

Maria Gonzalez Santos

From: WARD 12 NewSuduryCAN <[REDACTED]>
Sent: Thursday, March 14, 2024 11:29 AM
To: Wendy Kaufman; clerks
Cc: Pauline Fortin; Fern Cormier; Rene Lapierre; Bill Leduc; Joscelyne Landry-Altmann
Subject: Royal Oaks/Nickeldale Subdivision/751-6/21-19&780-6/89023
Attachments: Electronic Petition Form - Royal Oaks Subdivision.pdf; OPEN LETTER.pdf

Hello,

For inclusion at the Public Hearing on March 18th 2024, attached is a community petition and corresponding Open Letter from members of the New Sudbury West CAN and surrounding area. This is in response to Dalron's proposed re-draft of the Montrose/Royal Oaks Subdivision.

Question: Does the principal petitioner listed need to be in attendance at the Public Hearing? I am listed as the Principal Petitioner but will be travelling that day and unable to attend. Please advise if I should list an alternate in this section.

Thank you,

Julie Labre
Co-Chair
New Sudbury West Community Action Network (CAN)

[REDACTED]

www.newsudburywest.com



OPEN LETTER: Community Response - Objection to the proposed re-draft of the Montrose/Royal Oaks Subdivision

We object to the proposed re-draft as presented by the developer, Dalron. The design of this subdivision does not reflect the social and environmental well-being of our community and it does not fully preserve important ecological corridors.

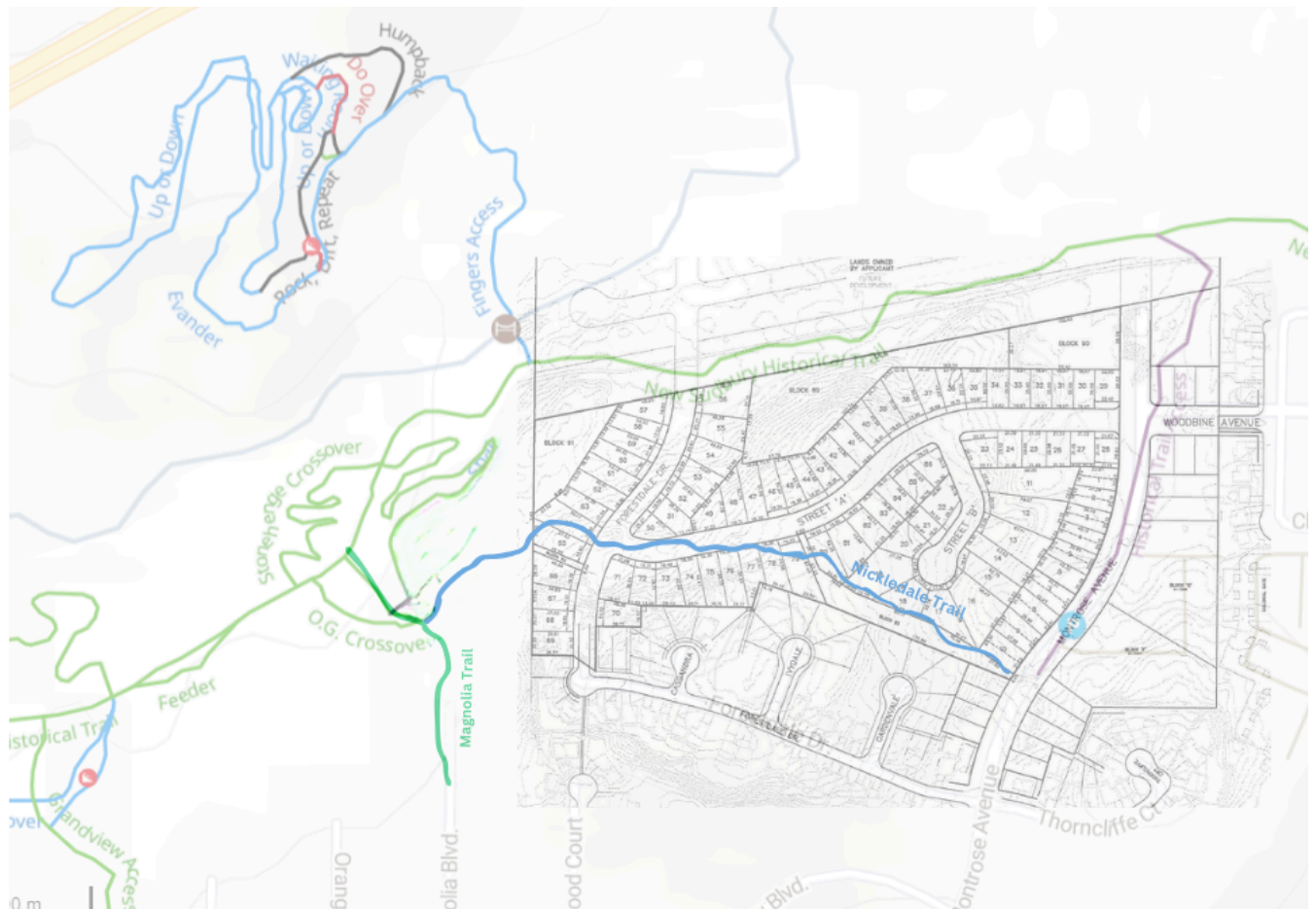
We ask that the proposed re-draft be amended to address the full implications and concerns of residents and surrounding community members as follows:

1. The current re-draft includes some new greenspace in block 93 but we feel it is not enough to be deemed usable or provide much benefit to the community. This concession still partially deletes the Nickeldale Trail, an ecologically significant corridor that provides great benefit to the community (**appendix A**). This trail connects Montrose Blvd., and the surrounding area to our vast network of hiking and mountain biking trails including Magnolia Blvd and the New Sudbury Historical Trail. It also acts as a greenspace buffer between the existing homes and new development. The current re-draft makes the community less connected, less liveable, and less healthy. We are asking for the full preservation of the Nickledale Trail and its ecological buffer.
2. It does not maintain any of the greenspace that acts as a buffer between the proposed new development and the existing residential neighbourhood to the south of it. This will expose the existing community to the south of the subdivision with a significant increase in sound and pollution from new developments and the Maley Drive Extension. Maley Drive will become a much more disruptive element with any further deletion of the existing ecological buffer. We are asking for the 5% parkland allocation to be re-allocated and integrated into the southernmost area of the site, as we do not agree with the northern Block 89 and 90 allocation (near the high power hydro lines).
3. The Villages of Montrose were sold and advertised by the developer as nestled in nature with the tagline "Come Home to Nature" and "immerse yourself in nature". This was an implicit promise to the buyers of these properties, that they would have integrated access to the nature that is there now. The current re-draft does not live up to this promise.
4. In 2014 Dalron held a public meeting to present the Conceptual Master Plan (**appendix B**). The plan was accepted by the community as it maintained an appropriate ecological buffer and trails and it had a layout of the streets that *meandered* deeply into the new subdivision before rejoining Maley Drive Extension. In 2021 the plan was re-drafted to a completely different plan which deletes all the greenspace ecology and buffer. The 2024 re-draft does little to remedy this deletion. What happened to this plan? Why is today's plan so different? Why are all the trails and greenspace deleted?
6. With the development of up to 450 units in this subdivision, the traffic volume in this area will grow immensely. Residents have expressed a desire for traffic control measures to be put in place at Woodbine and on Forestdale. Furthermore, residents have expressed a

desire for Forestdale to be developed as a cul-de-sac as it is a dangerous hill with no sidewalks and limited sightlines. Increased traffic and speed could be detrimental if Forestdale is turned into a throughway.

We as a community understand the need for growth and progress but believe it should not come at the expense of our environment and existing community. Let's work together towards sustainable development that respects both our need for housing and our commitment to preserving nature.

Appendix A



Appendix B

VILLAGE OF MONTROSE CONCEPTUAL MASTER PLAN



PETITION

We the

Residents of the New Sudbury West Community Action Network and surrounding area

(Please identify the petitioners in general terms. For example, residents of Ward #, residents of Street Name, residents of Community Name, residents of the City of Greater Sudbury)

Briefly state the matter or argument in support of your petition. (This statement must appear at the top of each page on which you collect signatures.)

Objection to Dalron's proposed re-draft of the Montrose/Royal Oaks Subdivision as outline in Open Le

State the specific request for action you wish Council to undertake.

As discussed at the February New Sudbury West CAN meeting, we as a community object to the proposed re-draft as presented by the developer. The design of this subdivision does not reflect the social and environmental well-being of our community and it does not fully preserve important ecological corridors.

We ask that the proposed re-draft be amended to address the full implications and concerns of residents and surrounding community members as outlined in our open letter (attached). We as a community stand together on this matter. We understand the need for growth and progress but believe it should not come at the expense of our environment and existing community.

Let's work together towards sustainable development that respects both our need for housing and our commitment to preserving nature for future generations!

Name and contact information of the Petition Spokesperson or Principal Petitioner.

Name

Julie Labre

Residential Address

680 Grandview Blvd.

Mailing Address (if separate)

Daytime Telephone Number

Email (optional)

Fax (optional)

Petition Statement (Title)

Objection to Dalron's proposed re-draft of the Montrose/Royal Oaks Subdivision

Name of Petition Spokesperson or Principal Petitioner

Julie Labre

Briefly state the matter or argument in support of your petition. (This statement must appear at the top of each page on which you collect signatures.)

