

✓AS
✓MM

Alicia Roy
2801 Rockwood Drive
Sudbury Ontario
P3E 5B3

RECEIVED

JUL 12 2022

July 7, 2022

PLANNING SERVICES

City of Greater Sudbury
Alex Singbush
Manager of Development Approvals
Planning Services Division
PO Box 5000 Station A
200 Brady Street
Sudbury Ontario P3A 5P3

RE:

NOTICE OF APPLICATION

Location: Part of PIN 73475-0701, Parts 3 & 4, Plan 53R-14815 in Lot 5, Concession 5, Township of Broder (Algonquin Road, Sudbury)

Application: To amend By-law 2010-100z being the City of Greater Sudbury Zoning By-law from "FD", Future Development to "R3-1 Special", Medium Density Residential Special

Dr. Mr Singbush,

I am **strongly contesting** the suggested 150 Unit Retirement Living Complex being built on the corner of Rockwood Drive and Algonquin Road. I have been a resident of Rockwood Drive for over 30 years' and recently purchased our family home. To put that into perspective, 30 years ago there was no development in the area, including, Tim Hortons and Algonquin Square. We had a school and a few residential streets, surrounded by miles of bush.

Over the years', we have watched many commercial and residential buildings being built in our small area. During the meetings for the Delron's Vintage Green Subdivision development, we were promised three thing;

- 1) The homes being built would face Rockwood Drive and not depreciate the value of our home.
- 2) There would be no street exit on Rockwood Drive
- 3) **The greenbelt on Rockwood Drive would remain so indefinitely.**

Up until yesterday's notice, the city broke the first 2 of these promises and we are now fighting to keep the last one. This greenbelt is all we have left of privacy on our little street and one of the last green spaces in the entire Algonquin area.

Secondly, the proposed project is going to interfere with an already congested 4-way stop that is directly adjacent to Algonquin Road Public School. I drive this route every day before and after school as my children attend Holy Cross/St. Benedict, this route should only take 3 minutes each way. Algonquin School parking lot was not designed to accommodate 100 + pupils, and the buses/ parents' vehicles line both sides of Algonquin Road causing delays as long as 20 minutes at the 4-way stop. I witness each day the wonderful city crossing guard try to help navigate children safely across this intersection and it is no easy task. The safety aspect alone should be the City's biggest concern as there is not a safe way to add 150 additional people (plus their guests/caseworkers/delivery personal/PSW's) to this school's intersection. It is not safe for the children attending Algonquin Road P.S, Holy Cross Catholic School and St. Benedict's Catholic School and would certainly not be safe for the 150 senior citizens who will be housed in the proposed complex.

In addition, following discussion with my neighbours on Algonquin, Joseph and Fred Street I have learnt that these individuals have not received the notification letter that I have. I am curious if the Delron Vintage Green subdivision received the notification as well. This development strongly impacts their commutes, safety, and daily lives. Neighbours and I are collecting signatures to petition and would appreciate an end date for response which was not provided in the notice letter.

I would like to add that I am not opposed to developers building more retirement housing in the City of Sudbury, however, this is not the right location for one to be built, especially one of this size.

I am requesting the City and Council to not allow an amendment to this by-law for any future projects.

Please keep this area the only green space left in the Algonquin area!

I thank you for your time and consideration.

Sincerely,



Alicia Roy

CC: Councillor Deb McIntosh

July 10, 2022

Greater City of Sudbury
Alex Singbush, Manager of Development Approvals
Planning Services Division
P.O. Box 5000, Station A
200 Brady Street, Sudbury, ON P3A 5P3

Re: Application to amend By-law 2010-100Z being the City of Greater Sudbury Zoning By-law from "FD", Future Development to "R-3 Special", Medium Density Residential Special

We are in receipt of the above correspondence dated June 24, 2022, File #751-6/22-009 and are submitting our comments as per the Notice of Application.

We reside at 2629 Rockwood Drive, Sudbury ON P3E 5A9 which is directly across from the proposed development.

We oppose this development and site the following reasons.

- this entire area is zoned R1-5 other than our property which is zoned C-1 (we live here and rent 1 apartment). Our home is less than 8 meters high. There is nothing in the area to compare to this proposed development
- the enormous size and height {21 meters/6 stories} of this proposed development is not in keeping with this residential neighborhood
- there is a huge risk that this development will devalue our home as well as others in this area
- some of the tenant's patios will look directly into our large picture window in the front of our home
- there is currently a primary school across the road from this site on Algonquin, adding significant traffic and parking along Rockwood Drive, which requires a crossing guard to ensure the safe passage for parents and children. This area is very congested when school is beginning and at the end of day
- The City of Sudbury uses the term "Traffic Calming," there will be a huge increase in traffic on Algonquin and Rockwood Drive during the construction of this Retirement Home and on completion with 150 tenants, at least 100 cars, visitors, staff, deliveries etc. etc.
- there will be a requirement for traffic lights, to ensure safe crossing, at the 4-way corner to cross Algonquin, with the increase in traffic, large vehicles etc.
- a Long-Term Care Home (Extendicare) is being currently built on Algonquin, just a few blocks from this site, which is already adding traffic to this area and once completed with increase traffic further. It is only 3 stories high and backs on to an industrial area. The residents of this home do not have vehicles unlike the Retirement tenants.

We understand development and are supportive of it, however it must respect the community and those citizens who reside there. This development will not!

We are at our cottage in Mattawa, only received this letter a few days ago. We also question the timing of this application being the summer vacation season.

Please keep us informed of this process, we are also looking for the time frame of this process/proceeding.

Your time is greatly appreciated, we look forward to hearing from you.

Best Regards

Mark & Gail Peplinskie

[REDACTED]

✓MM/AS✓

Mauro and Lisa Di Cosmo
19 Tawny Port Dr.
P3E 0A8

July 22, 2022

Alex Singbush (Manager of Development Approvals)
City of Greater Sudbury
Planning Services Division
PO Box 5000, Station A
200 Brady Street
Sudbury, ON, P3E 5P3


RECEIVED
AUG 02 2022
PLANNING SERVICES

Attn: File 751-6/22-009 (Retirement home on Algonquin Dr.)

Mr. Alex Singbush:

We are writing to express our concern about a construction project that has been proposed for a wood lot on the corner of Algonquin Road and Rockwood Drive. Having seen and considered the proposal, we are opposed to the plan as we feel that the size of this development is inconsistent with the nature and character of the current built environment of the neighbourhood. This building is proposed to be six stories high, which is significantly taller than any other building in the area, as this is a residential neighbourhood. This would make the building an eyesore. The height of the building would also certainly disrupt the enjoyment and impede the privacy of neighbouring residential properties. We will also point out that a much larger retirement home project currently being built down Algonquin Road has fewer stories.

We also question the location of this project, as it is in an already congested area of the south end. The proposed retirement home will be placed across the street from a school (Algonquin Road Public School) that already attracts significant traffic at various times of the day, with cars and busses often lined up down the street in the morning and afternoon. Traffic is so congested on Algonquin road as it is, that the city has seen the need to install a traffic calming pillar a block away at the intersection of Algonquin road and Tuscany Trail. Clearly, if traffic volume was not already an issue, the city would not see the need for such a pillar. This retirement home project should be placed in a more appropriate and less congested area if its current size is required to make it financially viable. Should this project proceed, we will continue to explore our options to oppose its construction. Thank you.



Mauro and Lisa Di Cosmo

Sarah Pinkerton

From: gin xi <[REDACTED]>
Sent: Thursday, July 28, 2022 10:44 AM
To: Alex Singbush
Subject: Fwd: Proposed Senior Citizen complex at corner of Algonquin and Rockwood.
Attachments: 751-6-22-09 - 0 Algonquin Rd, Sudbury - Notice of Application.pdf

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Sent from my iPad

> As per Deb's advice I am forwarding this letter to you!

>

> Sent from my iPad

>

>> On Jul 25, 2022, at 5:33 PM, Deb McIntosh <Deb.McIntosh@greatersudbury.ca> wrote:

>>

>> Good Afternoon,

>> Thank you for sharing your concerns.

>> Anyone can apply to rezone a property, that doesn't mean the planning staff will recommend approving such a change or that Council will approve a change.

>> With regard to the process, I have this from Planning Staff:

>> "The City is adopting a two-stage hearing process. Written submissions will be accepted by Council up to and including the Stage 2 hearing (date to be determined).

>> There are no Planning Committee meetings during the last quarter of 2022 due to the municipal election. As a result, this process will extend into 2023. However, it would be appreciated if any initial written submissions could be provided by the end of August in the event the Stage 1 hearing takes place prior to the election.

>> No recommendation or decision is made at the Stage 1 hearing, which is intended to introduce the proposal and obtain input from the public and the proponents. Public notice will be provided prior to the hearing."

>>

>> I strongly suggest you share your concerns with Alex Singbush as

>> suggested in the attached letter. You can email him at alex.singbush@greatersudbury.ca It is important that you share your concerns as part of the process.

>>

>> I've been told by the agent for the developer that they will be conducting public information session as well.

>>

>> I am not on the Planning Committee however, I will attend the agent's public meeting as well as both hearings.

>> Currently, there is nothing for me to act on as there has been no report or decision point presented to Planning Committee or Council.

>>

>> Have a good evening.

>>

>> Deb

>>

>> Deb McIntosh (she/her)

>> City Councillor Ward 9

>> City of Greater Sudbury

>>

>>

>>

>>

>> -----Original Message-----

>> From: gin xi <[REDACTED]>

>> Sent: Wednesday, July 20, 2022 12:35 PM

>> To: Deb McIntosh <Deb.McIntosh@greatersudbury.ca>

>> Subject: Proposed Senior Citizen complex at corner of Algonquin and Rockwood.

>>

>> CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

>>

>> Hi Deb, as our councillor, I am writing to you to ask what the city is doing to do to accomodate the increased traffic that such a building will add to the already crowded situation at that corner. I am not opposed to seniors. Im one myself.. But I am not for the idea of putting a Six story building, in a residential area, that does not have sufficient road clearance for the increased traffic. Just imagine an extra 100 plus, vehicles per day, in an area that is already crowded from the school traffic. There are times at school opening, and class closure, that a city bus has a hard time getting by. Now just imagine yourself trying to go by on your way to work, or hospital, or just shopping. Or try getting by on your way home at 3:30.

>> Liability and safety concerns should definitely be discussed, before this project is even considered.

>> There must be infrastructure put in to allow for busses, ambulance and other vehicles.

>> A building of this size will change the whole 'character' of the neighbourhood.

>> So as our representative at the municipal level, I am asking 'what are you doing to address these concerns'.

>>

>> John C. Valent, [REDACTED].

>>

>> Sent from my iPad

Srijana Rasaily

From: gin xi [REDACTED]
Sent: Friday, July 29, 2022 11:05 AM
To: Alex Singbush
Subject: proposal to amend by-law 2010-1002 from FD to R3-1 on Algonquin Road, South End, Sudbury

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

July 29, 2022

alex.singbush@greatersudbury.ca

Manager of Development Approvals, Planning Services Division

Sudbury, Ontario

Re: Applicant 11415573 Canada Inc, Part PIN 73475-0701, Parts 3&4, Plan 53R-14815 in Lot 5, Concession 5, Township of Broder (Algonquin Road, Sudbury)

Proposal: – amend by-law 2010-100Z from Future Development to R3-1 Special to permit a six-storey retirement home

Dear Mr. Singbush:

The proposal for a high-rise at the south-end of Algonquin Road is not appropriate. This is a residential neighbourhood. Such a tall building would be out of place in the middle of residential homes in the south end of Algonquin Road.

And it is not safe. The proposed building is at an intersection where students walk and bike to-and-from five different schools.

Twice a day from September to the end of June, students walk and bike to and from Algonquin Road Public School, Lo-Ellen Secondary, St. Benedict Secondary, Holy Cross Separate School, and R.L. Beattie Public School.

The proposed site is across the road from Algonquin Public School. In addition to kids pouring out of Algonquin School and crossing that intersection to walk home, there are school buses and parents driving to pick up and drop off kids, clogging the whole Algonquin/Countryside/Rockwood intersection. Parents driving their kids are parked on both sides along Algonquin, down onto Rockwood and onto Greenvalley Road.

A building that would add traffic to-and-from a 150 guest room building (plus visitors), in the middle of a single home residential area (see NTS 751-6/22-09 dated 2022 06 15) and school area is not safe and not appropriate for the neighbourhood.

If I had received the Notice of Application dated June 24, 2022, before school was out for the summer, I could have taken photos and videos for you to see on how intensely busy this intersection is with students. Please let the applicant find a more appropriate use of the property.

Brenda Fuchs-Valent

2738 Greenvalley Drive, Sudbury, ON P3E 5B8

Sarah Pinkerton

From: Ernie Boeswald <[REDACTED]>
Sent: Friday, July 29, 2022 8:52 AM
To: Alex Singbush
Subject: RE: Rezoning Rockwood Dr.

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good Morning Mr. Singbush,

I wanted to inform you about my displeasure about the possibility of the rezoning of Rockwood Drive in order to to build a 6 storey retirement home. As a resident of Rockwood Dr., I find this street busy enough with traffic - especially for a dead-end street (Rockwood leads into Joseph which is a dead-end street). I have conversed with Ms. McIntosh regarding better signage to inform drivers not familiar with the area eg. A possible solution to this might be clearer signage at the 4-way stop. There should be signage big enough to read Algonquin (to St Benedict Catholic Secondary School) and Countryside (Gerry McCormick Arena). Then further, down Rockwood at the corner of Fred Street there should be two signs, which indicate a Dead End. The current Dead End sign is not very predominant.

I could only imagine the traffic congestion at that corner - especially during the school year - with Algonquin Public School.

Thank you for your time.

Ernie Boeswald
2811 Rockwood Dr.

✓MM
✓AS

August 6, 2022

City of Greater Sudbury,
Alex Singbush,
Manager of Development Approvals,
Planning Services Division,
PO Box 5000, Station A,
200 Brady St, Sudbury Ontario.
P3A 5P3

RECEIVED

AUG 12 2022

PLANNING SERVICES

Be advised that I (Daniel Draper), a resident of Greater Sudbury, and evidenced by the submission of this letter, **do not support** the notice of application submitted by 11415573 Canada Inc., and specifically for the location: Part of PIN 73475-0701, Parts 3 & 4, Plan 53R-14815 in Lot 5, Concession 5, Township of Broder (Algonquin Road, Sudbury), as follows.

I am opposed to the application for:

Amendment of the zoning bylaw from FD to R3-1 Special

I am further opposed to the site-specific request for relief for:

An increase in building maximum height to 21 metres from 19 metres

An increase in building to 6 storeys from 5 storeys

A reduction in the planting strip along the southerly lot line from 1.8 metres to 1.3 metres

The elimination of an opaque fence requirement

My concerns with the proposed development include the location of the proposed development, the increased traffic in the area resulting from the proposed development, the negative impact on existing infrastructure as a result of the proposed development, the lack of current infrastructure supportive to the development, and the safety of residents in the area as follows:

Location

1. The area in question has a high R-1 density with on-going R-1 developments. The proposed six storey facility will negatively impact the residential environment of the area with the potential loss of value for surrounding homes and specifically those in the immediate and near-immediate area, including residential homes on Countryside, Rockwood, Green Valley, Algonquin, Vintage and Cognac streets.

Traffic

2. The area in question has on-going R-1 residential developments as well as the development of a large nursing home facility on Algonquin Rd. This rapid growth in the area has exacerbated and continues to affect increased traffic volume and congestion issues without any infrastructure improvements to Algonquin and Countryside roads.
3. Heavy vehicle traffic volumes on Countryside and Algonquin can be expected to increase due to increase in transport traffic (to support food services and other related accessory uses) and a

required increase in public transit traffic to support tenants in an area of very poor walkability (walkability score of 8).

Existing Infrastructure

4. While Algonquin and Countryside are in good repair, Rockwood has not seen any surface remediation of significance since 1985.
5. The intersection of Algonquin and Countryside currently has a 4-way stop. This will not support the significant increase in traffic at an intersection that is right next to a public school.
6. There are no sidewalks on Rockwood St., the south side of Algonquin Rd. and the north side of Countryside Rd. to support increased pedestrian traffic.

Safety

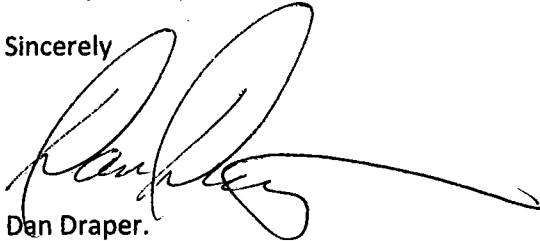
7. The area in question has a low bike score (37) with minimal bike-friendly infrastructure. Increased traffic and congestion from the proposed development will increase risk to public school and high school students as well as others wishing to utilize bicycles for transportation.

Should the City undertake traffic studies to support improvements in infrastructure, a reduction in the size of the current proposed development as well as building height, then my opinion on this development may change. As it is presented, I stand opposed.

The above concerns are respectfully submitted to the Manager of Development Approvals, City of Greater Sudbury.

Thank you for your consideration in this matter.

