

## Srijana Rasaily

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**From:** Mauro Manzon  
**Sent:** Monday, January 23, 2023 12:09 PM  
**To:** Srijana Rasaily  
**Subject:** FW: Concern over proposed 150 bed retirement building on Algonquin Road and Countryside

Subject: File 751-6/22-009

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**From:** camwill camwill [REDACTED]  
**Sent:** Monday, January 23, 2023 11:57 AM  
**To:** Mauro Manzon <Mauro.Manzon@greatersudbury.ca>  
**Subject:** Concern over proposed 150 bed retirement building on Algonquin Road and Countryside

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

I am writing to express my concern and objection to the proposed building of a 6 storey , 150 bed retirement residence at the corner of Algonquin Road and Countryside Drive. These are my concerns:

- the surrounding area is comprised of one storey single family homes and this building would not fit in to the lifestyle of these residences
- the building and parking lot would directly abut several residences and the shadow effect would be horrible
- as a nearby resident I know that the property is very poorly drained. There is standing water on the property year round. Where is this water to go if a building like this is constructed there - probably into the yards of those residences.
- the 85 planned parking spaces is insufficient for the 150 bed building.
- the planned parking lot is directly across the road from the parking lot of Algonquin Public School. This is a very busy school and already people who have business at the school are often forced to park along Algonquin Road and impede traffic there.

I am sure this is not a complete list of the problems this would cause and I believe it would be a tragic decision to let the proposal go ahead.

Yours truly,

Camilla Yahnke

54 Cognac Crt., Sudbury , ON, P3E6L4

## Srijana Rasaily

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**From:** Tracey Whitehouse [REDACTED]  
**Sent:** Thursday, February 2, 2023 9:47 AM  
**To:** Mauro Manzon; Alex Singbush  
**Cc:** Deb McIntosh  
**Subject:** Algonquin/Countryside Proposed Development

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Hello,

I am a resident who resides on Trailridge Drive, located near this proposed development. I am extremely concerned about this proposal. In my opinion, this proposed building will be an eye sore that will not fit into the current environment and will instead tower over all the residence. Not only will this building potentially be 6 stories high (4 stories higher than any building located near it), the developer is requesting that they be allowed to build closer to the lot line. The city has certain rules for particular reasons and the fact that the city is even entertaining this notion is extremely concerning. The modifications of the setbacks should not be entertained especially with a building of this height, the shadows that it will cast is not expectable for a residential neighbourhood. When I purchased my home, I did so with the understanding that it was located in a neighbourhood area without towering buildings. My other concern is the time of the stage one meeting. My neighbourhood is made up of many young families, where owners of the homes work. Having this meeting in the middle of the day does not allow for appropriate representation of the neighbourhood.

While, I am not entirely opposed to development in the neighbourhood, the proposed plans must be heavily revised prior to being approved.

Sincerely,

Tracey Whitehouse  
214 Trailridge Drive  
Sudbury, ON

## Srijana Rasaily

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**From:** Mauro Manzon  
**Sent:** Tuesday, February 7, 2023 8:51 AM  
**To:** Srijana Rasaily  
**Subject:** FW: File 751-6/22-009 (retirement home) Application for rezoning

Subject: File 751-6/22-009

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**From:** Mark Peplinskie [REDACTED]  
**Sent:** Tuesday, February 7, 2023 7:33 AM  
**To:** Deb McIntosh <Deb.McIntosh@greatersudbury.ca>  
**Cc:** Kerri-Lynne Smania [REDACTED]; Mauro Manzon <Mauro.Manzon@greatersudbury.ca>; [REDACTED] planningservices <Planning.Services@greatersudbury.ca>; Alex Singbush <Alex.Singbush@greatersudbury.ca>  
**Subject:** Re: File 751-6/22-009 (retirement home) Application for rezoning

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Good morning Councillor McIntosh,

I understand that the Stage One Hearing is set for February 22<sup>nd</sup> at 1:00pm, in the Council Chambers.

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.

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

Unfortunately, we are out of the country travelling and cannot make the meeting in person or by Zoom.

Note: As, we had mentioned before, we oppose this amendment:

"Future Development to "R3-1 Special", Medium Density Residential Special. Application for rezoning in order to permit a six-storey retirement home with 150 guest rooms and related accessory uses. Site-specific relief is required for the following: • a maximum building height of 21 metres where a maximum of 19 metres is permitted; • six (6) storeys where a maximum of five (5) storeys is permitted; and • a planting strip along the southerly lot line with a width of 1.3 metres where a minimum 1.8 metres is required in conjunction with an opaque fence"

Councillor McIntosh, we thank you for all your support and continued support.

