

## Maria Gonzalez Santos

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**From:** Eric Taylor  
**Sent:** Friday, April 12, 2024 8:25 AM  
**To:** Maria Gonzalez Santos  
**Subject:** FW: Lot 12, Concession 3 TWP of Neelon

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** COMMENTS

Eric Taylor, RPP  
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**From:** dot.klein <[REDACTED]>  
**Sent:** Friday, April 12, 2024 1:53 AM  
**To:** Eric Taylor <Eric.Taylor@greatersudbury.ca>; stephanne.poirier@greatersudbury.ca; clerks <clerks@greatersudbury.ca>  
**Cc:** [REDACTED]  
**Subject:** Lot 12, Concession 3 TWP of Neelon

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April 11/24

Dear Mr Eric Tayor/Stephanne Poirier:

I give Mr Eric Tayor and/or Stephanne Poirier permission to notify my concerns about the proposed amendment of Bylaw 2010-100Z re Lot 12, Concession 3 Township of Neelon (1876, 1882.1890) from R1-5", Low Density Residential One and R2-2" Low Density Two to R3 (5) Medium Density Residential (Special) Zone - to develop 40 units of Row Housing (as published) to the developers and the agent for the developers who have made this application for the Bylaw amendment

I give my permission to Mr Eric Taylor and/or Stephanne Poirier premission the give my phone number, my postal address and my email address to the Bylaw ammendment applicants, the developers and the agent for the developers. My postal address is 1714 Bancroft Dr Sudbury Ont P3B 1S1, email address is [REDACTED] telephone [REDACTED]  
[REDACTED]

I am asking neighbours about thier concerns about this proposed development in the Ramsey Lake watershed and in close proximity to a very dramatic "s" curve on the crest of a hill with blind spots, bicycle lanes on both sides of the 2 lane roadway, 3 dead end streets that turn into and exit onto the curve at the crest of the hill. The speed entering the curve has recently been reduced to 40 KM/Hr but this does not correct the blind spots. The development will be located

in a flood zone fed by multiple natural springs that feed into year round wet streams that flow under Bancroft Dr to an open creek that flows beside the foundation of Holy Redeemer Church (1887 Bancroft Dr Sudbury). The creek (water flowing year round) winds its way and flows directly into Lake Ramsey - the drinking water for 50,000 Sudburians.

I am a member of the Minnow Lake Community Action Network that meets every 2 months. I am proposing to the developers and/or their agent attend the MLCAN meeting on Wednesday June 19 2024 at 7:00 PM at Minnow Lake Place to discuss the proposed development with the Ward residents. The purpose is for the Ward residents to understand the plans for the development and to build trust. The site of the proposed development would be ideal for a rent geared to income development. The Minnow Lake Food Bank is located at Holy Redeemer Church (across the street from the development, the Rexall Pharmacy and the Lakeside Pharmacy is close, 2 CGS transit bus routes serve the proposed site, Adamsdale elementary public school is a short distance and children do not need to cross any streets, the RC elementary school is also within walking distance, the Morel Playground is within a close distance). Minnow Lake has always been a very welcoming community. Minnow Lake welcomed many new Canadians after both World Wars and several other global conflicts. Minnow Lake has one of the highest number of residents in any ward in CGS who identify as Indigenous or Metis. Sudbury has many homeless and potentially homeless people. Many are families with children. Many are single parent families. They need safe and secure housing where they can access the services they need to grow and prosper. There are several churches, houses of worship and a Mosque in the vicinity. It would be easy to link services for the people in this development. These children need a chance. These homeless and near homeless families need a chance. Our city (Greater Sudbury) and the housing developers need to work together to provide safe, secure, affordable housing in good and welcoming neighbourhoods. This housing must be affordable for persons earning less than \$2,000.00 per month and must be in neighbourhoods where they can access health services and social services for all members in their families. They need to have nearby educational facilities for their children and playgrounds for their children. They need to be integrated into neighbourhoods where they feel they belong. We need to work together - city staff, politicians, business people, developers and neighbourhoods. This is the only way we will address the violence and crime in Sudbury. Lets build housing and nurture the people who are living in the street, in our alleyways, in our parks, in our bushes