Sincerely



Dan Draper.
2793 Joseph St.,
Sudbury, Ontario
P3E 5B4

August 8, 2022

City of Greater Sudbury
Alex Singbush
Manager of Development Approvals
Planning Services Division
PO Box 5000, Station A
200 Brady Street, Sudbury ON
P3A 5P3

RECEIVED

AUG 1 / 2022

PLANNING SERVICES

Re: File 751-6/22-009 Notice of Application

Please be advised that I, Nathan Falcioni, a resident of Greater Sudbury, and evidenced by the submission of this letter, **do not support** the notice of application submitted by 11415573 Canada Inc. (Tulloch Engineering), for the location: Part of PIN 73475-0701, Parts 3 & 4, Plan 53R-14815 in Lot 5, Concession 5, Township of Broder (Algonquin Road, Sudbury), as follows:

I am opposed to the application for:

- Amendment of the zoning bylaw from FD to R3-1 Special

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My concerns with the proposed development include the location of the proposed development, the increased traffic in the area resulting from the proposed development, the negative impact on existing infrastructure as a result of the proposed development, the lack of current infrastructure supportive to the development, and the safety of residents in the area as follows:

Location

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Traffic

2. The area in question has on going R-1 residential developments as well as the development of a large nursing home facility on Algonquin Rd. This rapid growth in the area has exacerbated and continues to affect increased traffic volume and congestion issues without any in infrastructure improvements to Algonquin and Countryside Roads.
3. Heavy vehicle traffic volumes on Countryside and Algonquin can be expected to increase due to increase in transport traffic (to support food services and other related accessory uses) and required increase in public transit traffic to support tenants in an area of very poor walkability (walkability score of 8).

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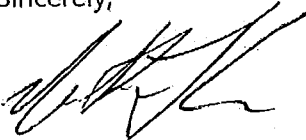
Safety

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The above concerns are respectfully submitted to the Manager of Development Approvals, City of Greater Sudbury.

Thank you for your consideration in this matter.

Sincerely,



Nathan Falcioni
17 Cabernet Court
Sudbury, ON P3E 0E8
[REDACTED]

August 8, 2022

City of Greater Sudbury
Alex Singbush
Manager of Development Approvals
Planning Services Division
PO Box 5000, Station A
200 Brady Street, Sudbury ON
P3A 5P3

RECEIVED
AUG 1 / 2022
PLANNING SERVICES

Re: File 751-6/22-009 Notice of Application

Please be advised that I, Cristina Falcioni, a resident of Greater Sudbury, and evidenced by the submission of this letter, **do not support** the notice of application submitted by 11415573 Canada Inc. (Tulloch Engineering), for the location: Part of PIN 73475-0701, Parts 3 & 4, Plan 53R-14815 in Lot 5, Concession 5, Township of Broder (Algonquin Road, Sudbury), as follows:

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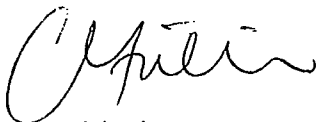
Safety

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The above concerns are respectfully submitted to the Manager of Development Approvals, City of Greater Sudbury.

Thank you for your consideration in this matter.

Sincerely,



Cristina Falcioni
17 Cabernet Court
Sudbury, ON P3E 0E8
[REDACTED]

MM ✓
AS ✓

July 29, 2022

(HARD COPY DROPPED OFF AUGUST 8, 2022)

alex.singbush@greatersudbury.ca

Manager of Development Approvals, Planning Services Division

Re: Applicant 11415573 Canada Inc, Part PIN 73475-0701, Parts 3&4, Plan 53R-14815 in Lot 5, Concession 5, Township of Broder (Algonquin Road, Sudbury)

Proposal: – amend by-law 2010-100Z from Future Development to R3-1 Special to permit a six-storey retirement home

Dear Mr. Singbush:

The proposal for a high-rise at the south-end of Algonquin Road is not appropriate in a residential neighbourhood. Such a tall building would be out of place in the middle of residential homes in the south end of Algonquin Road.

And it is not safe. The proposed building is at an intersection where students walk and bike to-and-from five different schools.

Twice a day from September to the end of June, students walk and bike to and from Algonquin Road Public School, Lo-Ellen Secondary, St. Benedict Secondary, Holy Cross Separate School, and R.L. Beattie Public School.

The proposed site is across the road from Algonquin Public School. In addition to kids pouring out of Algonquin School and crossing that intersection to walk home, there are school buses and parents driving to pick up and drop off kids, clogging the whole Algonquin/Countryside/Rockwood intersection. Parents driving their kids are parked on both sides along Algonquin, down onto Rockwood and onto Greenvalley Road.

A building that would add traffic to-and-from a 150 guest room building (plus visitors), in the middle of a single home residential area (see NTS 751-6/22-09 dated 2022 06 15) and school area is not safe and not appropriate for the neighbourhood.

If I had received the Notice of Application dated June 24, 2022, before school was out for the summer, I could have taken photos and videos for you to see on how intensely busy this intersection is with students. Please let the applicant find a more appropriate use of the property.

Brenda Fuchs-Valent

2738 Greenvalley Drive, Sudbury, ON

Copy to: City Clerk: legal_services@greatersudbury.ca

RECEIVED
AUG 08 2022
PLANNING SERVICES

Srijana Rasaily

From: asko martikkala <[REDACTED]>
Sent: Wednesday, August 10, 2022 5:42 PM
To: Alex Singbush
Subject: Development on Algonquin Road

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

August 09, 2022

City of Greater Sudbury,

Alex Singbush,
Manager of Development Approvals, Planning Services Division,
PO Box 5000, Station A
200 Brady St,
Sudbury, Ontario
P3A 5P3

Be advised that I (Asko Martikkala), a resident of Greater Sudbury, and evidenced by the submission of this letter, do not support the notice of application submitted by 11415573 Canada Inc., and specifically for the location: Part of PIN 73475-0701, Parts 3 & 4, Plan 53R-14815 in Lot 5, Concession 5, Township of Broder (Algonquin Road, Sudbury), as follows.

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Existing Infrastructure

4. While Algonquin and Countryside are in good repair, Rockwood has not seen any surface remediation of significance since 1985.

5. The intersection of Algonquin and Countryside currently has a 4-way stop. This will not support the significant increase in traffic at an intersection that is right next to a public school.

6. There are no sidewalks on Rockwood St., the south side of Algonquin Rd. (which is beside the site of the proposal), the west side of the other part of Algonquin Rd., and the north side of Countryside Rd. to support increased pedestrian traffic.

Safety

7. The area in question has a low bike score (37) with minimal bike-friendly infrastructure. Increased traffic and congestion from the proposed development will increase risk to public school and high school students as well as others wishing to utilize bicycles for transportation.

Another concern I have would be that the building gets used for other housing. The proposal says that it would be for a retirement home, but once it is built what would stop the owners, or future owners, from allowing other residents from living there?

Should the City undertake traffic studies to support improvements in infrastructure, a reduction in the size of the current proposed development as well as building height, then my opinion on this development may change. As it is presented, I stand opposed.

The above concerns are respectfully submitted to the Manager of Development Approvals, City of Greater Sudbury.

Thank you for your consideration in this matter.

Sincerely,

Asko Martikkala

██████████
██████████
██████████

Srijana Rasaily

From: Kris Martikkala <[REDACTED]>
Sent: Wednesday, August 10, 2022 6:11 PM
To: Alex Singbush
Subject: Opposition to proposal

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

August 10, 2022

City of Greater Sudbury,

Alex Singbush,
Manager of Development Approvals, Planning Services Division,
PO Box 5000, Station A
200 Brady St,
Sudbury, Ontario
P3A 5P3

Be advised that I (Kristopher Martikkala), a resident of Greater Sudbury, and evidenced by the submission of this letter, do not support the notice of application submitted by 11415573 Canada Inc., and specifically for the location: Part of PIN 73475-0701, Parts 3 & 4, Plan 53R-14815 in Lot 5, Concession 5, Township of Broder (Algonquin Road, Sudbury), as follows.

I am opposed to the application for:

Amendment of the zoning bylaw from FD to R3-1 Special

I am further opposed to the site-specific request for relief for:

An increase in building maximum height to 21 metres from 19 metres

An increase in building to 6 storeys from 5 storeys

A reduction in the planting strip along the southerly lot line from 1.8 metres to 1.3 metres

The elimination of an opaque fence requirement

My concerns with the proposed development include the location of the proposed development, the increased traffic in the area resulting from the proposed development, the negative impact on existing infrastructure as a result of the proposed development, the lack of current infrastructure supportive to the development, and the safety of residents in the area as follows:

Location

1. The area in question has a high R-1 density with on-going R-1 developments. The proposed six storey facility will negatively impact the residential environment of the area with the potential loss of value for surrounding homes and specifically those in the immediate and near-immediate area, including residential homes on Countryside, Rockwood, Green Valley, Algonquin, Vintage and Cognac streets.

Traffic

2. The area in question has on-going R-1 residential developments as well as the development of a large nursing home facility on Algonquin Rd. This rapid growth in the area has exacerbated and continues to affect increased traffic volume and congestion issues without any infrastructure improvements to Algonquin and Countryside roads.

3. Heavy vehicle traffic volumes on Countryside and Algonquin can be expected to increase due to an increase in transport traffic (to support food services and other related accessory uses) and a required increase in public transit traffic to support tenants in an area of very poor walkability (walkability score of 8).

Existing Infrastructure

4. While Algonquin and Countryside are in good repair, Rockwood has not seen any surface remediation of significance since 1985.

5. The intersection of Algonquin and Countryside currently has a 4-way stop. This will not support the significant increase in traffic at an intersection that is right next to a public school.

6. There are no sidewalks on Rockwood St., the south side of Algonquin Rd. (which is beside the site of the proposal), the west side of the other part of Algonquin Rd., and the north side of Countryside Rd. to support increased pedestrian traffic.

Safety

7. The area in question has a low bike score (37) with minimal bike-friendly infrastructure. Increased traffic and congestion from the proposed development will increase risk to public school and high school students as well as others wishing to utilize bicycles for transportation.

Another concern I have would be that the building gets used for other housing. The proposal says that it would be for a retirement home, but once it is built what would stop the owners, or future owners, from allowing other residents from living there?

Should the City undertake traffic studies to support improvements in infrastructure, a reduction in the size of the current proposed development as well as building height, then my opinion on this development may change. As it is presented, I stand opposed.

The above concerns are respectfully submitted to the Manager of Development Approvals, City of Greater Sudbury.

Thank you for your consideration in this matter.

Sincerely

Kristopher Martikkala

██████████
██████████
██████████

Srijana Rasaily

From: Mauro Manzon
Sent: Monday, August 29, 2022 2:15 PM
To: Srijana Rasaily
Subject: FW:
Attachments: Algonquin Road Issues.JPG

From: Cal Hayes <[REDACTED]>
Sent: Monday, August 29, 2022 12:31 PM
To: Alex Singbush <Alex.Singbush@greatersudbury.ca>
Cc: Deb McIntosh <Deb.McIntosh@greatersudbury.ca>; Keith Vincent <[REDACTED]>; Mauro Manzon <Mauro.Manzon@greatersudbury.ca>; kevin.jarus@tulloch.ca
Subject:

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Mr Singbush

Have been in discussion with Deb McIntosh.

Please note that there are many- many taxpayers living in this area that are opposed to this " CN Tower" building, possibly being allowed by our planning committee.

When discussing with a lot of the neighbours, no one has been made aware of this!

Please note that we would ask that a letter also be sent to all homeowners that live on Countryside Dr as well as Algonquin Road as these are the taxpayers who will be "bothered" by the influx of traffic.

If you require these addresses I am sure that Deb McIntosh can have them ready for you.

Please also note that we will be expecting emails regarding the dates of the upcoming " public" meetings.

Thanks Cal and Esther Hayes

Srijana Rasaily

From: Mauro Manzon
Sent: Tuesday, September 6, 2022 3:36 PM
To: Srijana Rasaily
Subject: FW: Opposition of Applicant 11415573 Canada Inc (Tulloch Engineering)

From: Kelly Oreskovich <[REDACTED]>
Sent: Tuesday, September 6, 2022 3:07 PM
To: Mauro Manzon <Mauro.Manzon@greatersudbury.ca>; Alex Singbush <Alex.Singbush@greatersudbury.ca>
Cc: Bob <[REDACTED]>; Deb McIntosh <Deb.McIntosh@greatersudbury.ca>
Subject: Opposition of Applicant 11415573 Canada Inc (Tulloch Engineering)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello,

I am a resident of the Algonquin Road area living on Tuscan Trail. We are aware of a development proposal before the City Planning Committee by Tulloch engineering to develop a medium density residential structure for seniors in our residential neighborhood.

My husband and I oppose this development in its entirety due to a number of factors:

- proximity to an elementary school
- insufficient road infrastructure to support increased traffic
- already congested streets at pick up and drop off times at the school
- current development of a Long Term Care residence on Algonquin Road that will already increase road traffic in the area
- absence of traffic study to identify need for infrastructure development
- development over a marshy flood plain

We applaud the developer for wanting to build a residential structure to accommodate our aging population. We disagree with the location of this proposal and any variance requested for building height and number of storeys.

Sincerely;
Kelly Oreskovich
Bob MacDonald

Srijana Rasaily

From: Mauro Manzon
Sent: Tuesday, September 6, 2022 3:36 PM
To: Srijana Rasaily
Subject: FW: Development Proposal Algonquin Road

From: Dann Kingsley <[REDACTED]>
Sent: Tuesday, September 6, 2022 2:44 PM
To: Deb McIntosh <Deb.McIntosh@greatersudbury.ca>; Mauro Manzon <Mauro.Manzon@greatersudbury.ca>; Alex Singbush <Alex.Singbush@greatersudbury.ca>; [REDACTED]
Subject: Development Proposal Algonquin Road

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Gents, Madam,

I have been studying this development for a short time and I have to be honest...what in the actual #%\$@^& is going on?

While I'm all for progress and having traveled to many / much smaller cities with many better developments (I did an 11,000 km road trip across the USA and Canada in May) and have since traveled to Atlanta, Athens, Greenville and Asheville been everywhere from San Diego to Copenhagen I am dumbfounded at this proposed development. It doesn't fit this neighbourhood. I go places, I do things, I don't see this level of poor planning elsewhere. We aren't Toronto, New York City, Tel Aviv or Vancouver, we don't have to squeeze things in places because we don't have other options.

Certainly no one thinks putting a 150 unit development across the street from a grade school is slick urban planning. Do we think that? We don't think that, do we? And on the heels of a new massive Extencicare just up the street?

I don't want to be a NIMBYer but really? This isn't about it being in my neighbourhood, it's the wrong puzzle piece for that immediate area.

6 stories in the middle of a residential neighbourhood?

Wow, while I will only suffer from the view not the property value losses like my neighbours down the street I see this as nothing more than an eyesore and of greater concern adding a massive flow of traffic adjacent to a grade school. You wouldn't put the police tower there, why an equally busy development?

We already struggle with aggressive drivers going to and coming from St Benedicts, we will be adding Extencicare and now this?

I will say my concerns regarding traffic flow are legit as I am a 32 year (retired) veteran of the GSPS and my last ten years were with the Traffic Management Unit. 150 units, so up to 300 residents, staff, guests. It's going to add a massive amount of traffic flow onto top of what Extendicare adds to an otherwise quiet neighbourhood with a grade school across the street.

This poor location for this development cannot proceed. Near the arena on Countryside? Smarter. Near JL Richards? Smarter. Next to Extendicare, meh, smarter but again these are residential streets. Sudbury does not lack land, shoehorning this hulk of a development into this location isn't a well thought out move.

I look at this development proposal drawing and it looks awful, is the driveway really that close to the intersection? 250-500 passenger car trips in and out daily? What can go wrong? You know that when it does you will be called out right?

This project is a blatant eyesore and tragedy waiting to happen.

I want to see projects like this develop in our stagnant little community, and wouldn't even care if the location wasn't so terribly poor. This should be a park or greenspace not a medium / high density development at a very busy intersection. I'm shaking my head that this was even proposed.

Dann Kingsley
Tuscany Trail,
Sudbury

Srijana Rasaily

From: Mauro Manzon
Sent: Wednesday, September 7, 2022 10:57 AM
To: Srijana Rasaily
Subject: FW: South end algonquin/countryside development

From: Emily Notman <[REDACTED]>
Sent: Wednesday, September 7, 2022 10:56 AM
To: Alex Singbush <Alex.Singbush@greatersudbury.ca>; Mauro Manzon <Mauro.Manzon@greatersudbury.ca>; Deb McIntosh <Deb.McIntosh@greatersudbury.ca>; kevin.jarus@tulloch.ca
Cc: southenddev2022@gmail.com
Subject: Re: South end algonquin/countryside development

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Apologies, managing my kids at home today and accidentally sent the email before I was done. Please see below for the completed version.

I would like to attend the zoom meeting on Wednesday Sept 14th.

Emily

Sent from my iPhone

> On Sep 7, 2022, at 10:37 AM, Emily Notman <[REDACTED]> wrote:

>

> Good Morning,

>

> I am writing with my concerns regarding the proposed 150 resident, fully staffed retirement home with 83 parking spaces planned for the lot across from an elementary school, daycare, and EarlyON child and family centre. The daycare and earlyon centre run year round. On weekends and in summer, the play structure at the school is utilized by local children and summer camps.

>

> While others may voice their concerns about views and property values, my biggest concern is for the safety of the children that attend the corner of algonquin and countryside daily. The current volume of traffic is already bordering on unmanageable. A long term care residence is currently being built down the road, with this intersection likely being the main thoroughfare for anyone trying to reach that facility coming off the bypass. We have no way to confirm just how much increase in traffic we can expect until that facility opens.

>

> The current volume is already borderline unmanageable. Busses are barely arriving at school on time due to the long lines at the 4 way stop. In the afternoon, the setting sun shining in the eyes of the westbound traffic on algonquin is blinding, and many already take that stop sign as a suggestion. My husband has dodged been hit while walking the dog at that intersection on multiple occasions, and he is a full grown man. As trucks are getting taller and taller, small children are at risk of being run over.