For many reasons, this development just “doesn’t fit” in our beautiful Southend Community.

Please continue to send us information on this.

All the best & Many Thanks

Mark & Gail Peplinskie

Apt.1, 2629 Rockwood Dr. Sudbury, Ont. P3E 5A9

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

From: [Mauro.Manzon@greatersudbury.ca](mailto:Mauro.Manzon@greatersudbury.ca)

To: [REDACTED]

Cc: [REDACTED] [Deb.McIntosh@greatersudbury.ca](mailto:Deb.McIntosh@greatersudbury.ca)

Sent: Wednesday, January 18, 2023 9:47 AM

Subject: File 751-6/22-009 (retirement home)

Craig,

Subject: File 751-6/22-009 (proposed retirement home)

Please be advised that the Stage 1 hearing for the above noted file will be scheduled on **Wed., Feb 22, 2023** beginning at **1 pm** in Council Chamber. The meeting will be conducted both in-person and virtually. The notice will be mailed out on **Feb. 2nd** and will be sent to all properties on the expanded mailing list as well as persons who made written submissions and/or asked to be added to the mailing list.

Registration is not required for in-person participation. The notice will contain instructions on how to register with Clerks Services to participate virtually vis Webex if that is your preference:

[www.greatersudbury.ca/publichearings](http://www.greatersudbury.ca/publichearings)

The complete agenda will be published on **Friday, Feb. 10, 2023** and is typically posted by Clerks Services after 4 pm:

[www.greatersudbury.ca/agendas](http://www.greatersudbury.ca/agendas)

Please feel free to share this with other interested parties.

Sincerely,

Mauro Manzon, MPL, MCIP, RPP

Senior Planner

Development Approvals Section

Planning Services Division

City of Greater Sudbury

Phone: 705-674-4455 ext 4293

e-mail: [mauro.manzon@greatersudbury.ca](mailto:mauro.manzon@greatersudbury.ca)

**From:** [REDACTED]  
**To:** [clerks](#)  
**Subject:** Re. File# 751-62/22-009  
**Date:** Friday, February 10, 2023 4:20:54 PM

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

To Whom it may Concern

I recently received a letter from Planning Services concerning a matter of an application from 11415573 Canada Inc. all to do with a planned development at the corner of Algonquin and Rockwood Rds.

I own a home on Algonquin which I purchased in 1998. I am very familiar with the area and have watched the changes over that time. I don't consider myself anti-development, but want any development carried out in a responsible manner and giving a degree of respect to all parties involved.

Since your letter gives me the opportunity to respond and I have a few items that I wish the committee will consider for deliberation at the public meeting.

1) the building plan shows the FD parcel predominantly on the flood plain of the creek that runs along Algonquin. This creek originates at Silver Lake, runs through much of this area, to Mallards Landing Pond then eventually into McFarlane Lake and beyond. What measures are required by the developer to protect this watershed from contaminants from their parking lot? Namely salt/sand from snow removal, oils and chemicals from the pavement etc.

2) the corner of Algonquin/Countryside/Rockwood is a busy one now, Algonquin being a collector, Algonquin Public School across the street. An EarlyOn daycare and Algonquin Playground and rink are all on lot 2650. What will the developer/city do to alleviate congestion problems that will only increase with the additional residents, staff and maintenance people at the new retirement home? Are traffic/crosswalk lights to be considered? Will an updated traffic study be done? Not one during the summer in the middle of the day, but, during the school year between 7:30-9:30 a.m and 2:00-4:30 p.m.

I am certain other members of the public will voice their opinions at the public meetings or as I have done, by letter Thank you for your consideration.

Regards  
Paul Truskoski

Sent from my iPad

## Srijana Rasaily

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**From:** [REDACTED]  
**Sent:** Saturday, February 11, 2023 9:45 AM  
**To:** Alex Singbush  
**Subject:** FW: planning committee file#751-6/22-009

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

Added you to this email string, any help you can give, will be greatly appreciated.

Sent from [Mail](#) for Windows

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**From:** [REDACTED]  
**Sent:** February 11, 2023 9:40 AM  
**To:** [clerks@greatersudbury.ca](mailto:clerks@greatersudbury.ca)  
**Cc:** [REDACTED]; [deb.mcintosh@greatersudbury.ca](mailto:deb.mcintosh@greatersudbury.ca); [mauro.manzon@greatersudbury.ca](mailto:mauro.manzon@greatersudbury.ca)  
**Subject:** planning committee file#751-6/22-009

Good Morning

To Whom this may concern:

We are Elga Kay & Grant Kay. We are property owners at 32 Cognac Court, we want to inform of our view, not being in favor of such a development in an area that is suggested.

