sudbury has very little parkland and before taking any away we need to consider what we will lose. This park is used in every season by people of all ages for walking, biking, picnicking, skiing, snowshoeing and tobogganing. This natural forest area contains woodland plants such as blueberries, beak hazel, wild roses, pin cherries, choke cherries, service berry, mountain ash and meadow sweet. Oak trees are beginning to grow here and a trillium has now made its home here.

Our appreciation of this land is shown by the lack of litter you will find there. Each Spring people who live in the neighbourhood remove litter left by students enjoying a break from school.

Although the parkland may be surplus to the city, it is not surplus to our neighbourhood. Each generation of neighbourhood children has used it to explore and enjoy a natural environment. Families have celebrated special occasions there. Grass Hill is an important part of our neighbourhood.

Shawna Miner
23 Claudia Court

From:
To: <kathie.bowschar-lische@greatersudbury.ca>
CC: <kwbbuick@hotmail.com>
Date: 5/22/2012 9:30 AM
Subject: proposed sale of parkland

Dear Ms. Bowschar-Lische,

I was advised by one of my neighbours of the proposed sale of part of the parkland referred to as 'Grass Hill Park' a few weeks ago, and his efforts then to obtain information about the sale of the land. As well, I was aware of the sign placed by the city advising of the proposed sale.

Why were only a few homes notified of this proposed sale when in fact this is a park used by all citizens in our neighbourhood? Its sale affects every citizen in our neighbourhood; not just a few homes that back onto the park. The lackadaisical and cavalier attitude the city has so far taken regarding this proposed sale is infuriating to say the least. I am a citizen and taxpayer in this city and this land belongs to us; not 'the city'.

Our park is a beautiful and natural area used by many residents for dog walking, exercise and by our families as a place to toboggan and hold neighbourhood gatherings; each New Years Eve, neighbourhood families gather to have a toboggan party for kids and hold a small fireworks display. In fact our family held an outdoor birthday party with tobogganing this past January, on the very land slated for sale. Our park is home to many species of plants and animals, including a many blueberry bushes which residents enjoy.

If this sale proceeds as described, our toboggan hill and gathering place will be ***DESTROYED***. The families in our neighbourhood will no longer have any place to toboggan. The remaining park will be altered to such a degree that its continued use will be dramatically restricted. As well, access to the park will be affected, which in turn affects every citizen who uses it. This is the ***ONLY PARK IN OUR NEIGHBOURHOOD***, and the city wants to sell it off.

This park has been in existence for decades; taxpayers invest absolutely zero funds annually in its maintenance. There is no cost to our taxpayers to have this park. At a time when we encourage citizens of all ages to become more active, it seems counter intuitive to sell part of ***ANY*** park.

I encourage the city and its committees to reconsider selling our park!

Will Caron

From: ,
To: "kathie.bowschar-lische@greatersudbury.ca" <kathie.bowschar-lische@great...
Date: 5/20/2012 8:45 PM
Subject: Proposed sale of city parkland

Good day,

I am writing you today with concern of the sale of city owned parkland "Hawthorne at Claudia court". I do not agree that this land should be deemed as surplus. I urge you to consider the built environment. You can see by looking at the provided map that there is not a lot of green space in our area. Families shouldn't have to walk 1-2km to get to a park. People and families need greenspace to be healthy. Many of us use this space for various physical activity. Increased physical activity leads to healthier people - and these people cost less in health care dollars.

The city should be increasing greenspace - not selling it off. I want to live in a healthy community. Please help us achieve this. I think you should keep in mind the Healthy Community Initiative of our own city. Physical activity leads to a lower risk of premature death, heart disease, stroke, high blood pressure, cancer, type 2 diabetes, obesity etc. It also leads to improved fitness, strength, and mental health. Please allow us (the neighborhood and community) to have this, and more areas, to be healthy. I don't think anyone wants to live in a community without any parkland to live in.

Thank you for your consideration,

Julia Ritchie, RN BScN
183 Claudia Court

From: Betty J. Mulligan
To: <kathie.bowschar-lische@greatersudbury.ca>
Date: 5/21/2012 1:01 PM
Subject: Fw: Proposed Sale of City Owned Parkland
Attachments: Re: Proposed Sale of City Owned Parkland

To the attention of : Kathie Bowschar-Lische

This is to inform you that I, Elizabeth J. Mulligan of 1851 Hawthorne Dr., Sudbury On., am Strongly Against the Sale of the Parkland adjacent to Hawthorne Dr., and St Charles Secondary School. I have made my objections and supporting reasons known to Mr. Fabio Belli, alderman for this ward, in the attached email. (please read).