The promotional photos of the proposed development are misleading. The entrance driveway is across from the marked

driveway in the subsequent photos. The promo picture looks like the distance from the corner to the driveway of the new build is at least 5 car lengths. however, you can see from my photo of school drop off, it's barely 3. The 3rd car would likely be parked in front of the proposed driveway. The distance would be even less if you are adding a sidewalk. You can also appreciate the lineup of cars and busses at that corner in the morning. This photo was taken at 8:55 when school had started, it was much worse just a few minutes earlier.

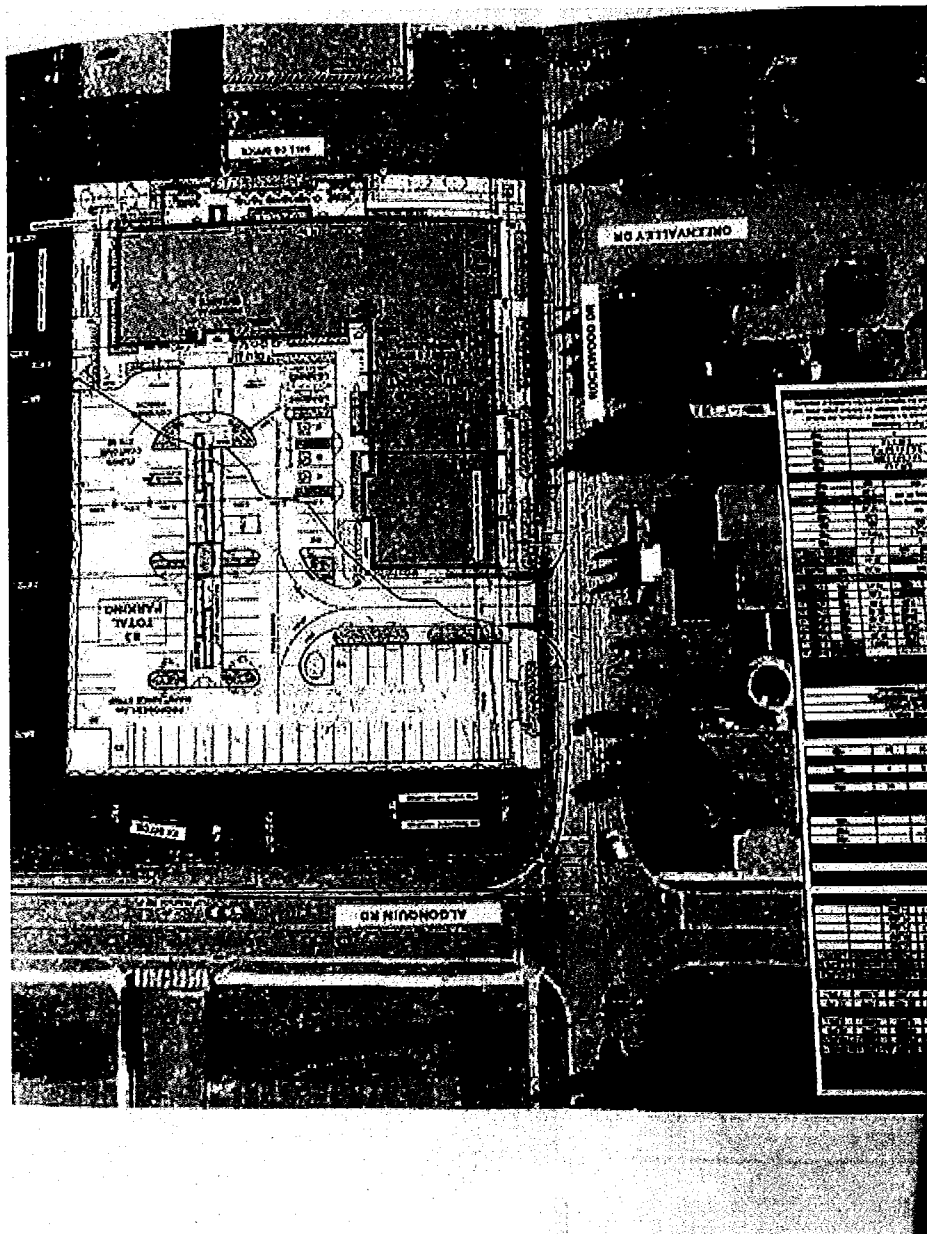
The earlyon centre is support for new parents and parents home with their children, so many attending during the day have infants in tow. The daycare accepts 18 months old and up. These parents are tired, overwhelmed, distracted drivers, already at risk.

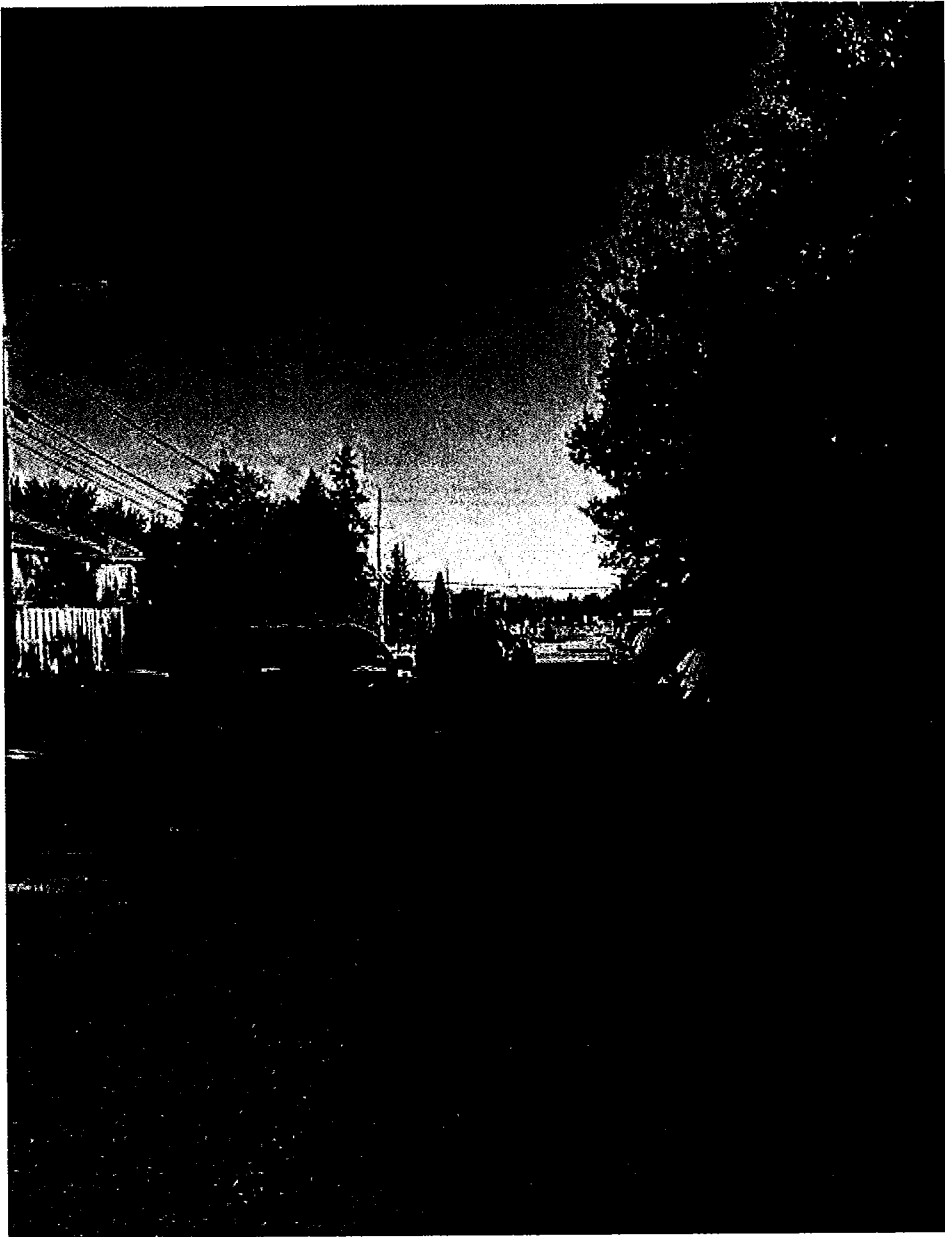
We must see what the LTC facility does to the traffic flow before considering another huge undertaking. Even without the LTC facility underway, this is just too close to the school (daycare and early on entrance marked in blue) for such a huge influx of cars. Please do not put my children, and the children of everyone who attends this corner, at risk.

Thank you for your care and attention.

Emily Notman
Greenvally Drive







Srijana Rasaily

From: Asko Martikkala <[REDACTED]>
Sent: Wednesday, August 10, 2022 5:46 PM
To: Alex Singbush
Subject: Development on Algonquin Road

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

August 10, 2022

City of Greater Sudbury,

Alex Singbush,
Manager of Development Approvals, Planning Services Division,
PO Box 5000, Station A
200 Brady St,
Sudbury, Ontario
P3A 5P3

Be advised that I (Kathy Martikkala), a resident of Greater Sudbury, and evidenced by the submission of this letter, do not support the notice of application submitted by 11415573 Canada Inc., and specifically for the location: Part of PIN 73475-0701, Parts 3 & 4, Plan 53R-14815 in Lot 5, Concession 5, Township of Broder (Algonquin Road, Sudbury), as follows.

I am opposed to the application for:

Amendment of the zoning bylaw from FD to R3-1 Special

I am further opposed to the site-specific request for relief for:

An increase in building maximum height to 21 metres from 19 metres

An increase in building to 6 storeys from 5 storeys

A reduction in the planting strip along the southerly lot line from 1.8 metres to 1.3 metres

The elimination of an opaque fence requirement

My concerns with the proposed development include the location of the proposed development, the increased traffic in the area resulting from the proposed development, the negative impact on existing infrastructure as a result of the proposed development, the lack of current infrastructure supportive to the development, and the safety of residents in the area as follows:

Location

1. The area in question has a high R-1 density with on-going R-1 developments. The proposed six storey facility will negatively impact the residential environment of the area with the potential loss of value for surrounding homes and

specifically those in the immediate and near-immediate area, including residential homes on Countryside, Rockwood, Green Valley, Algonquin, Vintage and Cognac streets.

Traffic

- 2. The area in question has on-going R-1 residential developments as well as the development of a large nursing home facility on Algonquin Rd. This rapid growth in the area has exacerbated and continues to affect increased traffic volume and congestion issues without any infrastructure improvements to Algonquin and Countryside roads.
- 3. Heavy vehicle traffic volumes on Countryside and Algonquin can be expected to increase due to an increase in transport traffic (to support food services and other related accessory uses) and a required increase in public transit traffic to support tenants in an area of very poor walkability (walkability score of 8).

Existing Infrastructure

- 4. While Algonquin and Countryside are in good repair, Rockwood has not seen any surface remediation of significance since 1985.
- 5. The intersection of Algonquin and Countryside currently has a 4-way stop. This will not support the significant increase in traffic at an intersection that is right next to a public school.
- 6. There are no sidewalks on Rockwood St., the south side of Algonquin Rd. (which is beside the site of the proposal), the west side of the other part of Algonquin Rd., and the north side of Countryside Rd. to support increased pedestrian traffic.

Safety

- 7. The area in question has a low bike score (37) with minimal bike-friendly infrastructure. Increased traffic and congestion from the proposed development will increase risk to public school and high school students as well as others wishing to utilize bicycles for transportation.

Another concern I have would be that the building gets used for other housing. The proposal says that it would be for a retirement home, but once it is built what would stop the owners, or future owners, from allowing other residents from living there?

Should the City undertake traffic studies to support improvements in infrastructure, a reduction in the size of the current proposed development as well as building height, then my opinion on this development may change. As it is presented, I stand opposed.

The above concerns are respectfully submitted to the Manager of Development Approvals, City of Greater Sudbury.

Thank you for your consideration in this matter.

Sincerely,

Kathy Martikkala

██████████
██████████
██████████

✓MM
✓AS

September 12, 2022

To:

Kevin Jarus – Tulloch Senior Land Use Planner
Deb McIntosh – Ward 9 Councillor
Mauro Manzon – CGS – Senior Planner
Alex Singbush CGS Manager of Development Approvals
Craig - SouthEndDev2022@gmail.com

From: Dan and Leslie Merrick, 41 Vintage Way

This document is in response to the Tulloch Engineering document titled:
Planning Justification Report
Rockwood Algonquin Retirement Home

Here are our concerns.

Section 2.2 Topography and Site Features Pg. 5

Our concern – We are confounded that we are considering a building of this size on a flood plain. We are very concerned that the plan for ‘fill and construction’ will protect the retirement building but put residents surrounding the site at increased risk.

Section 2.3 Transportation and Transit Pg. 5

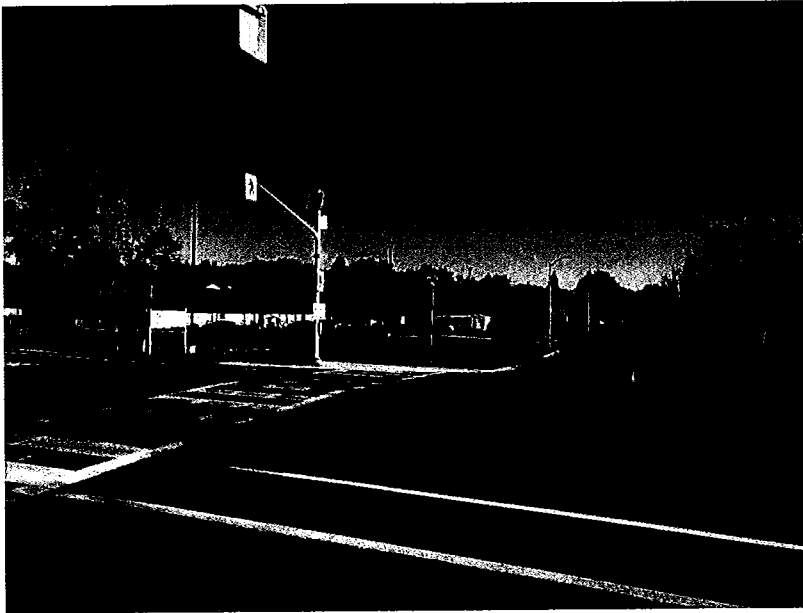
Our concern - The corner of Rockwood/Algonquin/Countryside is VERY congested twice a day during the school year. In addition to the traffic caused by parents/guardians, school staff, school buses and children of Algonquin Public School, St. Benedict school also draws many drivers and buses through this corner. Parents/guardians park on both sides of Algonquin and Rockwood dropping off/awaiting their children. Additionally, it appears some people (staff?) have also taken to parking on Algonquin.

Section 2.5 Surrounding Neighbourhood Context Pg. 6

Our concern - Counting the aesthetician’s office across the street, who delivers services out of their home, as commercial, is a stretch. Yes, there is a commercial/institutional area congregated at the start of Algonquin drive but the area this building is proposing to go into is 99% RESIDENTIAL ONLY with the 1 story Algonquin Public School and the 1 story Bell Public Utility nearby the proposed site.

Section 3.0 Proposed Development Pg. 9

Our concern - We are not against the idea of a retirement home in our community. Without knowing too much about it, the picture below shows the 1 story Chartwell retirement home on William Street in New Sudbury as a great example of a retirement home structure that integrates well into the surrounding neighbourhood. Note that it is built lower than the surrounding trees.



Pg. 9 Concerns on the reliefs being requested:

To permit parking in the front and corner side yard where such is not permitted.

Our concern - at present, parents and guardians of kids going to Algonquin Public School park on the East side of Rockwood from the stop sign to the Bell building right where you are proposing this building. Where are they going to park if you do this? Additionally, you are asking to pave over a flood plain area. This will put the residents in the area surrounding the building at a higher risk of flooding.

To permit a maximum building height of 21.0 metres ...

Our concern - the building being proposed far, far exceeds the look and feel of the area.

To permit a maximum of 6-storeys where

Our concern – The building being proposed far, far exceeds the look and feel of the area.

Paragraph 1 Given the presence of the floodplain on the property.....

Our concern – Given the parking area being proposed is on a flood plain our concern is that the mitigation plan will increase the risk of flooding for properties surrounding the site. Paving this now vegetated site will decrease rainfall attenuation times thereby increasing risk of flooding in the event of heavy rainfall due to climate change. A smaller building would require less parking and therefore more vegetation to attenuate heavy rainfall.

Paragraph 3 The integration of these private and public realm improvements and allow the development to blend into this established neighbourhood.

Our concern – there is no way this 6-story monstrosity is going to “blend into this established neighbourhood”.

Section 4.0 Sun and Shadow Impact Study Pg.12

Our concern – This building will be so high it will have a detrimental effect on the surrounding neighbours by eliminating light and passive heat in the Fall into the Winter. Also, what we feel is

missing here is a noise study. Overnight in the Spring, Summer and Fall it is cool enough to sleep with the windows open in our neighbourhood because it is a quiet neighbourhood. Given the H&V equipment on the roof of the building and not having trees high enough to create a sound barrier we expect we'll have to use our air-conditioning and keep our windows closed. Not a good effect on the cost of operating our homes and the resulting negative effect on climate change of having to run air conditioners.

Section 5.0 Policy Overview and Analysis Pg. 13

Section 5.1 Provincial Policy Statement (PPS) Pg. 13

Our concern – The PPS does not consider Internet services. We are concerned that our current Internet services will be impacted by this high-density addition to our neighbourhood. Can this be investigated, and can we be ensured that any additional costs to upgrade the local Internet infrastructure will not fall on us as taxpayers or subscribers?