Objection to Dalron's proposed re-draft of the Montrose/Royal Oaks Subdivision as outlined in Open L

Here follows the Signatures

Name (First and last name)	Address (Residential address in the City of Greater Sudbury)	Electronic Signature or Valid E-mail Address
Christine Rivard	1175 Rinfret	
Dr.David Robinson	1376 Magnolia Blvd	
Janet Wright	1376 Magnolia Blvd	
Daniel Seguin	1511 Kingslea Court	
Margaret Dahm	1063 Moss Street, Sudbury, On	
Julie Labre	680 Grandview Blvd.	
Richard Munavish	860 WINDERMERE CRES	
Denis de Laplante	872 Grandview Blvd, Sudbury, ON P3A4Z9	
Velma de Laplante	872 Grandview Blvd - Sudbury	
Erin Holloway	5 Dorchester Crescent	
Diane Mastronardi	5 Dorchester Crescent	
Chris Holloway	5 Dorchester Crescent	
Louie Mastronardi	5 Dorchester Crescent	

Notice of Collection and Consent

The personal information on this form is collection under the authority of the City's Procedure By-law 2019-50, as amended by By-law 2020-107, adopted in accordance with section 238 of the Municipal Act, 2001, S.O. 2001, c. 25 for the purpose of informing City Council as to your views on municipal matters. All information contained in this form will form part of the public record and will be publically accessible. Questions relating to this collection of your personal information may be directed to the Manager of Clerk's Services/Deputy City Clerk, City of Greater Sudbury, 200 Brady Street, Sudbury, Ontario, P3A 5P3 or by calling 705-674-4455, extension 2010.

Briefly state the matter or argument in support of your petition. (This statement must appear at the top of each page on which you collect signatures.)

Objection to Dalron's proposed re-draft of the Montrose/Royal Oaks Subdivision as outlined in Open L

Here follows the Signatures

Name (First and last name)	Address (Residential address in the City of Greater Sudbury)	Electronic Signature or Valid E-mail Address
Ezra Holloway	5 Dorchester Crescent	
Thomas Arkless	130 Ivydale Court	
Chris McLean	1455 Montrose Ave	
Anne-Marie Perron-Jutras	120 Ivydale Court, Sudbury	
Lyne Thompson	71 Thorncliffe Crt	
Todd Thompson	71 Thorncliffe Crt	
Stephanie Duke	1348 Attlee Ave.	
Erma Howe	787 Grandview Blvd	
Jeanne-Claire Sloan	1376 Montrrose Avenue	
Breanna Pyott	59 Claudia Court	
Kathy Browning	75 Forestdale Drive, Sudbury, ON P3A 5X2	
Nick Dubecki	75 Forestdale Drive	
Spenser McCall	Dorchester Cres	

Notice of Collection and Consent

The personal information on this form is collection under the authority of the City's Procedure By-law 2019-50, as amended by By-law 2020-107, adopted in accordance with section 238 of the Municipal Act, 2001, S.O. 2001, c. 25 for the purpose of informing City Council as to your views on municipal matters. All information contained in this form will form part of the public record and will be publically accessible. Questions relating to this collection of your personal information may be directed to the Manager of Clerk's Services/Deputy City Clerk, City of Greater Sudbury, 200 Brady Street, Sudbury, Ontario, P3A 5P3 or by calling 705-674-4455, extension 2010.

Briefly state the matter or argument in support of your petition. (This statement must appear at the top of each page on which you collect signatures.)

Objection to Dalron's proposed re-draft of the Montrose/Royal Oaks Subdivision as outlined in Open L

Here follows the Signatures

Name (First and last name)	Address (Residential address in the City of Greater Sudbury)	Electronic Signature or Valid E-mail Address
Sherri MacPhee	1345 Montrose Ave	
Craig MacPhee	1345 Montrose Ave	
Doris Reid	1413 Lillian Blvd.	
Shelley Dietz	466 McKim Street	
Linda Beaulieu	1470 Montrose Avenue	
Erin Gorman	52 Dorchester Cres	
Gail Copps	20 - 1500 Montrose Avenue Sudbury	
Dr. Michael V. White	787 Grandview Blvd. Sudbury, ON	
Brian Miller	108 Gardenvale Court, Sudbury, Ont.	
Chris Diotte-Kelley	1431 Kingslea Court	
Jean-Francois Jutras	120 Ivydale Crt	

Notice of Collection and Consent

The personal information on this form is collection under the authority of the City's Procedure By-law 2019-50, as amended by By-law 2020-107, adopted in accordance with section 238 of the Municipal Act, 2001, S.O. 2001, c. 25 for the purpose of informing City Council as to your views on municipal matters. All information contained in this form will form part of the public record and will be publically accessible. Questions relating to this collection of your personal information may be directed to the Manager of Clerk's Services/Deputy City Clerk, City of Greater Sudbury, 200 Brady Street, Sudbury, Ontario, P3A 5P3 or by calling 705-674-4455, extension 2010.