This land was given in trust to the people of Sudbury and this area by Mr. V. Auger when he subdivided the Auger farm land and it was intended for recreational use. People young and old use this land daily and year round. Parkland in Sudbury is at a premium and it should be treasured, not sold off as surplus land??? I am appalled that this plan/idea was even considered. To sell Parkland is wrong!

If there is anything I could help with in this decision please call me at . I would also appreciate being notified of any meetings concerning this decision.

Betty J. Mulligan

From:
To: "kathie.bowschar-lische@greatersudbury.ca" <kathie.bowschar-lische@great...
Date: 5/19/2012 4:49 PM
Subject: Proposed sale of parkland behind St Charles college

Hello Kathie,

I am a local citizen who regularly uses the parkland that is being proposed for sale behind St. Charles college. I am concerned how this will affect the local community. I would like to be sent details on the project and the proposed building plan. Is this project past the scoping study level? The local citizens should have an information session before that happens and I have not received anything yet. Has a traffic study been completed? This is a very high traffic area with one school. The traffic would likely become excessive with two large schools.

Have other locations been considered for the new school? This area of parkland is very small and diminishing it's size would greatly reduce it's usefulness to the community. A plot of land that is more remote and on a larger area of parkland or crown land would be less disruptive. There should be some suitable plots of land on the other side of Falconbridge hwy.

I am a former employee of city engineering so feel free to send me any technical details that you have available.

Thank you

David Kenwell

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From: ...
To: <kathie.bowschar-lische@greatersudbury.ca>
Date: 5/1/2012 1:35 PM
Subject: RE: Proposed sale of Park land Hawthorn and Claudia Crt

Hello Kathie, Yes we did speak last Friday. I appreciated the information you shared with me regarding the proposed sale of the City owned park land West of St. Charles High School. I have been speaking with the residence of the area. They are concerned and upset. They purchased homes in the area with the understanding ..that area would remain park land. How can the city consider declaring it surplus... when it is used daily by countless people for walks and recreation? The area has numerous walking trails that reflect this. It's is also a habitat for wild life. Also questioned by the residents. is why does the school need that parcel ? They do have acres already to construct a school. Why would the city even consider selling the property, when they have not been informed of what the need is to have this strip of park land. If it were to be sold, how would we gain access to the park ?The school normally fences in their property. Also if one looks at Google earth....the section of the East side of the park...that might be exchanged...is a gravel pit! hardly a park. Does the school board intend to develop it into something comparable to what they are gaining on the East side? Does this parcel have something to do with the new covered soccer field to be constructed? Parking perhaps? I would imagine you can not comment on all of our concerns. If possible could you provide me with departments within the City that I can contact to find out further information. Sincerely, Kevin Bacik 216 Claudia Court, Sudbury , Ontario P3A 4C2

> Date: Tue, 1 May 2012 10:16:44 -0400

> From: Kathie.Bowschar-Lische@greatersudbury.ca

> To:

> Subject: Fwd: Proposed sale of Park land Hawthorn and Claudia Crt

>

> Good Morning Mr. Bacik,

>

> Further to your recent e-mail below, I believe that we spoke last Friday, April 27th, regarding this matter.

>

> If you have any further inquiries, please don't hesitate to contact me.

>

> Thank you.

>

> Kathie.

>

> Katherine Bowschar-Lische

> Property Administrator

> Real Estate Section

> City of Greater Sudbury

> P.O. Box 5000, Station A

> 200 Brady Street

> Sudbury, ON P3A 5P3

> (705) 671-2489 ext. 2522

> e-mail: kathie.bowschar-lische@city.greatersudbury.on.ca

>

>

> >>> Caroline Hallsworth 5/1/2012 9:11 AM >>>

>

>

> >>> Kevin Bacik

> 4/30/2012 5:45 PM >>>

>

>

>

>

> Hello, I am not sure this will get thru to you for I found your address on a 2003 document. I am looking

for information regarding the city owned park land to the South of Hawthorne Drive..Near st . Charles high school. Might you be able to help. Thank you Kevin Bacik216 Claudia CrtSudbury P3A 4C2
>

From:
To: <kathie.bowschar-lische@greatersudbury.ca>
Date: 5/2/2012 9:48 AM
Subject: proposed sale of land...Hawthorne at Claudia