Section 5.2 Growth Plan for Northern Ontario Pg. 20

Section 5.3 City of Greater Sudbury Official Plan Pg. 21

Response to Section 2.3 Pg. 22

Pg. 22 Respecting **Sections 2.3.3.8**, the proposed development has been designed with the lower profile and lower density residential dwellings east and west in mind....

Our concern – We strongly object to this entire paragraph. The proposed development is 4-5 stories HIGHER than the residential, public utility and school buildings east, west, north and south. Despite how you try to disguise it with “L-shape, façade materials and private balconies”, it’s still 4 stories HIGHER than anything else in the neighbourhood.

In the second paragraph you have brushed aside the fact that the sun shadow will affect “evening backyard shadowing”. This structure will eliminate light and passive heat sources now available to those properties.

Pg. 22 **Section 2.3.3.9** of the Official Plan sets out

Pg. 23 Fifth bullet point - The site provides for adequate ingress/egress, parking and loading

Our Concern – We don’t feel this statement is accurate during morning and afternoon drop-off/pickup times at Algonquin Public School. At these times this is a very high traffic area. Parents and guardians utilize the east side of Rockwood from the stop sign at Algonquin road to the Bell utility building as a staging area. Once this building goes up where do these people go as the front of the school is already heavily congested with busses and parent/guardian vehicles dropping off/waiting for their children.

Pg. 23 Sixth bullet point – The approval authority (Municipality) did not require a Traffic Impact Study...

Our concern – We think the Municipality should reconsider this decision.

Pg. 23 Tenth bullet point – The proposed retirement building ... Sun Shadow Analysis...

Our concern – Again you have brushed aside the impact of sun shadowing on the homes on Vintage Way that will be affected by this development resulting in diminished natural light and elimination of a passive heat source.

Pg. 23 Twelfth bullet point- Concerns surrounding the property's floodplain ...

Our concern - We are concerned that the mitigations proposed for the development will negatively impact the surrounding properties risk of flooding. The developer may solve their problem by transferring the risk to others.

Response to Section 3.2 Pg. 24

In response to policies outlined in **3.2.1.6.**, the additional building height

Our concern – we completely disagree with this paragraph. As stated previously, the proposed building height in NO WAY is “cognizant of the existing surrounding neighbourhood”.

Response to Section 10.2 Pg. 25

The building has been fully located outside

Our concern – Again, we are concerned that the mitigations proposed for the development will negatively impact the surrounding properties risk of flooding. The developer may solve their problem by transferring the risk to others. The developer is removing vegetation that today acts to naturally attenuate rainfall in this area.

Response to Section 12.2.2 Pg. 26

Our concern – Again, we are concerned that the impact to Internet services have been overlooked. What impact will this high density building have on present services? Will the builder agree to improving our services if we are impacted so that we are not faced with higher costs to cover the upgrade?

Response to Section 14.3 Pg. 26

Our concern – The proposed development DOES NOT integrate with the existing build and character of this area. The proposed development is 4 stories HIGHER than the residential, public utility and school buildings east, west, north and south. Despite trying to disguise it with street trees, vegetation, landscape boulevards, L-shape, façade materials and private balconies”, it's still 4 stories HIGHER than anything else in the neighbourhood **including the trees.**

Response to Section 14.4.1 Pg. 27

Our concern – this is getting repetitious. See our previous responses.

Response to Section 14.4.2 Pg. 28

Our concern – We're no traffic experts but we think the Municipality should come out and have a look at the morning and afternoon traffic and parking issues with respect to Algonquin Public School before finalizing their decision on not needing a Traffic Study.

Section 6.0 Planning and Summary Conclusion Pg. 33

6.2 Compatibility/Neighbourhood Sensitivity Pg. 33

Our concern – It is this authors opinion that the proposed development is in an appropriate location for the proposed uses BUT NOT the proposed build form for all the reasons stated previously and,

- The proposed 6-storey height does not reflect the 1-2 story character of the neighbourhood. Neither will a 3, 4 or 5 story build form.
- We would like to see the city hold the developers' feet to the fire with respect to "retaining a significant portion of the subject properties mature vegetation". It's been our experience that the first thing developers do is trash the entire site and start with a clean, vegetation free, property. They put their buildings up and then plant a few sticks they call trees. If this is what this project will do we'd like to see, beforehand, the 30' trees (as per Site Plan A-100) they are proposing to plant after they get their building up and the parking lot paved. How will the present mature trees be kept from being destroyed during construction?

Thank you for your time and attention to our concerns.

Srijana Rasaily

From: Brenda Petryna <[REDACTED]>
Sent: Monday, September 12, 2022 12:18 PM
To: Alex Singbush; Deb McIntosh
Cc: Mauro Manzon
Subject: proposed retirement home at Algonquin and Rockwood. Southend

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon.

I have been considering the proposal to increase the development from 5 to 6 floors and 21 metres from 19 metres.

From my perspective there is no benefit to this neighbourhood to allow increases.

That is a very busy intersection already with the grade school right across the street. More traffic will not improve the situation.

When I moved into this neighbourhood in 2007 I have a recollection of flooding to the homes along Algonquin which are right beside the proposed development due to the swales not being sufficient in size. Will this new increased size affect the flooding of this low lying area? Perhaps you are able to confirm exactly what happened to cause the flooding.

I would vote to the requested variance.

Thank you
Brenda Petryna

Sent from [Mail](#) for Windows

Srijana Rasaily

From: Mauro Manzon
Sent: Monday, September 12, 2022 8:41 AM
To: Srijana Rasaily
Subject: FW: 11415573 Canada Inc - Southend Development Project

From: Jeff & Cathy Hutzul <[REDACTED]>
Sent: Saturday, September 10, 2022 11:41 AM
To: Deb McIntosh <Deb.McIntosh@greatersudbury.ca>
Cc: Alex Singbush <Alex.Singbush@greatersudbury.ca>; Mauro Manzon <Mauro.Manzon@greatersudbury.ca>; southenddev2022@gmail.com
Subject: 11415573 Canada Inc - Southend Development Project

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Deb McIntosh,

As a resident of the Southend, for a little over 20 years now, we wish to express our disapproval of the planned 150 unit retirement home at the corner of Algonquin and Rockwood. This area has grown considerably over the years, as a detached and semi detached residential area, something we're not opposed to. However, during this time we have noticed the increase in vehicle traffic as well as pedestrians (walking, running, cycling, etc). We see more vehicles speeding and disregarding the traffic signs, especially at this intersection. As a matter of fact, we're truly appalled by the number of grown adults not coming to a stop in front of a school where young minds watch and learn. It's quite pathetic actually. Now our city planners want to give a green light to 225 new residents on a small foot print of land (150 units x 1.5 residents per) in an already congested location. Not to mention the daily activity of PSW's and support staff, Amazon Delivery, Food Delivery, Prescription Drug delivery, waste management trucks, Meals on wheels, etc, etc. All this additional traffic in a school zone is not very smart from a civil planning perspective. Here's an interesting fact and it's right there on the City Greater of Sudbury website, where it states ***"Greater Sudbury is 3,627 square kilometres in area, making it the geographically largest municipality in Ontario and second largest in Canada"***. All this available land and we can't find a location that makes more sense to build this 150 unit retirement complex. We're in our late 50's and one day we'll be looking at moving into a building similar to the one planned here. I just hope it will not be in a location that puts potential harm to the surrounding home owners.

<https://www.greatersudbury.ca/live/about-greater-sudbury/>

Yours truly,
Jeff and Cathy Hutzul
2769 Joseph Street

Srijana Rasaily

From: Rob Uguccioni <[REDACTED]>
Sent: Monday, September 12, 2022 2:13 PM
To: Alex Singbush; Mauro Manzon; Deb McIntosh
Subject: Development Proposal Algonquin

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We received a letter concerning the development of a 150 unit apartment building by 11415573 Canada Inc. In reviewing the information we have a concern over the number of parking spots in relation to the number of units. The number of parking spots would only accommodate 57% of the total units. Where are the balance of the residents going to park considering there is a school across the street which will not be available to these residents. Parking on the street is allowed during the summer months however, commencing November 1 to March 31 there is no overnight street parking allowed. How is this acceptable? Are there plans to limit the number of residents that will be allowed a vehicle?

Rob and Karen Uguccioni

Srijana Rasaily

From: Gus Digi <[REDACTED]>
Sent: Tuesday, September 13, 2022 10:33 PM
To: Alex Singbush; Mauri.Manzon@greatersudbury.ca; Deb McIntosh; southenddev2022@gmail.com
Subject: Applicant 11415573 Canada Inc

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Dear City Planning Committee,

I have been a resident on Greenvalley Dr. since 1986. During the years I have noticed the increased traffic congestion at the corner of Algonquin Rd. and Rockwood Dr. In fact, on September 8, at 9am, despite the crossing guard and police presence to assist, the traffic was still backed up. I do not believe that the proposed site can handle the increased traffic from 150 units and from accompanying staff.

At the end of the school day, vehicles are parked on both sides of Algonquin impeding the traffic flow. This problem along with school buses is a definite traffic jam. Again, 150 units and working staff will worsen this situation.

I am also concerned about the height of the proposed building. No home or building in the vicinity is taller than two stories. A six story building will tower over the neighbourhood. The small strip of green space surrounding the building will not camouflage it's failure to blend in. The proposed senior residence will devalue the surrounding homes and detract from the family neighbourhood.

In comparison, Extendicare is building a four story building at the edge of the neighbourhood, with a large amount of green space. Aesthetically, the building will be more pleasing but the increased traffic is inevitable. Could Algonquin Rd. handle another high density building down the road?

My concerns warrant your consideration.

Sincerely,
Augustine DiGioseffo

Sent from my iPhone

Srijana Rasaily

From: Dawn Russell <[REDACTED]>
Sent: Tuesday, September 13, 2022 1:02 PM
To: Alex Singbush
Subject: Fwd: Development South End of Sudbury - Algonquin

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Alex Singbush,

I am against the proposed development (Applicant 11415573 Canada Inc.) of the area across from Algonquin Road Public School in the south end to be used for the future development of an apartment building.

This has been a completely residential area for the last 50 years that I have lived here. It still has a very neighborhood feel with lots of tree's and animals and very peaceful.

To add an apartment building to this area will greatly increase the amount of vehicles on our road system, as well as the increase of noise. Also with the additional traffic will be the increase of safety issues for the children and adults walking in the neighborhood. As with an apartment complex with 150 units will have at least 100 to 200 cars going in and out of it each day, as well you will have additional delivery trucks for Amazon, Fedex, Purolator, etc. as a lot of individuals are buying on-line currently.

We already have been enduring the noise from the residential building for the last 20 years, as well as the construction of the new Long term care facility on the outskirts of our residential area. On top of the noise from the gravel plant across the highway near Gerry McCrory arena, when operating.

There are so many other areas closer to amenities that would benefit from an apartment building, such as on MacIsaac Drive.

I am deeply disappointed in the City for not informing all residents within a 500 metres to a kilometre of this development, as opposed to the approximately 250 metres from future development where residents were notified. I live on Blyth Road less than a 5 minute walk(500 metres) to the area, but had to be informed by people in my neighborhood about this development instead of the city.

Again I am strongly opposed to this proposal.

Regards,

Dawn Russell

2518 Blyth Road

Sudbury, ON

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Srijana Rasaily

From: Dominique/David <[REDACTED]>
Sent: Tuesday, September 13, 2022 8:36 PM
To: Alex Singbush; Mauro Manzon; Deb McIntosh
Subject: Applicant 11415573 Canada Inc. - Algonquin Rd, Sudbury new development

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

We have recently received notice of the future development of the property located on Algonquin Rd, Sudbury across the street from Algonquin Rd Public School.

We have lived in the neighbourhood for over 25 years and our children have attended Algonquin Rd Public School and St. Bens.

We oppose the proposed apartment building for various reasons. First, there will be an marked increase in traffic in the area, which is problematic so close to the school and young children.

Second, the stop signs on Algonquin Rd and Countryside are already considered optional by most drivers. Last month, we contacted the police to complain about the traffic and request increase patrolling of the area.

Third, there is already a traffic calming post on Algonquin near the school to help control the traffic speed, which is a 40km school zone; this is ignored most of the time and merely a decoration on the roadway. Adding a 150 unit building will only increase the problem.

Fourth the development of the new Extencicare on Algonquin Rd has already caused enough additional traffic. The sidewalk is located on the north side of Algonquin Rd and the southside of Countryside. Everyone has to cross the intersection where this development is proposed to access sidewalks. With the building located at this intersection as well, it is going to be challenging to cross to continue walking. We have witnessed over the years numerous near accidents in the area already.

Lastly, the proposed new development will do nothing but congest an already saturated small neighbourhood.

If you would like to discuss further, please me know.

Thank you,
Dominique and David Walker
16 Kensington Place
Sudbury

Sent from [Mail](#) for Windows

Srijana Rasaily

From: Mauro Manzon
Sent: Wednesday, September 14, 2022 8:52 AM
To: Srijana Rasaily
Subject: FW: Zoning By-law Amendment - Southeast corner of Algonquin Road and Rockwood Drive

Subject: File 751-6/22-009

From: Nancy Favaro <[REDACTED]>
Sent: Tuesday, September 13, 2022 3:45 PM
To: Deb McIntosh <Deb.McIntosh@greatersudbury.ca>; kevin.jarus@TULLOCH.ca; Mauro Manzon <Mauro.Manzon@greatersudbury.ca>
Cc: southenddev2022@gmail.com
Subject: Zoning By-law Amendment - Southeast corner of Algonquin Road and Rockwood Drive

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Hello,

I am a resident of 2781 Rockwood Drive. I definitely have concerns about where the entrances are located on Rockwood Drive. Many students from Algonquin Public School and St. Benedict Catholic School walk to and from home along Rockwood Drive. There are no sidewalks, no curbs and the street are very narrow at the corner of Rockwood Drive and Greenvalley Drive.

As it is, I feel that Rockwood Drive is already congested with traffic and unsafe because residents from Tawny Port area **barely** make a complete stop (more like a yield) at the bottom of the hill when turning right onto Rockwood Drive with residents of Rockwood Drive driving up a slight hill to where Tawny Port and Rockwood traffic meet all heading towards the same 4-way stop on Algonquin Road.

I would like to suggest that entrances be made on Algonquin Road across from the school, with traffic lights as it a main bus route and safer for the students and anyone entering or exiting the new retirement building.

I understand the need of Retirement homes, but the height of the proposed retirement home casts shadow all along the building parallel to Rockwood Drive with the probability of ice build-up during the winter months.

Regards,

Nancy Favaro

Srijana Rasaily

From: Mauro Manzon
Sent: Wednesday, September 14, 2022 9:18 AM
To: Srijana Rasaily
Subject: FW: applicant 11415573 canada inc (agent tulloch engineering)

Subject: File 751-6/22-009

From: Renee Caruso [REDACTED]
Sent: Wednesday, September 14, 2022 5:28 AM
To: Alex Singbush <Alex.Singbush@greatersudbury.ca>; Mauro Manzon <Mauro.Manzon@greatersudbury.ca>; Deb McIntosh <Deb.McIntosh@greatersudbury.ca>
Subject: applicant 11415573 canada inc (agent tulloch engineering)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning,

I am writing in regards of the future development located in my neighbourhood.

My concerns are the following:

-increase in traffic volume, already very busy with traffic regarding hockey at Countryside, the elementary school, the future site for the nursing home. Allowing this residential complex will be even busier. There are many children/pedestrians/ young families (toddlers/babies/strollers) and others with disabilities wether it be on bikes or walking. I feel that their safety is and will be at risk. Many cars have driven through the 4 way stop sign. I myself was almost hit by a vehicle at that intersection. By adding the 150 units with 85 parking spots will be a traffic and safety disaster. In regards to the school many parents park at that specific area to pick up or drop off their children. Cars are parked on either side of the road which makes it very difficult to navigate. With the nursing increased traffic regarding staff, visitors, and EMS.

Along with the increase in traffic brings the noise. Our neighbourhood is a quiet and safe environment. With the addition of the 150 units with 85 parking spots will bring unnecessary noise.

Renee

Srijana Rasaily

From: Saurav Biswas <[REDACTED]>
Sent: Wednesday, September 14, 2022 10:16 AM
To: Alex Singbush
Subject: Fwd: Applicant 11415573 Canada Inc.

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

FYI.

Sorry, I had a typo in the email address.

Saurav

----- Forwarded message -----

From: Saurav Biswas <[REDACTED]>
Date: Wed, Sep 14, 2022 at 10:12 AM
Subject: Applicant 11415573 Canada Inc.
To: Deb McIntosh <deb.mcintosh@greatersudbury.ca>
Cc: <alex.singbush@greatersudbury.ca>, <mauro.manzon@greatersudbury.ca>, southenddev2022@gmail.com
<southenddev2022@gmail.com>, kevin.jarus@TULLOCH.ca <kevin.jarus@tulloch.ca>

Good Morning Mr. Jarus,

Kindly share the Zoom meeting link.

Good Morning Deb,

I recently received a 1 page printout notifying me of a Development Proposal in the neighbourhood.

The inset map in the printout is not legible. Please provide a higher resolution map with legible street names and other features.

In particular approval is sought for:

- paving over flood plain.
- exception for 6 storeys.
- exception for 21 m height.
- across from elementary school.

I don't think any of the above is a good idea.

As my representative for Ward 9, I am expressing my concerns and disapproval for this project.

