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Thursday September 21, 2023

The City of Greater Sudbury
City Clerk
Box 5000, Station A
Sudbury, On
P3A 5P3

Re: File 751-6/22-009

Dear Alex Singbush: We are writing to express our concerns regarding the development being proposed for the corner of Algonquin Drive and Rockwood Avenue. Simply put, there is no justifiable reason why this development needs to be placed in this inadequate location.

Firstly, the scale of the building being proposed is six stories, which is completely out of scale and out of place with the built surroundings of the area. This is a low-rise residential area and a large six storey building being shoehorned in would negatively impact the streetscape and look of the neighbourhood. It would also result in the elimination of privacy for those houses that are adjacent to the building on Vintage and Cognac street.

Another major issue would be construction noise. The scale of the building would mean that construction would be ongoing for possibly years. Being that close to numerous residential homes that never imagined something like this could be built nearby, the intrusion of loud construction noise would result in an unacceptable deterioration of residents quality of life and enjoyment of their own property.

A third issue is of course traffic. The area was poorly planned by the city of Sudbury with regards to traffic flow in and out of the Vintage green neighbourhood. The roads around the neighbourhood, and the intersection at Algonquin and Rockwood specifically, are already heavily congested with cars at all hours of the day, especially in the morning and afternoon. Considering there are three schools on Algonquin already, not to mention an arena, to add another industrial sized residential building on Algonquin can only result in traffic levels that are unsupportable and dangerous. The road network would not be able to handle the influx of hundreds of new residents on a small footprint, meaning traffic would be worse and less safe for pedestrians. The city has already admitted that area traffic is unsafe due to the installation of a crosswalk sign on the road at Tuscany Trail and Algonquin and the soon to be installed speed camera.

Clearly, this residential development, for numerous reasons, is simply incompatible with the neighbourhood. Thank you.