My greatest concern is the effect on traffic flow on Hawthorne from Auger to the proposed new school. I have lived at 1836 Hawthorne for the past 8.5 yrs and traffic on this short stretch of roadway is terrible during the morning rush to school and at the end of the school day as well. During the rest of the day, traffic becomes more reasonable, however we are still plagued by people using this stretch as a shortcut from Auger to Falconbridge Rd. There is a sign at the end of Hawthorne stating that it is not a thru road, and that sign is ignored by hundreds of people each day. Students use this short section of road as a race track to get to and from school. It is not uncommon to see cars reach speeds of 70-80km/hr on this short stretch of road. Many complaints to the police traffic section have resulted in no improvement. Often in the winter months, the sidewalk is not cleared in time for the start of the school day, and many students are walking on the road while numerous school buses and erratic young drivers weave their way around the walkers. There have been numerous near misses, cars driven into snowbanks, cars forced off the road, mailmen almost getting hit, etc. It is only a matter of time before someone gets seriously hurt or killed. I have no objections to building a new school. I'm assuming that with the new school will come a greater number of students which will only make the problem worse. However, I strongly suggest the access from Hawthorne to Falconbridge Rd be closed. Build a large cul de sac perhaps with parking available for the soccer field behind the school. All vehicular access to the school should be from Falconbridge Rd. Perhaps a new set of lights needs to be installed on Falconbridge to aid in traffic flow to and from the school. Traffic within school property can be managed by the school board. Traffic along this section of roadway has been an issue with residents long before I moved into the area. Please don't allow the situation to get worse. This is an opportunity to improve the quality of life and the safety of the people living along this section of roadway.

Thank you for your time. Paul Pigozzo

RECEIVED
MAY - 7 2012
REAL ESTATE SECTION

1856 Huntington Drive
Sudbury, Ontario
P3A 1J6

May 3, 2012

City of Greater Sudbury
Real Estate Section
P.O. Box 5000
Station A
Sudbury, Ontario
P3A 5P3

Attention of Ms Katherine Bowschar-Lische
Property Administrator

Dear Ms. Bowschar-Lische

Re: Proposed Sale of City owned parkland located at Hawthorne and Claudia Court

I spoke to someone in your office May 1 on receipt of this Proposal. I was informed all comments must be submitted prior to May 26, 2012 as City Council were to finalize this matter at their June Council Meeting.

I was also informed the Sudbury Catholic District School Board contemplated demolishing St. Bernadette School on Auger Street and the vacant lot would be sold.

1. There was no mention of selling the St. Bernadette property in the proposal I received regarding the sale of the parkland. I hereby state City Council should hold off any quick decisions on this sale of the parkland until we, the ratepayers, are given more details on the sale of the St. Bernadette property.

2. With respect to building a new school on the St. Charles property, is this to replace St. Bernadette with classes from Junior Kindergarten (4 year old children) to Grade 8? I am a Rainbow District School Board supporter but I would not like to see a school built to house little children in such close proximity to the "Solid Gold Club".

3. I would request a Public Meeting be called before Council has any more discussions or makes a decision on this matter. Inasmuch as children are bused from area to area, I believe parents having children attending St. Bernadette be advised of this proposal and given an opportunity to express their views.

Copies of this letter have been sent to the Mayor and Councillors of the City of Greater Sudbury.

Yours truly

(Mrs) Doris Hoolman

RECEIVED
MAY - 9 2012
REAL ESTATE SECTION

Katherine Bowschar - Lusche,

In 1971 our family returned to Sudbury to live.

We decided to build our house because the rental's were nil.

We settled on building through Jerry Lemay, contractor, on Courtland Dr.

Schools were close by for our children and we were told that the land behind our house had been left to the city of Sudbury as a Green Belt and could not be built upon.

That land was to remain as a green belt indefinitely.

I do not feel that the land in question should be sold.

Mr. Auger, when he broke up his farm, left that part of land to be used as a Green Belt, and not SOLD.

Thank You
John E. McMoran
1886 COURTLAND DR
SUDBURY, ON.
R3A1J8

From:
To: <kathie.bowschar-lische@greatersudbury.ca>
Date: 4/30/2012 12:48 PM
Subject: sale of land

Being a home owner on Claudia crt. we are strongly opposed to the sale of this parcel of land for another school You are not only selling off one of our few green spaces but the traffic congestion in a residential area will become unbearable.

We have a large volume of school buses & cars in this area & it will become worse with the coming of the covered area on the St Charles school field.

I don't know why we are closing schools & leaving them to become eye sores & building new ones Fix up the existing buildings before they become too bad & where possible add on The city could be doing the same with the arenas they are closing

Mr. & Mrs K Longlade
58 Claudia Crt
Sudbury, On P3A 4C2

1912 COURTLAND
SUDBURY, ONTARIO
MAY 18, 2012

KATHERINE BOWSCHAR-LISCHE
PROPERTY ADMINISTRATOR
REAL ESTATE SECTION

RECEIVED
MAY 22 2012

REAL ESTATE SECTION

RE: HAWTHORNE & CLAUDIA CRT, SUDBURY
PART OF PIN 73570-0150 (LT)
PART OF PARCEL 23859 S.E.S.
PART OF BLOCK "C" PLAN H-518
BEING THE EASTERLY 20 METRES OR 20 FEET
TOWNSHIP OF NEELON
CITY OF GREATER SUDBURY.