Warm regards,

Saurav

Srijana Rasaily

From: Kerri-Lynne Smania <[REDACTED]>
Sent: Thursday, September 15, 2022 10:09 AM
To: Alex Singbush; Mauro Manzon; Deb McIntosh
Subject: Rockwood Algonquin Retirement Home Planning Application

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

My husband and I had the very first home built in the Vintage Green Subdivision, and we have enjoyed the many families come and go and prosper as each new street was developed behind us. We are not opposed to land development in our single family residential area as long as the homes are level to the area. To build a 6 storey complex would be offensive. It will create light pollution, noise pollution and traffic nightmares, not to mention that we are already in a flood zone.

Our first and biggest concern is that it would increase traffic tremendously. This development is being built across from Algonquin Public School that is already heavy with children and traffic. Just driving through the intersection at the school is unnerving, as we have to look out for other cars, buses, the precious children and the crossing guard. Vehicle lineups have been backed up to our subdivision entrance and getting out into traffic is a struggle. Residents on Countryside have mentioned to me that backing out of their driveways is already a nightmare in the mornings and afternoons. Don't forget about the traffic created by St. Benedicts High School and Holy Cross Elementary up the road. And you really have to explain to me why a traffic study hasn't been done. Teachers are already parking on the sides of the street just to get to class on time, because the parking spots are already occupied in the school's parking lot. During the day both sides of the school are taken up with cars, parents and buses, and on one side of the school, traffic is often down to one lane. What will happen if an ambulance or fire truck is called out to a retirement home at that time. God... I hope that no child ever gets hit by a car in the future. And, let's also mention that the school buses have to wait on the curbside of Countryside Arena for their time to proceed to the school because they don't want to disrupt the heavy traffic that is already at this corner. And if there is a school function parked cars are everywhere and lets also include the new Extendicare up the street and the amount of cars that will be added to the traffic flow.

Now, on to the ditch that we have in front of our subdivision. Just recently it had to be cleared of a beaver dam that was preventing water flow in the area, not to mention the amount of weeds that are growing continuously. You overlooked a traffic study...have you covered how you will take care of this ditch and any unforeseen flooding problem?

Our next big concern is the privacy from a 6 storey complex. We did not sign up for that. Homes in our back yard, we already have. Four wonderful neighbours touch our lot, and we still have sunlight all day long. If this development is allowed to be built we would lose our skyline and our residential neighbourhood setting.

Again, we the undersigned strongly object to this 6 storey building, and pray that you take everything we have mentioned to heart. We agree that another retirement home is needed but

give them more than 1.5 acres to build, in an area at the end of a neighbourhood so that they will be kept safe from such heavy traffic congestion and have green space for them to enjoy the outdoors.

Kerri-Lynne and Michael Smania
Vintage Way



Reply

 Forward

Srijana Rasaily

From: Max Battistoni <[REDACTED]>
Sent: Friday, September 16, 2022 7:17 AM
To: Deb McIntosh; Alex Singbush; Mauro Manzon
Subject: Development Proposal Before City Planning Committee Applicant 11415573 Canada Inc.)Agent Tulloch Engineering

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I am against this development.

First of all, allowing 6 stories where 5 stories is the allowable maximum is wrong. It would cause sight lines for homes in the area to be jeopardized. The height of the building would also be intrusive on people's property restricting privacy.

Secondly, the increased traffic would make it unsafe particularly in a school zone where Algonquin Public School is right across the street from this development. Further there is another 2 schools just down the street Holly Cross and St. Benedict's Highschool. Traffic is high in this area as Algonquin and Countryside Roads are used extensively as a shortcut to access Algonquin Square and Walmart. There is also Algonquin Playground where many children play all year round. This playground serves an area much larger than the immediate area.

Thirdly allowing development in a flood plain is wrong.

The notice gives a very narrow perspective of the development. Just a snapshot of the property without showing other areas in the neighbourhood.

I received the notice in the mail September 13. Quite late to develop any thought to this development and the notice of public information session for September 14.

Max Battistoni
2545 Blyth Road
Sudbury, P3E 5A5
[REDACTED]

Sent from [Mail](#) for Windows 10

Srijana Rasaily

From: Frank Nykilchyk <[REDACTED]>
Sent: Friday, September 16, 2022 8:09 AM
To: Alex Singbush; Mauro Manzon; Deb.McIntosh@grearersudbury.ca
Subject: Proposal applicant 11415573

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Hello Everyone and thank you for the opportunity to comment.

In 2020 I was not working for a short time due to Covid 19. All of my Financiers were willing to accommodate me and offered exceedences for my financial commitment. When I asked the Greater City of Sudbury to extend some relief for my property taxes I was told they had no provision for this situation and was expected to pay my taxes on time as usual. The fact that Council is willing to consider exceedences for developers but not for their tax payers seems self serving to me.

Thanks for your time.

Frank Nykilchyk
2548 Cavendish crt
Sudbury On.

Srijana Rasaily

From: Mauro Manzon
Sent: Friday, September 16, 2022 8:47 AM
To: Srijana Rasaily
Subject: FW: Proposed Senior Citizen building on Greenvalley and Algonquin.
Attachments: 751-6-22-09 - 0 Algonquin Rd, Sudbury - Notice of Application.pdf

Subject: File 751-6/22-009

From: gin xi <[REDACTED]>
Sent: Thursday, September 15, 2022 4:52 PM
To: Deb McIntosh <Deb.McIntosh@greatersudbury.ca>
Cc: Mauro Manzon <Mauro.Manzon@greatersudbury.ca>
Subject: Re: Proposed Senior Citizen building on Greenvalley and Algonquin.

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Thank you for your quick response. I am happy to hear you do not support this application for 6 stories. Being a senior, I agree that this type of project is needed in Sudbury south-end. But why is this not being proposed on the Maclsaac property, near the mall (4-corners). Is that not the reason that Maclsaac Dr. was developed. That land would be perfect for such a project as it is close to amenities, busses, walking paths, shopping. It would support the local businesses already there.

This land in question, is better suited for low density residential, enhancing the existing neighbourhood. Increasing existing traffic would definitely be a liability to the city, and local children, walking to and from the 3 schools. As well as all the bus traffic, already crowding the existing roads.

As suggested I am forwarding this letter to Mauro Manzon.

Sent from my iPad

On Sep 15, 2022, at 11:00 AM, Deb McIntosh <Deb.McIntosh@greatersudbury.ca> wrote:

Good Morning,

Thank you for sharing your thoughts. I encourage you to share your thoughts with the city planners as suggested in the notice of application (attached here for your convenience)

You can write directly to the city planner in charge of this application:
mauro.manzon@greatersudbury.ca with your questions/concerns.

It is important to note that any property owner can apply to re-zone a property. That does not mean the City Planner will recommend approval or that the Planning committee will approve an application. Resident input is important in this process.

Based on what I know right now my position is that we need this type of housing in our city however I can't support a 6 story building at this location.

I will be meeting with Craig Maki this afternoon to discuss the arrangements to have an in person community meeting to discuss what we heard last night.

Have a good day.

Deb

Deb McIntosh (she/her)
City Councillor Ward 9
City of Greater Sudbury

From: gin xi <[REDACTED]>
Sent: Wednesday, September 14, 2022 7:05 PM
To: Deb McIntosh <Deb.McIntosh@greatersudbury.ca>
Subject: Re: Proposed Senior Citizen building on Greenvalley and Algonquin.

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I Deb. I was cut off of the meeting when I tried to turn on my mike, and was not allowed back in. My question is how can they say that a traffic study is not warranted? As far as 'efficient use of the land' is concerned, then why not build a Twin Tower type of building? The fact of the matter is, that traffic is impacted, and how much cannot be judged without a study. That part of Rockwood cannot sustain higher traffic. Every year potholes appear, and the city takes months to fix them. Higher traffic will certainly impact infrastructure, and make it way worse.. This development will certainly impact on the 'character' of this neighbourhood. People do not like to be railroaded, and forced into a rezoning.. That was the tone of this meaning! With an election coming on I would like to know where you stand on this development?

John Valent

Sent from my iPad

On Aug 10, 2022, at 1:41 PM, Deb McIntosh <Deb.McIntosh@greatersudbury.ca> wrote:

Hello Again,
I am not surprised that they have likely experienced delays. All sectors are experiencing delays whether supply chain delays or labour shortages.

Deb McIntosh (she/her)
City Councillor Ward 9
City of Greater Sudbury

From: gin xi <[REDACTED]>
Sent: Wednesday, August 10, 2022 1:35 PM
To: Deb McIntosh <Deb.McIntosh@greatersudbury.ca>
Subject: Re: Proposed Senior Citizen building on Greenvalley and Algonquin.

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Refer to previous emails. Back in June you said you were told 'end of July'! I did not listen to live stream as it was too long!

Sent from Yahoo Mail for iPhone

On Wednesday, August 10, 2022, 10:18 AM, Deb McIntosh <Deb.McIntosh@greatersudbury.ca> wrote:

Good Morning,
Can you tell me who you are speaking of when you say "they"? Was something said at the Aug 17, 2021 meeting about this that you viewed on the live stream?

Deb McIntosh (she/her)
City Councillor Ward 9
City of Greater Sudbury

-----Original Message-----

From: gin xi <[REDACTED]>
Sent: Monday, August 8, 2022 8:27 PM
To: Deb McIntosh <Deb.McIntosh@greatersudbury.ca>
Subject: Re: Proposed Senior Citizen building on Greenvalley and Algonquin.

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Why do they say end-of-July, when they mean end-of-August?

Sent from my iPad

> On Aug 8, 2022, at 3:00 PM, Deb McIntosh <Deb.McIntosh@greatersudbury.ca> wrote:

>

> Here is the response to my inquiry:

>

> "The cameras are in a testing phase right now. I'm anticipating that they will be activated in the next couple of weeks.

> We do have an education campaign ready to go that will be launched once I have an activation date."

>

>

> Deb McIntosh (she/her)

> City Councillor Ward 9

> City of Greater Sudbury

>

>

>

> -----Original Message-----

> From: gin xi <[REDACTED]>

> Sent: Monday, August 8, 2022 2:06 PM

> To: Deb McIntosh <Deb.McIntosh@greatersudbury.ca>

> Subject: Re: Proposed Senior Citizen building on Greenvalley and Algonquin.

>

> CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

>

> On a further note on your correspondence of the red light cameras proposed for Loaches Rd/Regent st, I have not seen any information campaigns. These cameras were supposed to go live by the end of July/22. Are they 'live' yet, and if so whatever happened to the information campaign?

> Have they decided to postpone this action?

>

> Sent from my iPad

>

>> On Aug 8, 2022, at 1:54 PM, Deb McIntosh

>> <Deb.McIntosh@greatersudbury.ca> wrote:

>>

>> HI,

>> I see his out of office note. He is back tomorrow, he may have been away for his annual vacation.

>> Deb

>>

>> -----Original Message-----

>> From: gin xi <[REDACTED]>

>> Sent: Monday, August 8, 2022 11:46 AM

>> To: Deb McIntosh <Deb.McIntosh@greatersudbury.ca>

>> Subject: Proposed Senior Citizen building on Greenvalley and Algonquin.

>>

>> CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

>>

>> I forwarded my last letter to you, to Mr Singbush, as you instructed, 2 weeks ago, but as of this date, have not received a response, nor a confirmation of receipt of my letter/email..

>>

>> John Valent.

>>

>> Sent from my iPad

>

Srijana Rasaily

From: camwill camwill <[REDACTED]>
Sent: Tuesday, September 20, 2022 1:54 PM
To: Alex Singbush
Subject: Proposed retirement home at Algonquin and Rockwood.

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Mr. Singbush: I am writing you to object to the proposed construction of a retirement home at the corner of Algonquin Road and Rockwood Ave. My name is Willard Yahnke and I live adjacent to the proposed building on Cognac Court. The proposed building is in the center of a residential area and directly abuts many homes. Also it is directly across from a public school at an already busy corner at Algonquin and Rockwood. Such a building would severely affect the living quality of everyone in the immediate area and at a height of 6 stories would dominate our landscape. I am appealing to you to do what you can to prevent the construction of this monstrosity.

Sincerely\

Willard Yahnke

Srijana Rasaily

From: Mauro Manzon
Sent: Thursday, September 22, 2022 9:20 AM
To: Srijana Rasaily
Subject: FW: Rockwood Algonquin retirement home

Subject: File 751-6/22-009

From: Arvo Lang <[REDACTED]>
Sent: Wednesday, September 21, 2022 2:36 PM
To: Deb McIntosh <Deb.McIntosh@greatersudbury.ca>
Subject: Rockwood Algonquin retirement home

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good Afternoon Deb

I was in attendance for the Virtual discussion presented by Mr. Jarus on September 14th evening. I do have some concerns with traffic and also the parking which is slated to have 83 parking spots for 150 room facility.

let's assume that the 83 spots are allocated as follows

- 70 percent for tenants (58 spots)
- 20 percent for visitors (17 spots)
- 10 percent for staff (8 spots)

Tenants

With only 58 spots allocated for the tenants, approx.. 60 percent of the tenants will have to use a taxi, sibling or friend to shuttle them around to do any of their daily business which will increase traffic to this area

Visitors

With only 17 spots allocated to the visitors, only 11 percent of the tenants will be able to have visitors at one time. As I know from experience having my mother at a old age home in town any special occasion the parking lots are overflowed with vehicles and this overflow tends to branch out onto the local streets causing 2 lane traffic to become 1 ½ to 1 lane very quickly.

Staff

I am assuming that it would probably take a min. of 30 staff / day to run this type of facility. with only 10 spots allocated to staff the overrun would require to find parking elsewhere which is along the local streets

The local street that would be affected would be Rockwood, Green Valley and Colby.

- these streets are not designed for vehicle parking
- there are no sidewalks on these streets
- traffic monitoring should be done at start of the school day and end to see the amount of vehicles from parents dropping off or waiting to pick up their children
- monitoring of the roadways in the winter time would be required to see how the two lane roadways is reduced to 1 ½ lane due to snow accumulation reducing any potential of street parking.

In conclusion it is imperative that not only a complete traffic review be done (parents dropping off and picking up children from school), also a review of pedestrian traffic (children going and coming from school), winter plowing review showing how any overrun of parking requirements from this facility cannot be transferred to the local streets.

Please forward this email to city council and planning department

Looking forward to your reply

regards
Arvo Lang
2785 Joseph street
Sudbury
[REDACTED]

Srijana Rasaily

From: Dan Merrick <[REDACTED]>
Sent: Tuesday, September 27, 2022 10:52 AM
To: Alex Singbush; Mauro Manzon; Deb McIntosh
Cc: South End Development; Kerri Smania; Leslie Merrick
Subject: Re: Resident Comments on Tulloch Planning Justification Report Rockwood Algonquin Retirement Home

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Hi There,

in follow up to the meeting that Kevin Jarus hosted on September 14 we have the following concerns and questions.

The concerns of residents tended to focus on traffic, not on the height of the building. Although concerns about the height of the building were expressed, Mr. Jarus minimized these concerns in his wrap up. We feel that the height of the building is the biggest issue. More height begets more residents begets more traffic. More height begets more sun shadow effect.

Thanks to Craig and Councillor Deb McIntosh for organizing a public meeting at the Legion Hall for October 12. Here are some questions we would like to see answered at that meeting.

1. Kevin Jarus of Tulloch says the development "integrates with the existing build and character of this area" (citing use of local infrastructure) and we say it doesn't (citing the difference between a two-story dwelling and a six-story dwelling and increased pressure on road infrastructure). How is it decided what is appropriate? How is it decided that the proposed development meets the City of Sudbury Official Plan to keep the lower profile and lower density residential dwellings in mind?
2. How do you evaluate the sun shadow effect on adjacent properties and decide what is too much?
3. How do you decide if the site provides for adequate ingress/egress, parking and loading?
4. How will the city ensure the developer retains a significant portion of the subject properties mature vegetation and does not remove all vegetation from the site prior to construction and then plant some sticks and call it a day?
5. The development is going to be situated on a floodplain. They have indicated how they will protect their building (by paving the areas most likely to flood) but have not indicated what impacts this may have on residents downstream of their development. The greenspace they are developing was previously attenuating stormwater protecting those downstream from flooding. How will the city ensure mitigations proposed to the property to address flood plain issues do not negatively affect adjacent properties?

By the way, we don't have objections to this type of building in our neighbourhood. We may want to live there some day, it's a great neighbourhood. We do have strong objections to anything higher than 2 stories.

Thanks,
Dan and Leslie Merrick
41 Vintage Way

From: Dan Merrick <[REDACTED]>
Sent: September 12, 2022 3:50 PM
To: alex.singbush@greatersudbury.ca <alex.singbush@greatersudbury.ca>; mauro.manzon@greatersudbury.ca <mauro.manzon@greatersudbury.ca>; deb.mcintosh@greatersudbury.ca <deb.mcintosh@greatersudbury.ca>; kevin.jarus@tulloch.ca <kevin.jarus@tulloch.ca>
Cc: South End Development <southenddev2022@gmail.com>; Kerri Smania <[REDACTED]>; Leslie Merrick <[REDACTED]>
Subject: Resident Comments on Tulloch Planning Justification Report Rockwood Algonquin Retirement Home

Hi There,
please see attached. We have some concerns about this proposal.
thanks,
Dan and Leslie Merrick
41 Vintage Way

Srijana Rasaily

From: Mauro Manzon
Sent: Monday, October 3, 2022 6:31 PM
To: Srijana Rasaily
Subject: FW:

Subject: File 751-6/22-009

From: Kathy Martikkala [REDACTED]
Sent: Monday, October 3, 2022 6:11 PM
To: Mauro Manzon <Mauro.Manzon@greatersudbury.ca>
Subject:

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I am objecting on the proposal development on Algonquin Rd ,as we already have enough traffic congestion just come by the school at 3p.m Monday to Fri. .this is not a great idea being right across from the school, perhaps near the arena. .would be a wiser choice Thanks for your time.