We have been home owners of 4 homes in the south end location and have been very pleased with the development so far in the south end. This development does not meet with the same enthusiasm.

We are planning to question, inquire and express our view in every step of this process. Please acknowledge our concerns to whoever has to be informed.

Can we be provided with all contact information for any individuals/business/authorities pertaining to this project.

Please provide contact information for the Planning Committee and all councillors

Thanks in advance for your help

Elga & Grant Kay

32 Cognac Court

Sent from [Mail](#) for Windows

## Srijana Rasaily

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**From:** Mauro Manzon  
**Sent:** Monday, February 13, 2023 9:02 AM  
**To:** Srijana Rasaily  
**Subject:** FW: Planned high density project

Subject: File 751-6/22-009

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**From:** Dann Kingsley [REDACTED]  
**Sent:** Sunday, February 12, 2023 12:12 PM  
**To:** Mauro Manzon <Mauro.Manzon@greatersudbury.ca>  
**Subject:** Planned high density project

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Hey Mauro,

I'm not in the 'splashzone' of the proposed development across from Algonquin Public School, but this is a terrible location for this project.

This massive 6 story building is plain and simple an eyesore and will lead to increased traffic at an already busy location.

I retired in 2020 after 32 years in policing, the last 10 with the Traffic Management Unit of the GSPS. Having investigated thousands of collisions, many of them very serious in nature, this screams lousy location and this is where we really on better urban planning.

This is a very busy intersection at all times of the day. This massive building proposes 150+ unit but only 75 parking spaces to accommodate residents, staff, contractors, visitors, delivery and others. It's ridiculous.

Take 30 mins and go sit on Countryside and watch traffic at any time of the day but particularly 0700-1900hrs. Plus add in that no one is living at the new Extendicare yet.

I'm all for these types of developments, but it's being shoehorned into a lousy location that will add risk to area residents and schoolchildren.

Again while it will def be an eyesore, that's not my main focus as I write to you.

Stick it over on the other side of St Ben's, or near Countryside arena but in it's proposed location it will create unnecessary congestion and create potential harm to local residents.

Regards,

Dann Kingsley

## Srijana Rasaily

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**From:** Deb McIntosh  
**Sent:** Monday, February 13, 2023 10:07 AM  
**To:** Kelly Oreskovich; clerks  
**Cc:** Alex Singbush  
**Subject:** RE: Public Hearing File #751-6/22-009

Good Morning,  
Thank you for submitting your comments.  
I am ccing Alex Singbush who is collecting the community input for this re-zoning application.  
He will ensure it is included in the public record for the Planning Hearing.  
Have a great day.  
Deb

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

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**From:** Kelly Oreskovich [REDACTED]  
**Sent:** February 13, 2023 10:04 AM  
**To:** Deb McIntosh <Deb.McIntosh@greatersudbury.ca>; clerks <clerks@greatersudbury.ca>  
**Subject:** Public Hearing File #751-6/22-009

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 in the Algonquin area at 163 Tuscany Trail. I am forwarding comments to be included as part of the Public Hearing to be held on February 23rd regarding an application submitted by 11415573 Canada Inc. for rezoning of the parcel of land referred to as PIN 73475-0701 Parts 3 and 4, Plan 53R-14815 in Lot 5 Concession 5 Algonquin Road Sudbury.

I oppose this request for rezoning on all points: height, number of stories and width of planting strip.

I am a long time resident of this area and have witnessed the growth of low density residential properties that has vitalized the area with largely young families.

I oppose this proposal for several reasons:

- the building would be unsightly in this residential neighborhood towering over residential homes
- the possible damage to planned green space by the construction process
- insufficient roads infrastructure
- proximity to Algonquin Road Public School and safety concerns for the children

While I do understand that the building is to be a retirement facility, I am very concerned about the increased traffic next to a school. During drop off and pick up times the traffic at the school is already very congested with buses and

private vehicles. The retirement facility will require staffing such a food services, cleaning, maintenance, medical and assisted living. These staff would be coming and going daily. In addition there will be regular visitors and some residents may also drive. Given the nature of the residence we also expect higher rates of ambulance calls to this site.

In the reports I have reviewed, the traffic and child safety issues do not seem to have been addressed fully.

I do applaud the developers for wanting to build very much needed retirement/assisted living services. I oppose their application for rezoning to do so.