DEAR KATHERINE:

I AM VERY CONCERNED ABOUT THE SAID
PROPERTY THAT THE CITY OF SUDBURY IS CONSIDERING
DECLARING SURPLUS AND SELLING THE SAID
PARK LAND PROPERTY TO THE SUDBURY CATHOLIC
DISTRICT SCHOOL BOARD FOR THE PURPOSE OF
CONSTRUCTING A NEW SCHOOL.

MY NAME IS MARIE A. ST-DENIS AND I LIVE AT
1912 COURTLAND, SUDBURY. MY ENTIRE BACK YARD
ABUTS ITS WHOLE WIDTH TO THE PROPERTY IN
QUESTION. THIS MEANS THAT THE VALUE OF MY
PROPERTY WOULD DECREASE CONSIDERABLY IF
IT WERE NOT RETAINED AS A PARK AREA.

I PURCHASED THIS PROPERTY IN 1986 AND THE
SURROUNDING PARK AND TRANQUILITY OF THE
AREA WAS A DIRECT ASSET TO ITS ATTRACTION
AND VALUE. I HAVE CLEARED BRUSHES
THROUGH THE YEARS AND PLANTED MANY
EVERGREENS, SOME OF WHICH HAVE MATURED
AND OFFER PRIVACY AND BEAUTY.

BIRDS LOVE THEIR HABITAT AND EVEN RABBITS COME HOPPING ALONG. THE AREA GIVES A RELAXING ENVIRONMENT ENJOYED BY SO MANY HIKERS YEAR ROUND. PEOPLE WALK THEIR DOGS CONTINUOUSLY THROUGH THE DAY. SPORTS ARE ALSO ENJOYED IN THE PARK. IT WOULD BE DISASTROUS TO THE WHOLE NEIGHBOURHOOD TO CONDEMN SUCH A QUIET AREA TO NOISY SURROUNDINGS. ALSO IT MAY IMPLY FUTURE CHANGES THAT WOULD BRING NOISY TRAFFIC TO THE AREA.

COURTHAND IS A DEAD END STREET. MANY SENIORS ON THIS STREET APPRECIATE THE TRANQUILITY IT PROVIDES. WE HAVE A FRIENDLY NEIGHBOURHOOD AND A VERY DESIRABLE OLDER RESIDENTIAL SUBDIVISION. WE WANT TO KEEP IT THIS WAY.

PLEASE RECONSIDER THE DAMAGE IT WOULD BRING TO OUR LIFE STYLE AND LET'S KEEP IT GREEN.

THANK YOU FOR YOUR SUPPORT.

SENIOR CITIZEN,
MARIE A. ST-DENIS
Marie A. St-Denis

Attention to Katherine Bourschas Lister

May 22/12
RECEIVED
MAY 28 2012

REAL ESTATE SECTION

I'm writing in regard of the propose sale of the Parkland at the end of Hawthorne Dr, this property is not for sale. This Parkland was given to the City of Sudbury by the Rugar family in 1959 to be use as a Park & not for the City to make money from it. A lot of people use it, & the kids use that hill for sliding. I have lived on this street since 1959. We have enough traffic on this street with the buses & cars that go the school as it is, without adding on to it. There is enough land in Sudbury to build that school without taking some of our Parkland. Would the City sell Bell Park or Memorial Park to help the school board?

Sincerely

Cecile Wesormeans
1833 Hawthorne Dr
Sudbury Ont
P3A 1M5

May 17, 2012

Katherine Bowschar-Lische
Property Administrator
Real Estate Section
Corporation of the City of Sudbury

RECEIVED
MAY 28 2012
REAL ESTATE SECTION

Dear Katherine:

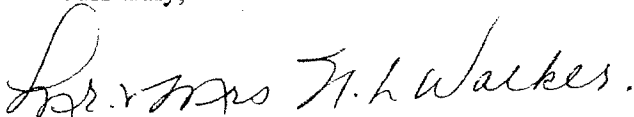
We received this map a few weeks ago, and spoke with you briefly about it.

We agreed the condensed map was rather unclear and that if we had any comments or concerns we should send a written one. We waited to do this after a meeting on Wednesday, May 16, 2012 with our council representative and concerned residents.

We understand and agree that certain property is rightly owned by the Catholic School Board, but we are opposed to any encroachment on any of the designated green space that has existed for some time.

We are not in favour of this sale.

Yours truly,



Mr. & Mrs. W.L. Walker
51 Claudia Court
Sudbury, Ontario
P3A 4C1

Re: Declaration of Surplus Land
Hawthorne Drive, Sudbury



NEW EAST CATHOLIC ELEMENTARY
SCHOOL SITE PLAN
OPTION B. JUNE 5, 2012.
ON FOOTPRINT OF EXISTING TENNIS COURTS.