Kathy Martikkala

Srijana Rasaily

From: Mauro Manzon
Sent: Monday, October 3, 2022 8:48 AM
To: Srijana Rasaily
Subject: FW: STRONG OPPOSITION TO PROPOSED SOUTH END DEVELOPMENT

Subject: File 751-6/22-009

From: Valerie Predie [REDACTED]
Sent: Friday, September 30, 2022 12:13 PM
To: southenddev2022@gmail.com
Subject: STRONG OPPOSITION TO PROPOSED SOUTH END DEVELOPMENT

AS HOMEOWNERS IN THE VINTAGE GREEN SUBDIVISION, WE STRONGLY OPPOSE THE PROPOSED DEVELOPMENT ACROSS FROM ALGONQUIN PUBLIC SCHOOL, on the grounds of safety concerns, high-density traffic issues, esthetics of a 6- story building, and greenspace issues when cutting down the trees on this corner. We pay high taxes in this area and wish to keep the ambiance of the neighborhood as a single home residential area; and this proposed development would not only be a blot on our landscape but will inevitably reduce home values in the area, and pave the way for more unsightly high rise units. PLEASE RECONSIDER YOUR CHOICE OF PROPERTY AND BUILD YOUR BUILDING SOMEWHERE ELSE....

Thanking you in advance
David and Valerie Predie
14 Mission Hill
Sudbury P3E 6M1
[REDACTED]

Srijana Rasaily

From: Mauro Manzon
Sent: Tuesday, October 4, 2022 8:41 AM
To: Srijana Rasaily
Subject: FW: Development Proposal for 6 Storey Building - Algonquin and Rockwood

Subject: File 751-6/22-009

From: John Cannard [REDACTED]
Sent: Monday, October 3, 2022 8:14 PM
To: Alex Singbush <Alex.Singbush@greatersudbury.ca>
Cc: Mauro Manzon <Mauro.Manzon@greatersudbury.ca>
Subject: Development Proposal for 6 Storey Building - Algonquin and Rockwood

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We live in the South End of Sudbury near Algonquin Road Public School. I am writing to you to voice my opposition to Planning Application 11415573 to amend the Zoning By-law from Future Development to R3-1 Special, Medium Density Residential Special in order to permit construction of a six-storey retirement home at the corner of Algonquin Boulevard and Rockwood Drive. The proposed development would see construction of this six storey facility with 150 guest rooms. Although we recognize the need for this type of facility in Sudbury, this is just not the right location. The property is right across from a large elementary school and is surrounded by residential housing. I can't imagine the impact that having this monstrosity constructed in the middle of all this single family residential will have on the neighbourhood. It just doesn't make any sense.

We are concerned about the impact that construction of a large multi-residential building will have on the fabric of our south end community. The people in our area take pride in our local community and there are a lot of pedestrians out walking, family and children around this neighbourhood on any given day. This includes large groups of children walking to and from the many schools in the area. We are already concerned with the amount of traffic in the neighbourhood which poses a risk to the many children walking in the area. A development such as this will significantly increase traffic, which will increase the risk to the children and other pedestrians in the area.

Thank you for your consideration of this e-mail.

John Cannard and Melanie Hinton
85 Tawny Port Drive

✓ MM
AS

Srijana Rasaily

From: Mauro Manzon
Sent: Thursday, October 13, 2022 8:52 AM
To: Srijana Rasaily
Subject: FW: Letter to the Planning Committee: Concerns regarding the proposed new development at Algonquin Rd (Bawa Group)
Attachments: Bawa Group_Jobs.pdf

RECEIVED

OCT 13 2022

Subject: File 751-6/22-009

From: Venkadesan Rajendran [REDACTED]
Sent: Wednesday, October 12, 2022 10:15 PM
To: Deb McIntosh <Deb.McIntosh@greatersudbury.ca>; Mauro Manzon <Mauro.Manzon@greatersudbury.ca>
Subject: Letter to the Planning Committee: Concerns regarding the proposed new development at Algonquin Rd (Bawa Group)

PLANNING SERVICES

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Date: Oct 12/2022

Planning Committee,
The city of Greater Sudbury,

I am writing this email against the proposed development at Algonquin Road by the BAWA GROUP because I have a lot of concerns about the proposed site for the retirement home. I request the planning committee of the City of Greater Sudbury to consider the following concerns when making the decision.

1. **Subject Site:** The location proposed by the builder is not ideal for the retirement home because three primary schools (Algonquin Public School, Holy Cross, and St. Benedict) are located within close proximity to the proposed new development. The Aloguin Primary Public School is located just less than 100 meters from the proposed location where we could see lots of existing traffic congestion during the drop-off and pick-up time. The proposed development will further increase the traffic and puts our beloved neighbors' children at more risk for injuries and even death.
2. **Children's Safety:** As a family member, and neighbor I have a great concern that our neighbor's children's safety will be compromised with this new development because of traffic issues. We all know that children tend to run in multiple directions when they are out of school. With predicted traffic rise in this school zone, will put the primary children more vulnerable to injuries and death. I would like to emphasize that there was an accident that happened most recently close to the New Sudbury Mall which killed a 23 years old woman (<https://northernontario.ctvnews.ca/lasalle-boulevard-closed-at-barrydowne-road-after-pedestrian-hit-by-vehicle-1.6066163>). When the bad drivers can hit a visibly taller woman how can you assure that this won't happen to a smaller, 2 or 3 or years old child at the school zone. I request the planning committee to imagine what will happen if this kind of accident happens in the school zone. This will kill a group of future-generation kids.
3. **Traffic Study:** Although the applicant of the Bawa group emphasized that the traffic study is not required for zoning or building permit application, I request the planning committee to conduct a traffic study that should not be biased and must be bi-directional traffic study considering our neighbors' safety and other associated traffic matters. The applicant included a biased, and unidirectional traffic analysis in his presentation. It is common sense that if someone goes shopping or work, they should come back home. The proposed site involves retirement home residents who have the capability to

drive and age should not be the limiting factor for driving. The traffic study should include a predictive analysis including the other 5 new developments in this area (e.g., Ext. Falconbridge, development near the arena, etc.), and the number of workers (75 workers from Bawa group alone- PDF attached), deliveries, home health services, etc.

4. **Unfavorable/ unacceptable comparison by the applicant:** The applicant used many examples from Toronto and Surrounding areas in his presentation. We can't compare Metro cities with smaller cities. For example, in the Toronto area, the property tax for a \$3,888,000 home is only \$9677 whereas we pay close to \$7000 for a half-a-million-dollar value home (<https://www.thestar.com/amp/life/homes/2022/10/01/a-resort-rather-than-a-house-in-richmond-hill.html>). I am just giving an example that you can't compare Toronto with Sudbury. Subarians proudly pay more taxes to have a safe neighborhood.

5. **Future development Zone:** We are not opposing the need for the retirement home but the location is our major concern. The builder chose the R1 rich zone because it was an inexpensive lot despite many commercial zone lots being available for sale (<https://www.realtor.ca/real-estate/23401837/pts-1-2-countryside-drive-sudbury>) and close to all amenities - which is ideal for the retirement home residents. It is just 100m from Walmart and it won't affect any neighborhood.

6. **Floodplain:** The proposed new development is going to have a major safety threat to our homes because of the existing floodplain in the proposed new development. We all know that the majority of the homes in this neighborhood have swimming pools. What if all pools burst at the same time? Recently, my swimming pool busted and caused lots of damage to my property and my neighbor's property. It would be great if the Sudbury Conservation Authority is involved in this process.

7. **Privacy:** The proposed new development has a 6-story building. The applicant has used my home as a reference to compare the height of his proposed development. It appears that his 6-story building is close to the height of my home from 50m away. I would like to highlight that his drawing is biased and favored his analysis. The main reason is that my home is just 50m from the proposed new development and my house is just a 2-story building. If you compare the height of a bungalow with my home on the same street, the height of every building is almost the same because the bungalow has a walkout basement but I have a real basement. Most of the homes in this neighborhood have swimming pools and the proposed development will compromise our privacy. We proudly pay the city more taxes for the safety of our neighbors, and kids. We are not paying \$\$\$ property tax for someone from the proposed new development to look at us when we have family time in the pool. Moreover, our privacy will be compromised even in the winter season when the leaves fall off the trees.

I hope the planning committee considers my concerns and declines the proposed new development.

Thank you for your time and consideration.

Sincerely,

Venkadesan Rajendran
54 Vintage Way




This section is **Presented** by West Brant Window World

Local News

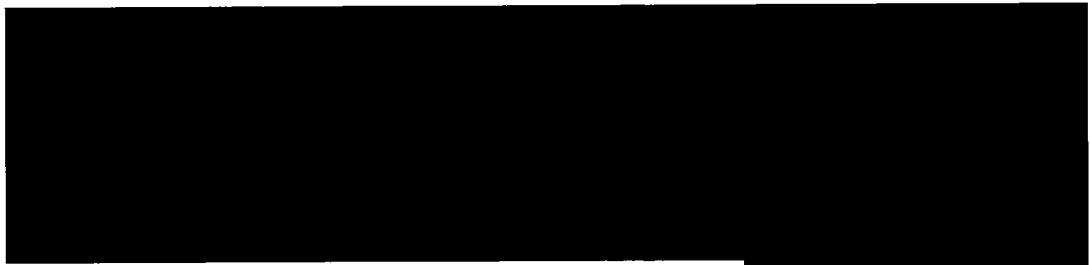
Construction of new retirement home expected to start next year

Expositor staff

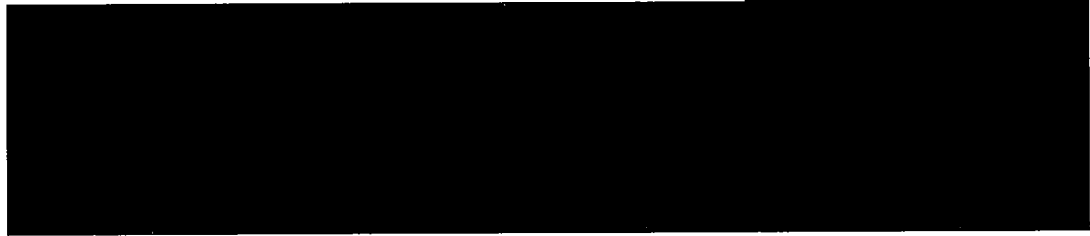
Nov 02, 2021 • November 2, 2021 • 1 minute read •  Join the conversation

Construction of a new retirement home on North Park Street is expected to begin next year.

Danny Bawa, vice-president of development for the Bawa Group, said the city has given site plan approval to the development, which will include 99 units at 152-162 North Park St.



Brother says Saskatchewan stabbing victim was a caring first responder



Bawa said they will apply for a building permit this year, with the start of an 18-month construction period planned for the spring.

News Centre which covers Hamilton, In and Suite and Town, Blue Suite on Elm Ridge Court is also

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According to The Sudbury Star, the units in that city will range in price from \$2,500 per month for a studio suite to \$4,000 for a two-bedroom unit. The cost includes meals and care from registered nurses, registered practical nurses and personal support workers.

Bawa said the Brantford development will be similar and the company will announce the monthly costs for the units next summer.

“We are looking for new opportunities to serve the community, whether it be through a hotel or retirement home,” said Raman Kaur, an accountant with Bawa Hospitality Management.

“The purpose is not just to construct a building, but also to create new jobs, make a home-like environment and provide top-class facilities at reasonable prices.”

Bawa Group, a family-owned development company based in Maple, Ont., expects to create 75 full- and part-time jobs at its new retirement home in Sudbury.

“It’s not just about a place to live,” said Kaur of the retirement homes.

“We provide all the required services, such as food, a restaurant, a salon and games, under one roof, so seniors don’t have to struggle to get to them.”



. STORIES


WORD

THIS WEEK IN FLYERS



The flyer for M&M's Food Market features a prominent 'FREE DELIVERY' banner. Below it, several items are listed with 'SAVE' percentages and prices, such as 'SAVE 22%' on '4lb' items and 'SAVE 17%' on '17.99' items. A 'BONUS' section at the bottom highlights 'DIGITAL FLYER OFFERS'. The M&M's logo is at the top.

Hover for Flyer



The Walmart flyer displays a grid of products with 'SAVE' percentages and prices. A large '97%' discount is featured prominently. The Walmart logo is at the top center. The text 'Hello Fall' is visible at the bottom left of the product grid.

Hover for Flyer



The Princess Auto flyer advertises a '2 WEEK SALE' and 'DEALS TO BUNDLE UP FOR'. It features various automotive products with 'SAVE' percentages and prices, such as 'SAVE 69%' on a '69.99' item and 'SAVE 18%' on an '18.99' item. The Princess Auto logo is at the top.

Hover for Flyer

COMMENTS

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Loading...

Srijana Rasaily

From: [REDACTED]
Sent: Friday, December 2, 2022 11:21 AM
To: Mauro Manzon
Cc: Alex Singbush; Deb McIntosh
Subject: Retirement Home Development Proposal

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Sir
I am a resident in city's south end in the Mallards Landing area, precisely on Algonquin Rd.. I attended a well attended CAN meeting on Wednesday, our first one after the COVID hiatus. The proposed development at the corner of Algonquin and Rockwood was an agenda item and created the most discussion. As you would expect the discussion was lively to say the least. One item that came about, was to write to you and your cohorts with any concerns regarding this development.

I do have some questions that are a concern, and hope you can clarify each.

Please realize that I know there is a growing need for this type of residence for those who do not wish or are able to remain in their home as did all who attended the meeting. The greatest concern, besides the ones I will like answered was the size of the building in this residential area.

Here are my questions

Why won't there be a updated traffic survey and risk analysis done? The last one did not address the volume of vehicles at peak times but gave an average.

Will emergency services have an input? For example I noticed from the site plan, the south and east portions of the building have no road access and are not accessible to vehicles such as a fire truck.

Do the services (sewer/water) need to be upgraded? Does the developer pay for this?

From the site plan, the parking lot is mostly within the flood plain of the creek that runs along Algonquin, how will the developer mitigate any contamination into the creek? This creek originating in Silver lake feeds the Mallards Landing Pond, a green space, then continues to McFarlane Lake.

The site plan shows a sidewalk running along the south side of Algonquin. Will the developer culvert the creek along the property? Who pays for that? Would that affect water management parameters for 100 year storms?

When the parking lot is full is there a plan to take the overflow?

When I asked why a high density building like this was not being built along an arterial road like Long Lake or Regent, the developer's representative said the site preparation costs (blasting) could be prohibitive there, or basically got this property cheap. What is the planning department for the city doing to mitigate high density residential development along fully serviced roads?

Regards
Paul Truskoski

P.S.

There's been activity in the property between McFarlane cemetery and the Mallards Landing Pond green space. This property is owned by Dalron . When I asked the technician about this, the answer was they were doing soil surveys as a preamble to development. This is the second year they have been here. Has any information crossed your desks about this? Used to be a wrecking yard here, I'm still finding tires, metal, batteries and tanks adjacent to this property.

✓AS
✓MM

Srijana Rasaily

From: Rob Uguccioni [REDACTED]
Sent: Wednesday, December 14, 2022 6:04 PM
To: Mauro Manzon; Alex Singbush; Deb McIntosh
Subject: Fwd: Proposed Retirement Home on Algonquin File# 751-6/22-009

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My apologies, I've fixed the recipient e-mail addresses.

----- Forwarded message -----

From: Rob Uguccioni [REDACTED]
Date: Wed, Dec 14, 2022 at 5:31 PM
Subject: Proposed Retirement Home on Algonquin File# 751-6/22-009
To: <Alexsingbusg@greatersudbury.ca>, <MauroManzon@greatersudbury.ca>, <deb.mcintosh@greatersudbury.ca>

RECEIVED

DEC 15 2022

PLANNING SERVICES

We have the following comments and concerns regarding the proposed development:

- 1) Can there be a change in use at a future date, if yes what are the procedures for requesting the change and would it be subject to debate by the general public
- 2) Is it reasonable to reduce the foliage requirements from 1.8 metres to 1.3 - what is the reasoning behind this change
- 3) The proposal includes paving a flood plain that has existed for years – Where will this water be diverted? What are the effects of changing the flow of water to the surrounding properties and surrounding roads. Will the increase in water in ditches currently located beside Algonquin pose a greater safety risk to small children in the neighbourhood as well as the to children attending Algonquin Public School.
- 4)The parking is an issue as there are only 83 spots for 150 units. Already there is a parking deficiency of 45% in parking. This deficiency does not include staff parking, parking for maintenance vehicles and visitors which would greatly increase the 45%. In addition, there is no room for street parking as the proposed structure is on a busy corridor namely Algonquin/Countryside where there is a constant flow of traffic. There are City buses/school buses in addition to regular traffic. These roads are school routes therefore traffic is constant 10 months of the year. During this time period there are numerous students that walk to and from the schools which would occur at the same time as shift changes for staff at this facility. This will increase the possibility of pedestrian accidents. Considering the factors mentioned, where will the staff park as it appears their parking needs have not been considered in the 83 spots.
- 5) Is there a plan in place to ban or limit parking on Countryside and Algonquin to ensure the streets are not clogged with vehicles attending the proposed development? This is what happened on York Street due to insufficient parking for York extencicare. In light of this, residents on York Street are not allowed to park in front of their own properties!!!!
- 6) In reviewing the drawings it appears there is no space allocated to any recreational space for the would-be residents of the retirement home. Are these residents expected to stay in their units and not venture outside and be treated like caged animals. If the plan is to have these individuals talk walks and participate in other outdoor activities in the area this would again increase their safety risk

Yours Truly

Rob Ugucioni

Karen Rawlick

77 Countryside Drive

Sudbury, On

Srijana Rasaily

From: Mauro Manzon
Sent: Friday, December 23, 2022 8:55 AM
To: Srijana Rasaily
Subject: FW: My thoughts and concerns on the new development proposal at the corner of Rockwood Drive and Algonquin Road in Greater Sudbury.