Sincerely,  
Kelly Oreskovich

**From:** [REDACTED]  
**To:** [clerks](#)  
**Subject:** Algonquin Road, Sudbury retirement home  
**Date:** Monday, February 13, 2023 3:45:11 PM

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Good afternoon,

I'd like to voice my concerns with regard to the proposal of a six-storey retirement home being built across from Algonquin Public School.

My main concern is the young ones going to and from school. Buses in and out daily. The morning drop offs and afternoon pick ups. Then there is also the Daycare Centre where parents drop and pick up at all times of the day. In my opinion, the new building would add to the already busy intersection. An intersection, I might add, that many drivers roll through rather than use the STOP signs.

If the building height and number of stories need to be over the maximum height and stories permitted in this area, why not build in an area where the required height and amount of stories ARE permitted? I can't help but ask why this location was chosen over other more suitable locations in the city.

As a retiree myself, I moved here for the quiet neighbourhood. Added people and traffic equals added noise!

I don't believe retired people would want to live near a busy intersection, let alone, a noisy schoolyard right outside their window.

Regards,

J Brugess

Sent from [Mail](#) for Windows

✓AS  
✓MM

From: [REDACTED]  
To: [REDACTED]  
Cc: [REDACTED]  
Subject: Public Hearing Feb 22, 2023  
Date: Monday, February 13, 2023 7:42:57 PM

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

Re: Your file 791-622-609

As a resident of Greenvalley Dr. for 50 years we have watched the area grow in housing. The small lot in question to accommodate such a large building on the very edge of a busy traffic and school area, is unacceptable. Residents of a retirement home deserve easy access to shopping and most importantly safe places to walk - and the proposed site is totally inappropriate and unacceptable.

An example of a more appropriate location is MacLusac Dr. between Long Lake rd. and Algonquin rd. This is a lightly travelled rd. with large open undeveloped land, yet has sidewalks, streetlights and within seeing distance of the Southridge Mall. For these reasons I oppose the building in question.....





Neil & Helen Ayers  
713.298.1001

From: [REDACTED]  
To: [REDACTED]  
Cc: [REDACTED]  
Subject: Public Hearing Feb 22, 2023  
Date: Monday, February 13, 2023 9:45:57 PM

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

Re: Your file 711-622-609

As a resident of Greenvalley Dr. for 50 years we have watched the area grow in housing. The small lot in question to accommodate such a large building on the very edge of a busy traffic and school area, is unacceptable.

Residents of a retirement home deserve easy access to shopping and most importantly safe places to walk - and the proposed site is totally inappropriate and unacceptable.

An example of a more appropriate location is MacLusca Dr. between Long Lake rd. and Algonquin rd. This is a lightly travelled rd. with large open undeveloped land, yet has side walks, streetlights and within seeing distance of the Southbridge Mall.

For these reasons I oppose the building in question.....





Neil & Helen Ayers

**From:** [Jeff & Cathy Hutzul](#)  
**To:** [clerks](#)  
**Subject:** File 751-6/22-009 - Southend Development Project  
**Date:** Wednesday, February 15, 2023 11:20:33 AM

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

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

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**From:** Mauro Manzon  
**Sent:** Tuesday, February 21, 2023 9:13 AM  
**To:** Srijana Rasaily  
**Subject:** FW: Proposed Seniors Residence at Algonquin Rd. and Rockwood Dr.

Subject: File 751-6/22-009

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**From:** Gary [REDACTED]  
**Sent:** Sunday, February 19, 2023 3:10 PM  
**To:** Deb McIntosh <Deb.McIntosh@greatersudbury.ca>  
**Cc:** Mauro Manzon <Mauro.Manzon@greatersudbury.ca>  
**Subject:** Proposed Seniors Residence at Algonquin Rd. and Rockwood Dr.

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

I am writing to voice my strong opposition to the proposed building of a seniors retirement home at the corner of Algonquin Rd. And Rockwood Dr. Having researched this proposal I am at a loss to understand why such a project could even be considered for this location.

My concerns include but are not limited to :

Building on a flood plain, causing increased risk of flooding and erosion.

Increased run-off and rainwater.

Construction of a building of this size on the corner of a collector and urban road of diminished width, contrary to planning requirements.

Erecting a structure in excess of height and number of levels contrary to planning requirements.

Construction of a building larger than the maximum allowable units for a one Hectare plot contrary to planning requirement.

Further jeopardizing the safety and security of hundreds of local school children and pedestrians.