I sincerely hope that the developers of Lot 12 Concession 3 Twp of Neelon will come to the ML CAN meeting on June 19th 2024 and meet the neighbourhood and discuss the proposed development. I hope they call me and we begin a dialogue

Sincerely

Dorothy (Dot) Klein

Resident of Ward 11

1714 Bancroft Dr  
Sudbury Ontario P3B 1S1  
April 18 2024

Alex Singbush  
City of Greater Sudbury  
Tom Davies Square, Brady Street  
Sudbury Ontario

**RECEIVED**

APR 19 2024

**PLANNING SERVICES**

**RE: File # 751-6/22-12**

**Lot 12, Concession 3 Township of Neelon (1876, 1882, 1890 Bancroft Drive)**

**Request from Owner/Developer/Agent/ Real Estate Broker**

**To Amend: Bylaw 2010-100Z from R1-5" Low Density Residential One and R2-2" Low Density Two**

**To**

**R3(s) Medium Density Residential (special Zone) to develop 40 units of row dwellings.**

I oppose the amendment to By-law 2010-100Z. I oppose the development of 40 unit row dwellings on property at 1876, 1882, 1890 Bancroft Drive with access from Bancroft Drive through a proposed "street"/driveway that had previously been a lot with a residential home and located between 1876 and 1882.

**Reasons:**

1. This is a flood plain. It is wet all year around and especially in spring run-off and during/after heavy rain. The back of the property is higher than the front with Bancroft Dr. higher and the properties on the south side of Bancroft Dr. all being lower. The land becomes progressively lower to the North Shore of Lake Ramsey. This entire area has multiple natural springs (is low lands) that drain southward through multiple streams and creeks from North to South. The proposed development is on the Northside of the low lands. All this water feeds into Lake Ramsey (a short distance away). The owner/developer plans to erect 10 buildings on cement slabs on these 3 lots (each 60 feet wide x 100 feet deep) with a paved "street"/driveway for access and allowing no significant ground exposure. At present, only cedar trees that absorb water in significant amounts will grow there. They are being removed and the area "hard surfaced". The spring water will collect below the surface and flood the low lying areas south of Bancroft Drive (from and including Manor Road) to Second Avenue South. Springs cannot be "plugged". The water has to flow. Holy Redeemer RC Church is the most vulnerable structure. A creek through which most of this spring water flows is on the west side of the foundation for the church. This creek has water flowing year round. The water comes from the properties involved in the development proposal. There will be flooding and damage to the church and cause significant financial hardship for the diocese of Sault Ste. Marie and Holy Redeemer Parish. I

would be negligent if I did not bring this to the attention of Bishop Dowd and Holy Redeemer Parish.