Subject: File 751-6/22-009

From: Bob Levesque [REDACTED]
Sent: Thursday, December 22, 2022 8:05 PM
To: Mauro Manzon <Mauro.Manzon@greatersudbury.ca>
Cc: Deb McIntosh <Deb.McIntosh@greatersudbury.ca>
Subject: My thoughts and concerns on the new development proposal at the corner of Rockwood Drive and Algonquin Road in Greater Sudbury.

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Good Evening:

I am a home owner on Countryside Drive, Sudbury Ontario. I have lived here since 2005.

Over the last past 17 years I have seen a new road entrance to Countryside Drive by Walmart off Long Lake road. I have seen the Walmart and associated store outlets develop along with quite a few new subdivisions off Countryside Drive and Algonquin Road. Do to these developments. the traffic levels have increased exponentially from when I first bought here. If I could, I would gladly move to a quieter dead-end street in the city but I wouldn't be saving any money and at my age it wouldn't make sense. So, in the interim I have to endure the wrath of whatever the city allows the developers to get away with, which seems to be everything. The people have no say, it's just a formality. Someone is lining their pockets and it isn't the home owners.

I am not in favour of anymore development in this supposedly residential area. I opposed the building of the new Extencicare on Algonquin Road. It is in a residential part of the city but the developers trumped the original home owner's plea to not build-no surprise!

Now the developers want to build a 6 storey 150 unit building in the same quiet neighbourhood on the corner of Rockwood Drive and Algonquin Road. This is directly across from an already very busy Algonquin Public School not to mention a low key residential single housing complex. The home owners do not want, nor need a large high rise building in this area. Think about their situation for once and not about your deep pockets. The last thing they need is people over looking into their back yards encroaching on their privacy. There would

be permanent shadow zones created with the build that would encroach on homes. There has been no traffic study done in the area, I wonder why? There is a creek that runs parallel to Algonquin Road which would be affected by the construction and the after effects. The engineering drawings show nice trees that try and hide the overwhelming enormous building. The truth of the matter is that the trees would take 20 years to grow this tall. What a crock of...I understand the developer has a right to build because they bought the land but have the decency to keep it to a single, at most dual level dwelling to respect the families and their right to privacy.

Thanks

Bob

FW: Proposed development at Algonquin and Rockview.

Mauro Manzon <Mauro.Manzon@greatersudbury.ca>

Tue 2023-01-03 11:01

To: Julie Lalonde <Julie.Lalonde@greatersudbury.ca>

From: RaymondCoutu <[REDACTED]>
Sent: Friday, December 23, 2022 9:24 PM
To: Mauro Manzon <Mauro.Manzon@greatersudbury.ca>
Subject: Proposed development at Algonquin and Rockview.

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Good afternoon.

I am writing to you today regarding the massive development proposal of the 6 Storeys, 150 units retirement living building at Algonquin and Rockview in the south end.

Aesthetically this 6 storey building will destroy this beautiful neighbourhood that took decades to build. This development does not belong in a residential area.

Additionally, I live at 160 Countryside Drive, I can vouch for the high traffic volume that we have today and the speed this traffic goes by on Countryside Drive. There is already a high volume of traffic today!! It will also bring trucks to deliver food on a regular basis along with other supplies. Daily staff will be travelling to the site for work. It will also bring visitors to the individuals living in this building. This traffic is a major liability as this is a busy residential area and most kids walk and bike to the schools in the area.

Also with this type of building all of the mechanical equipment will probably be installed on the roof which will bring noise pollution 24 hours a day 7 days a week.

Another major concern is all of the trees that will be destroyed on the property to build the building and parking lot. Here we are again with no concern to global warming and the environment.

There are so many other properties that are available in the south end that have that this type of building would be much better suited just on the outskirts of neighbourhoods.

Would you be able to add my email address to the mailing list for the hearings.

Thank you.
Ray

January 2, 2023

Alex Singbush, City of Greater Sudbury
Manager of Development Approvals, Planning Services Division
PO Box 5000, Station A
200 Brady St.
Sudbury, ON
P3A 5P3

RECEIVED

JAN 03 2023

PLANNING SERVICES

Dear Alex Singbush,

Please accept this letter regarding the Notice of Application File # 751-6/22-009, Applicant: 11415573 Canada Inc. (Agent: Tulloch Engineering) dated June 24, 2022. I am writing to inform you that I am strongly opposed to the Application and proposal of a six-storey, 150-unit retirement home at the south-east corner of Algonquin Rd. and Rockwood Dr. in Sudbury.

First, I'd like to acknowledge that I am not opposed to housing developments. I am merely questioning the process and apparent long-term (financially driven) outcome of such a proposal. As a concerned resident of the area, I am challenging the proponent, Tulloch Engineering, as well as the City of Greater Sudbury to reconsider our shared values and interests, especially in the face of environmental crises. Thoughtful and sustainable decision-making is crucial as we navigate through climate change. Although the proposal is ambitious and compassionate toward some of our most vulnerable community members, I do not believe it is the most practical option for *all* community members, including future generations. Along with many of my neighbours, I share concerns related to neighbourhood privacy and aesthetic; vehicular traffic volume and safety; and floodplain implications associated with the proposed project. I'd like to further express my concerns through the lens of ecological and social interconnectedness and our obligation to prioritize sustainable development. The South End of Sudbury has experienced many sprawling development projects with extensive re-engineered greenspaces and water systems; thus, I believe it is important to preserve what little greenspace remains. I would be extremely disappointed if the proposed project is constructed because it would remove the natural habitat and buffer, perpetuating noise, air, and light pollution; increasing vehicular traffic; impacting water quality and flow; and dismissing decades of our community's greening efforts.

The location of the proposed retirement home is 1.01 hectares of natural elements that I believe are essential to the wellbeing of our neighbourhood. I live near this area and always appreciate the view (aesthetic) and that it acts as a natural habitat and buffer for ecological systems. As this neighbourhood is mostly residential with 1- or 2-storey homes, a 6-storey building would be extremely obtrusive and would negatively impact the character of the neighbourhood. Sight lines, aesthetical value, and privacy would be severely impaired. Extensive shadows would be cast by the building, blocking sunlight at various times of the year, and intensifying icy conditions during winter months. I also believe walking, cycling, and other outdoor activities in this area will be negatively impacted due to the structure's size and subsequent increased vehicular activity. Noise, air, and light pollution would undoubtedly increase. The project proposal offers minimal greenspace on the site, whereby a mere strip of vegetation along the eastern side of the property shall be retained, yet the height of these trees—which are mostly deciduous—are less than half the height of the proposed building. The natural privacy buffer to neighbouring eastern dwellings will be insufficient for several years, and especially during winter months. In sum, most of the current plant-life will be destroyed, and though it may be idealistic to retain some vegetation at the planning phases, alternative requirements may arise as development progresses. The portrayal of my neighbourhood in the proponent's Planning Justification Report (PJR) seems inadequate and selectively designed to benefit the approval of the project. As most residential dwellings surrounding the project are

1- or 2-storey homes, residents in the 6-storey building will overlook my neighbours' homes and yards. Moreover, the proponent indicates "no natural features [...] have been identified on the subject site" (page 23). So, trees and wildlife are not considered natural features? In sum, I do not agree the development will "blend into this established neighbourhood" (page 9). My personal connection to this greenspace is strong and would be abolished along with the plant-life if the project is developed.

Although many of us appreciate the natural beauty of our area and can understand the benefits it may provide to those living in the proposed retirement home, there are vehicular traffic concerns that require attention. With the intent to support 150 residents, staff, visitors, contractors, etc., vehicular traffic would undoubtedly increase, and pedestrian safety would be further compromised. The proposed project is located directly across from a public school with limited parking spaces. Traffic is severely impeded at peak pick-up and drop-off times for students, as well as during special school events. On several occasions, I've witnessed school buses and other vehicles at a stand-still on Algonquin Rd. Passenger vehicle parking often extends onto both sides of Algonquin Rd., as well as onto side-roads like Rockwood and Greenvalley Dr. City buses have also been held up several times in this area due to high traffic volume. Many drivers often disregard the 4-way stop sign at this intersection. Pedestrians access this area at all times of the day: cyclists, dog-walkers, joggers, children, families, etc. I've seen stray dogs and cats, ducks, turtles, and other wildlife cross the streets in this area. It is a busy intersection, and the project would only increase the dangers of the road, putting more people and animals at risk. Since the proposed project's parking lot is only expected to hold 83 vehicles, I expect parking to continue spilling onto side-roads, impeding vehicular and foot traffic. I also noticed from the project's renderings, the staff entrance is located on the west side of the building, opposite its parking lot. The most practical parking location for staff, therefore, is on Rockwood Dr. It seems incredibly negligent that a Traffic Impact Study was not required for the project application, especially in conjunction with the Shadow Study as current traffic issues will likely be exacerbated due to increased shadow coverage during winter months (i.e., ice coverage). The Shadow Study indicates most of the proposed parking lot will be in shadow during winter months. I imagine this would increase snow and ice removal procedures and costs; not to mention, reduce safety conditions for residents. Furthermore, ice prevails at the 4-way intersection of Algonquin and Rockwood, and I've often witnessed vehicles slide through it, unable to stop. Despite these points, it was indicated to me that the City of Greater Sudbury Traffic Department did not require a Traffic Impact Study for the proponent's application process, as there were no immediate concerns. The proponent further argues the project "will have no negative impacts to surrounding transportation networks" (page 16, PJR). How can this claim be argued when no Traffic Impact Study was conducted? Where is the evidence and support for this conclusion? Also, the proponent's argument that the project will "contribute to decreasing traffic congestion" (page 19, PJR) is clearly nonsensical. It is also unclear if future infrastructure may be required, i.e., sidewalks, traffic lights, etc. The project seems to pose more questions than answers in terms of vehicular traffic volume and safety, so I cannot be in support of such an inconclusive proposal. I respectfully challenge and ask the city for their justification, especially given the current traffic patterns of this area. The proponent's corporate social responsibility should be to synthesize traffic flow and patterns to achieve sustainability within this area.

Since the area is located on a floodplain, I believe removing the greenspace will negatively impact the water flow and quality in the area, increasing run-off and pollution from the development site as well as from increased vehicular traffic. Water in this area flows toward Mallard's Landing Pond, which is another greenspace greatly valued by myself and my neighbours. Various wildlife live, migrate to, and nest in this area. The South End has been developed extensively over the years with continued pressure on our water system. Thus, a thorough study and approval by a Conservation Authority is indispensable prior to development. Additionally, the Sudbury community has spent decades regreening and restoring biodiversity after severe destruction from mining, logging, and railway construction. I believe it is important to value and preserve the collaborative work of our parents and grandparents. I imagine there

are many areas of the city that are already barren and/or zoned that would benefit from a retirement home and the landscaping and greening that would follow. My neighbours and I know this area because we live here and have lived here for years, some for decades. Our parents and grandparents have lived here. The lack of studies reflects a complete disregard for the environmental and human health impacts that will likely occur from this development. It is also a great injustice to the history of our community, to current residents, and to future generations. Respectfully, I understand and support the need to care for our elderly community members. However, I believe there more efficient and sustainable ways to support them. As a final point, and to my understanding in terms of the building's energy consumption, no sustainability measures are provided by the proponent, such as solar panels; gray-water use; roof-top landscaping; or other green energy technologies. Their response to energy conservation, air quality, and climate change only consists of vehicular traffic elements, which will only increase regardless of the transit advantages claimed by the proponent. Many environmental concerns stem from the development and lifespan of buildings. The proponent argues the project will "support improved air quality, reduced greenhouse emissions [sic] and prepare for the impacts of climate change" (page 19, PJR). However, I can argue that the forested area is already supporting improved air quality, reducing greenhouse gas (GHG) emissions, and preparing for the impacts of climate change. How can the demolition of a forested area and the subsequent construction of a 6-storey, 150-unit building accomplish those activities to a greater degree than a natural greenspace?

Please carefully consider the points I've made in this letter. The City of Greater Sudbury has acknowledged the climate crisis and has made a commitment to net-zero emissions by 2050. Development projects need to be thoughtfully considered with sustainability and the climate action plan in mind. We may be supporting the elderly today, but how are we also going to support the children of tomorrow? Tulloch argues they will "create a strong sense of place" (page 9, PJR) for the residents of their proposed building; however, they are neglecting current residents' sense of place as I feel my sense of place will be lost if this building is constructed.

Respectfully,

Melissa Martell
Concerned Resident of the South End

FW: Rockwood Seniors Complex

Mauro Manzon <Mauro.Manzon@greatersudbury.ca>

Thu 2023-01-05 12:45

To: Julie Lalonde <Julie.Lalonde@greatersudbury.ca>

Subject: File 751-6/22-009

From: Ernie Boeswald <[REDACTED]>**Sent:** Thursday, January 5, 2023 12:05 PM**To:** Mauro Manzon <Mauro.Manzon@greatersudbury.ca>**Subject:** Rockwood Seniors Complex

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello Mr. Manzon

My name is Ernie Boeswald and I live at 2811 Rockwood Drive. I can appreciate the fact that you have received numerous e-mails from residents living in the area so I will try to keep this short.

A 'Rezoning Proposal' to build a 150-unit, 6 storey Seniors Complex at the corner of Rockwood and Algonquin seems excessive and would affect so many residents around the area.

From the plans they provided, it looks as if people entering the complex will do so via Rockwood. In my opinion, this will cause major traffic congestion – with the number of vehicles coming and going from the complex, not to mention whatever deliveries will occur and I can only imagine the congestion once school at Algonquin Public School is underway.

Please do not get me wrong, I am all for progress. Since I've moved to Rockwood back in 2007, I have seen the majority of greenbelt disappear in the area when Dalron purchased the land. I understand, people need homes and homes need to be built. However, it is troubling enough that for a street such as Rockwood, which flows onto Joseph, which is a Dead-End Street, the amount of traffic I already witness is surprising. Many people think this street leads somewhere else, or they believe St Benedict Catholic Secondary School is up the road or they think they can get to Gerry McCormick Arena from there. I strongly believe the reason for this is poor signage at the 4-way stop to begin with and how Algonquin Road goes left instead of straight. There should be signage big enough to read Algonquin (to St Benedict Catholic Secondary School) and Countryside (Gerry McCormick Arena) to avoid confusion.

In short, I can not place my support for the rezoning of this project due to factors I feel have not been fully researched.

Thank you for your time, Mr. Manzon.

Ernie Boeswald
2811 Rockwood Drive
Sudbury, ON P3E 5B3
[REDACTED]

Srijana Rasaily

From: Mauro Manzon
Sent: Wednesday, September 7, 2022 10:57 AM
To: Srijana Rasaily
Subject: FW: South end algonquin/countryside development

From: Emily Notman <[REDACTED]>
Sent: Wednesday, September 7, 2022 10:56 AM
To: Alex Singbush <Alex.Singbush@greatersudbury.ca>; Mauro Manzon <Mauro.Manzon@greatersudbury.ca>; Deb McIntosh <Deb.McIntosh@greatersudbury.ca>; kevin.jarus@tulloch.ca
Cc: southenddev2022@gmail.com
Subject: Re: South end algonquin/countryside development

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Apologies, managing my kids at home today and accidentally sent the email before I was done. Please see below for the completed version.

I would like to attend the zoom meeting on Wednesday Sept 14th.

Emily

Sent from my iPhone

> On Sep 7, 2022, at 10:37 AM, Emily Notman <[REDACTED]> wrote:

>

> Good Morning,

>

> I am writing with my concerns regarding the proposed 150 resident, fully staffed retirement home with 83 parking spaces planned for the lot across from an elementary school, daycare, and EarlyON child and family centre. The daycare and earlyon centre run year round. On weekends and in summer, the play structure at the school is utilized by local children and summer camps.

>

> While others may voice their concerns about views and property values, my biggest concern is for the safety of the children that attend the corner of algonquin and countryside daily. The current volume of traffic is already bordering on unmanageable. A long term care residence is currently being built down the road, with this intersection likely being the main thoroughfare for anyone trying to reach that facility coming off the bypass. We have no way to confirm just how much increase in traffic we can expect until that facility opens.

>

> The current volume is already borderline unmanageable. Busses are barely arriving at school on time due to the long lines at the 4 way stop. In the afternoon, the setting sun shining in the eyes of the westbound traffic on algonquin is blinding, and many already take that stop sign as a suggestion. My husband has dodged been hit while walking the dog at that intersection on multiple occasions, and he is a full grown man. As trucks are getting taller and taller, small children are at risk of being run over.

The promotional photos of the proposed development are misleading. The entrance driveway is across from the marked

driveway in the subsequent photos. The promo picture looks like the distance from the corner to the driveway of the new build is at least 5 car lengths. however, you can see from my photo of school drop off, it's barely 3. The 3rd car would likely be parked in front of the proposed driveway. The distance would be even less if you are adding a sidewalk. You can also appreciate the lineup of cars and busses at that corner in the morning. This photo was taken at 8:55 when school had started, it was much worse just a few minutes earlier.

