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May 20th, 2022

City of Greater Sudbury

Planning Services Division- Development Approvals
PO Box 5000 Station. A,
Sudbury, ON P3A 5P3

RECEIVED

MAY 24 2022

Re: Application for Zoning By-Law Amendment
Rockwood Drive/Algonquin Road (PIN 734750701)
TULLOCH File # 211019

PLANNING SERVICES

TULLOCH Engineering (TULLOCH) has been retained by 11415573 CANADA INC. the owner of 0 Algonquin Road in Sudbury to facilitate a Zoning By-Law Amendment.

The application proposes to rezone the lands from 'Future Development' to 'R3-1(S) Medium Density Residential (Special)' Zone with special permission to permit a retirement home. The development will feature a six-storey retirement home with a total of 150 guest rooms. Medical uses which are accessory to the retirement use are also proposed.

The following reliefs are also requested:

- To permit parking in the front and corner side yard where such is not permitted;
- To permit a maximum building height of 21.0-metres where a maximum of 19.0-metres is permitted;
- To permit a maximum of 6-storeys where a maximum of 5-storeys is permitted; and,
- To permit a 1.3-metre landscaped strip with fence along the southerly lot line where a 1.8-metre landscape strip with a fence is required.

Please find enclosed the following documents and supporting information in support of a complete application for Zoning By-Law Amendment:

- City of Greater Sudbury Zoning By-Law Amendment Application Form;
- Legal Property Descriptions;
- Architectural Site Plan;
- Sun Shadow Study/Analysis;
- Elevation Plans & Architectural Renderings;
- Planning Justification Report;
- CGS Pre-Consultation Memo of Understanding; and,
- Application Fee Cheque in the sum of \$4460.00.



Please note ongoing discussions have occurred between our office and Conservation Sudbury with regard to stormwater management considerations for the site. A Brief Letter will be produced in the near future to address high-level SWM strategy and how such will appropriately accommodate the proposed development, once detailed design is complete through the subsequent site plan control application after the principle of the use is established.

We trust the enclosed will enable the City of Greater Sudbury to issue notice of complete application. Should you require any further information please contact the undersigned

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'K. Jarus', with a long horizontal flourish extending to the right.

Kevin Jarus, M.Pl., RPP
Senior Land Use Planner | Project Manager
Sr. Associate