2. The water in Ramsey Lake has a sodium (salt) and other chemical level above the recommended health consumption level, Ramsey Lake is the source of drinking water for 40,000 – 60,000 Sudburians. Ramsey Lake is also the major recreational lake within the CGS. Ramsey Lake needs to be protected from further pollution. This development will add pollution to Lake Ramsey. A “storm water basin” on the development is inadequate and will not significantly protect Lake Ramsey.
3. This development will threaten the safety of pedestrians, mobility aid users, wheelchairs and scooter users, cyclists, cars, trucks, buses. The development will have 40 units with an attached garage in each unit. The owner/developer told me that the development is for the market of mature persons recently retired with plans to travel and who have recently sold their homes for equity and want to downsize and enjoy a “carefree life style” in rental housing with safe garages for their vehicles while they are away. The owner/developer/real estate broker will be handling the transactions and will be the landlord for the development. There will be 40 vehicles entering/exiting onto/from Bancroft Drive at an already congested area with bus stops and idling bays in close proximity to this new proposed “street”/driveway. This is also a bus transfer area for 2 public transit routes that includes persons with mobility issues and wheelchairs/scooters. Traffic lights at Bancroft and Second Ave frequently cause traffic back up as the turn from Bancroft to Second Ave South and North is close to the bus bays and the turn is congested. Adding more “pulling out” and turning vehicles to an already very busy intersection is a significant safety issue. There are children in this area. L’Arche plans to have a significant development in this area.
4. There is a significant hill with an “S” curve just west of the proposed development requesting the by-law change. This causes significant “blind “ spots when entering/exiting the 2 streets on the crest of the hill as well as the 2 streets (Avalon Rd and Neelon Street) on each side of the hill and the “S” curve. There are also 2 bicycle lanes on this “S” curve. These lanes are well used by children in the summer, spring and fall months. They are full of snow in the winter months. The speed limit on the blind curve has been recently reduced to 40 K/Hr. There is a sidewalk on the south side of Bancroft Dr including on the blind curve.
5. Sudbury is in desperate need of housing for homeless and near homeless families. There are at least 100 families in Sudbury with children who need stable housing where they can access the services they need to improve their future opportunities. The properties at 1876, 1882 and 1890 would be ideal for a development that would “market” families with children and who identify as Indigenous or Metis and in need of stable and safe housing near excellent elementary and secondary education programs (Adamsdale, Pius X11, Lasalle Secondary), well developed playground facilities(Morin Playground on 2<sup>nd</sup> Ave) , community gardens (at the Dog Park), two public transit bus routes with enclosed bus shelters, the food bank across the road at Holy Redeemer Church, 6 churches within a short walking distance (all with community Programs), an arena and a skate park close by, Moonlight beach with a bus route, “pick up” for camp Sudaca at Holy Redeemer Church. The Minnow Lake Hub for Better Beginnings, Better Futures was evicted from their long standing location at Minnow Lake Place. They are looking for a location near their clients that live in Minnow Lake. This location could be available for them.

This would be a major benefit for many residents and future residents to Ward 11 and Minnow Lake.

6. I asked the owner/developer/agent/real estate broker if he would consider converting his development plans to be more in line with the needs of Minnow Lake and the neighbourhood. He gave me an adamant "NO" as a response.

**Conclusion:**

The proposed development is not in the best interests of the residents of Ward 11 or of the people living in CGS. The residents want people who want to and are willing to engage in our community – to build healthy and safe communities. The resident market for the proposed development want a "care free life style" with a safe place to park their vehicle while they travel and enjoy their retirement. That is their privilege. Minnow Lake is a community of engaged persons who pride themselves in helping their neighbours and building a safe and health community. Minnow Lake has been a "haven" for children. I was born and raised in Minnow Lake and, although I left Sudbury for my postsecondary and professional education, I returned and eventually was able to return to live in Minnow Lake.

I am requesting that the CGS Planning Committee refuse the request of the owner/developer/agent/ real estate broker to amend the bylaw 2010-100Z. I am asking that file # 751-6/22-12 be closed because the development plans are inappropriate for the needs of the neighbourhood and the needs of CGS.

The Federal Government has just announced enhanced funding for Indigenous Housing Projects. Minnow Lake is on the Territory of the Wahnapiatae First Nations. I am sure that there would be ample support for an appropriate housing project to be located on the property listed as Lot 12, Concession 3 TWP of Neelon (1876, 1882, 1890 Bancroft Dr. Sudbury Ontario)

It is time for us to "get back on track". It is time to care for our children and to provide for their needs. It is time to do the right things for the right reasons. Sudbury has no future if we do not look after the needs for our children and make it our priority.

Sincerely

Dorothy (Dot) Klein RN BScN RN Emeritus (RNAO Designation)

Resident of Ward 11

Member of the Diocese of Sault Ste. Marie

Minnow Lake CAN member

1714 Bancroft Dr. Sudbury Ontario



A copy has been sent to the  
CGS Clerks Dept. I plan  
to attend the Planning Committee  
meeting Monday April 29/24  
& am available to respond to  
any questions. Dot) Klein