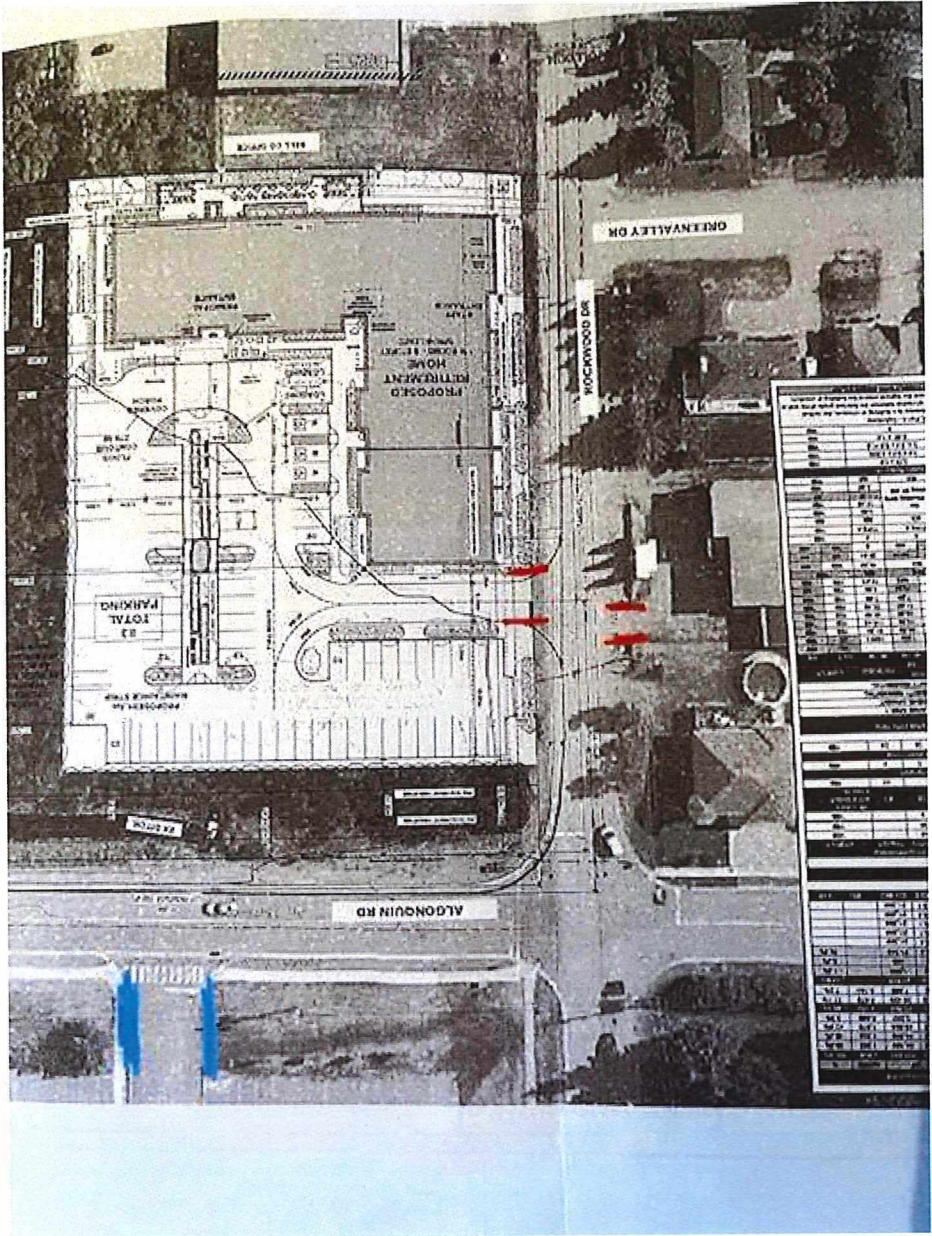
The earlyon centre is support for new parents and parents home with their children, so many attending during the day have infants in tow. The daycare accepts 18 months old and up. These parents are tired, overwhelmed, distracted drivers, already at risk.

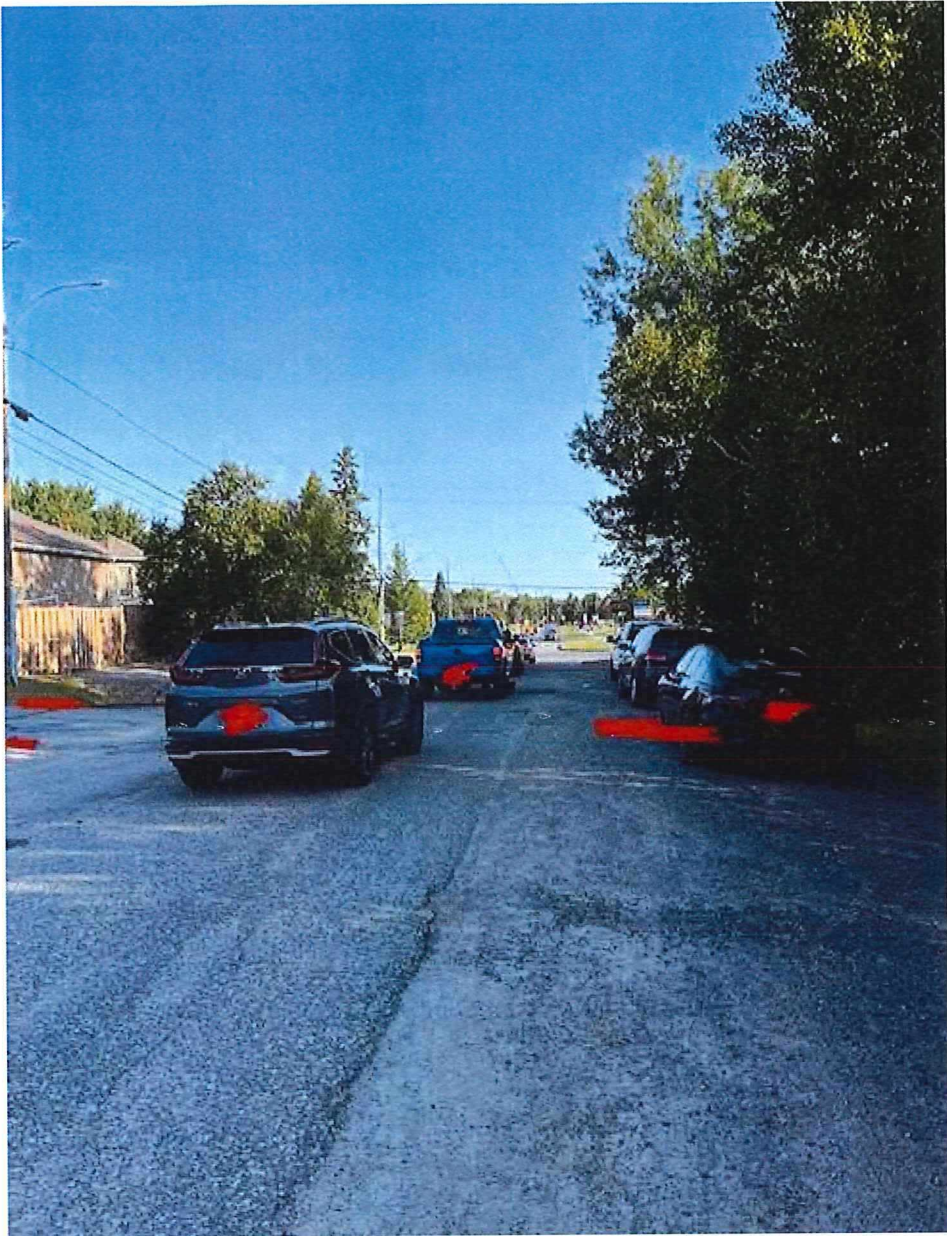
We must see what the LTC facility does to the traffic flow before considering another huge undertaking. Even without the LTC facility underway, this is just too close to the school (daycare and early on entrance marked in blue) for such a huge influx of cars. Please do not put my children, and the children of everyone who attends this corner, at risk.

Thank you for your care and attention.

Emily Notman
Greenvally Drive







✓MM
✓AS

September 12, 2022

To:
Kevin Jarus – Tulloch Senior Land Use Planner
Deb McIntosh – Ward 9 Councillor
Mauro Manzon – CGS – Senior Planner
Alex Singbush CGS Manager of Development Approvals
Craig - SouthEndDev2022@gmail.com

From: Dan and Leslie Merrick, 41 Vintage Way

This document is in response to the Tulloch Engineering document titled:
**Planning Justification Report
Rockwood Algonquin Retirement Home**

Here are our concerns.

Section 2.2 Topography and Site Features Pg. 5

Our concern – We are confounded that we are considering a building of this size on a flood plain. We are very concerned that the plan for ‘fill and construction’ will protect the retirement building but put residents surrounding the site at increased risk.

Section 2.3 Transportation and Transit Pg. 5

Our concern - The corner of Rockwood/Algonquin/Countryside is VERY congested twice a day during the school year. In addition to the traffic caused by parents/guardians, school staff, school buses and children of Algonquin Public School, St. Benedict school also draws many drivers and buses through this corner. Parents/guardians park on both sides of Algonquin and Rockwood dropping off/awaiting their children. Additionally, it appears some people (staff?) have also taken to parking on Algonquin.

Section 2.5 Surrounding Neighbourhood Context Pg. 6

Our concern - Counting the aesthetician’s office across the street, who delivers services out of their home, as commercial, is a stretch. Yes, there is a commercial/institutional area congregated at the start of Algonquin drive but the area this building is proposing to go into is 99% RESIDENTIAL ONLY with the 1 story Algonquin Public School and the 1 story Bell Public Utility nearby the proposed site.

Section 3.0 Proposed Development Pg. 9

Our concern - We are not against the idea of a retirement home in our community. Without knowing too much about it, the picture below shows the 1 story Chartwell retirement home on William Street in New Sudbury as a great example of a retirement home structure that integrates well into the surrounding neighbourhood. Note that it is built lower than the surrounding trees.



Pg. 9 Concerns on the reliefs being requested:

To permit parking in the front and corner side yard where such is not permitted.

Our concern - at present, parents and guardians of kids going to Algonquin Public School park on the East side of Rockwood from the stop sign to the Bell building right where you are proposing this building. Where are they going to park if you do this? Additionally, you are asking to pave over a flood plain area. This will put the residents in the area surrounding the building at a higher risk of flooding.

To permit a maximum building height of 21.0 metres ...

Our concern - the building being proposed far, far exceeds the look and feel of the area.

To permit a maximum of 6-storeys where

Our concern – The building being proposed far, far exceeds the look and feel of the area.

Paragraph 1 Given the presence of the floodplain on the property.....

Our concern – Given the parking area being proposed is on a flood plain our concern is that the mitigation plan will increase the risk of flooding for properties surrounding the site. Paving this now vegetated site will decrease rainfall attenuation times thereby increasing risk of flooding in the event of heavy rainfall due to climate change. A smaller building would require less parking and therefore more vegetation to attenuate heavy rainfall.

Paragraph 3 The integration of these private and public realm improvements and allow the development to blend into this established neighbourhood.

Our concern – there is no way this 6-story monstrosity is going to “blend into this established neighbourhood”.

Section 4.0 Sun and Shadow Impact Study Pg.12

Our concern – This building will be so high it will have a detrimental effect on the surrounding neighbours by eliminating light and passive heat in the Fall into the Winter. Also, what we feel is

missing here is a noise study. Overnight in the Spring, Summer and Fall it is cool enough to sleep with the windows open in our neighbourhood because it is a quiet neighbourhood. Given the H&V equipment on the roof of the building and not having trees high enough to create a sound barrier we expect we'll have to use our air-conditioning and keep our windows closed. Not a good effect on the cost of operating our homes and the resulting negative effect on climate change of having to run air conditioners.

Section 5.0 Policy Overview and Analysis Pg. 13

Section 5.1 Provincial Policy Statement (PPS) Pg. 13

Our concern – The PPS does not consider Internet services. We are concerned that our current Internet services will be impacted by this high-density addition to our neighbourhood. Can this be investigated, and can we be ensured that any additional costs to upgrade the local Internet infrastructure will not fall on us as taxpayers or subscribers?

Section 5.2 Growth Plan for Northern Ontario Pg. 20

Section 5.3 City of Greater Sudbury Official Plan Pg. 21

Response to Section 2.3 Pg. 22

Pg. 22 Respecting **Sections 2.3.3.8**, the proposed development has been designed with the lower profile and lower density residential dwellings east and west in mind....

Our concern – We strongly object to this entire paragraph. The proposed development is 4-5 stories HIGHER than the residential, public utility and school buildings east, west, north and south. Despite how you try to disguise it with “L-shape, façade materials and private balconies”, it's still 4 stories HIGHER than anything else in the neighbourhood.

In the second paragraph you have brushed aside the fact that the sun shadow will affect “evening backyard shadowing”. This structure will eliminate light and passive heat sources now available to those properties.

Pg. 22 **Section 2.3.3.9** of the Official Plan sets out

Pg. 23 Fifth bullet point - The site provides for adequate ingress/egress, parking and loading

Our Concern – We don't feel this statement is accurate during morning and afternoon drop-off/pickup times at Algonquin Public School. At these times this is a very high traffic area. Parents and guardians utilize the east side of Rockwood from the stop sign at Algonquin road to the Bell utility building as a staging area. Once this building goes up where do these people go as the front of the school is already heavily congested with busses and parent/guardian vehicles dropping off/waiting for their children.

Pg. 23 Sixth bullet point – The approval authority (Municipality) did not require a Traffic Impact Study...

Our concern – We think the Municipality should reconsider this decision.

Pg. 23 Tenth bullet point – The proposed retirement building ... Sun Shadow Analysis...

Our concern – Again you have brushed aside the impact of sun shadowing on the homes on Vintage Way that will be affected by this development resulting in diminished natural light and elimination of a passive heat source.

Pg. 23 Twelfth bullet point- Concerns surrounding the property's floodplain ...

Our concern - We are concerned that the mitigations proposed for the development will negatively impact the surrounding properties risk of flooding. The developer may solve their problem by transferring the risk to others.

Response to Section 3.2 Pg. 24

In response to policies outlined in **3.2.1.6.**, the additional building height

Our concern – we completely disagree with this paragraph. As stated previously, the proposed building height in NO WAY is “cognizant of the existing surrounding neighbourhood”.

Response to Section 10.2 Pg. 25

The building has been fully located outside

Our concern – Again, we are concerned that the mitigations proposed for the development will negatively impact the surrounding properties risk of flooding. The developer may solve their problem by transferring the risk to others. The developer is removing vegetation that today acts to naturally attenuate rainfall in this area.

Response to Section 12.2.2 Pg. 26

Our concern – Again, we are concerned that the impact to Internet services have been overlooked. What impact will this high density building have on present services? Will the builder agree to improving our services if we are impacted so that we are not faced with higher costs to cover the upgrade?

Response to Section 14.3 Pg. 26

Our concern – The proposed development DOES NOT integrate with the existing build and character of this area. The proposed development is 4 stories HIGHER than the residential, public utility and school buildings east, west, north and south. Despite trying to disguise it with street trees, vegetation, landscape boulevards, L-shape, façade materials and private balconies”, it's still 4 stories HIGHER than anything else in the neighbourhood **including the trees.**

Response to Section 14.4.1 Pg. 27

Our concern – this is getting repetitious. See our previous responses.

Response to Section 14.4.2 Pg. 28

Our concern – We're no traffic experts but we think the Municipality should come out and have a look at the morning and afternoon traffic and parking issues with respect to Algonquin Public School before finalizing their decision on not needing a Traffic Study.

Section 6.0 Planning and Summary Conclusion Pg. 33

6.2 Compatibility/Neighbourhood Sensitivity Pg. 33

Our concern – It is this authors opinion that the proposed development is in an appropriate location for the proposed uses BUT NOT the proposed build form for all the reasons stated previously and,

- The proposed 6-storey height does not reflect the 1-2 story character of the neighbourhood. Neither will a 3, 4 or 5 story build form.
- We would like to see the city hold the developers' feet to the fire with respect to "retaining a significant portion of the subject properties mature vegetation". It's been our experience that the first thing developers do is trash the entire site and start with a clean, vegetation free, property. They put their buildings up and then plant a few sticks they call trees. If this is what this project will do we'd like to see, beforehand, the 30' trees (as per Site Plan A-100) they are proposing to plant after they get their building up and the parking lot paved. How will the present mature trees be kept from being destroyed during construction?

Thank you for your time and attention to our concerns.

FW: Upcoming development

planningservices

Fri 2023-01-06 9:45

To: Alex Singbush <Alex.Singbush@greatersudbury.ca>

Kathy Heroux
Subdivision/Site Plan Control Secretary
Planning Services
City of Greater Sudbury
(705) 671-2489 ext. 4334
Kathy.Heroux@greatersudbury.ca

From: linleelin123 <[REDACTED]>
Sent: Thursday, January 5, 2023 3:37 PM
To: planningservices <Planning.Services@greatersudbury.ca>
Subject: Upcoming development

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

January 5, 2023

To whom it may concern:

Over the past few months it has come to our attention that there is a 6 story retirement home planned for the corner of Algonquin Rd. and Rockwood Dr.

This building is totally inappropriate for our neighborhood in that the building will increase traffic around the Algonquin public school, which is a safety concern. A serious concern as well is the affect on the present flood plain. It will have a general negative impact on the value of the homes based solely on the size of this structure. In summary, the increase traffic volume, associated safety concerns, and loss of property value because of this very large structure, is a primary concern for us as long-time residents of this area.

We are totally opposed to this development regardless of the number of stories proposed or whether the height is modified.

regards

Linda and Dave Leebody

Sent from my Galaxy