Increased water run-off including salt via the Algonquin road spillway running into Mallard Landing and eventually into McFarland Lake. One can only imagine the threat to fish, migratory birds and amphibians in this valuable wetland.

Forever altering the character of our attractive neighborhood.

I am gravely concerned about the dangerous precedent this project sets for future development leading to inappropriate structures being built in our area and other similar neighborhoods in our city.

We live in a large municipality. We are not without huge tracts of land which meet accepted planning requirements for such a project.

As our elected representative I implore you to voice your opposition to this proposal on our behalf.

Thank You  
Gary Brennan  
2645 Maurice St. P3E4Z2

Stephanie Savidant Cormier &  
Jeff Cormier  
14 Cognac Court  
Sudbury, ON  
P3E 6L4

Feb 20, 2023

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

Re: File 751-6/22-009, an application submitted by 11415573 Canada Inc (Tulloch Engineering) for the rezoning of Parts of PIN 73475-0701, Parts 3 & 4, Plan 53R-14815 in Lot 5, Concession 5, Township of Broder (Algonquin Rd, Sudbury)

Dear Mr Singbush,

We are writing in opposition to the proposed bylaw amendment that will allow the building of a 6 story, 150 unit retirement development at the corner of Algonquin Rd and Rockwood Dr. We are opposed to this development for the following reasons:

- 1) Increased traffic in an already congested school area: The proposed location is across from an elementary school that also houses a year round daycare and EarlyON center. The school yard also has a well-used community playground and rink, both of which are used outside of school hours. This, along with regular community traffic, already creates traffic congestion and unsafe pedestrian conditions for both kids and adults along both parts of Algonquin during school drop off and pickup, and also mid-morning as a row of cars is often parked along the east-west arm of Algonquin by the four way stop. In addition to the new Extendicare that is being built on the north-south arm of Algonquin, this 6 story retirement development will add even more traffic to a neighbourhood with an existing traffic problem along Algonquin Road.
- 2) Unsuitability of the area: A high rise development at this location does not fit in with the character of the neighbourhood. In a neighbourhood full of 1 and 2 story

houses with little to no commercial properties, proposing to build a 6 story high rise right smack dab in the middle of the neighbourhood is a poor idea at a poor location. This development will tower over the nearby houses, being four to five stories higher than any of the other homes in the vicinity. Sudbury is not lacking for land and choosing to plop this high rise development in the backyards of homes that have been there for 20 plus years shows a lack of regard for the existing homeowners in the area. We have been living at our current location for 11 years. We chose to live in a quiet neighbourhood for a reason and we would not have bought at this location if a 6 story development already existed at the proposed location. Choosing to move into a house knowing that a high rise development already exists at the end of the road is a totally different thing than already living there when a high rise development is built.

- 3) Devaluing nearby houses: A high rise development built in this location will negatively affect the property values of the nearby homes in the neighbourhood.

We are not against the growth of the city in general, but hope that the City of Greater Sudbury will choose to grow in a well thought out and considerate manner that takes current residents into consideration as well.

Regards,

Stephanie Savidant Cormier & Jeff Cormier

## Srijana Rasaily

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**From:** Mauro Manzon  
**Sent:** Tuesday, February 21, 2023 9:13 AM  
**To:** Srijana Rasaily  
**Subject:** FW: 6-Story, 150-Unit development

Subject: File 751-6/22-009

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**From:** jody berger [REDACTED]  
**Sent:** Monday, February 20, 2023 11:40 AM  
**To:** Deb McIntosh <Deb.McIntosh@greatersudbury.ca>; Mauro Manzon <Mauro.Manzon@greatersudbury.ca>; [REDACTED]  
**Subject:** 6-Story, 150-Unit development

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To whom it may concern,

I am writing to voice my opposition to a proposed development off Algonquin road - opposite to Algonquin Public School. Although there are many reasons being brought forward over why this development should not be allowed to go forward, my primary concern is with the safety of my children.

I have one child who attends Algonquin Public School and another who attends Lo-Ellen Park Secondary School - both walking distance from our home.

The increased traffic surrounding Algonquin Public School (due to an 83 vehicle parking lot) will increase the potential for accidents, especially at the intersection of Algonquin and Rockwood drive.

In the past month, I witnessed a vehicle that slid through this intersection, narrowly missed the school crossing guard and ended up running over a stop sign. I have also seen numerous cars slide through this intersection throughout the winter.

The increased traffic from this development will undoubtedly create more hazards to children from not only Algonquin and Lo-Ellen but also Holy Cross, St. Benedicts and R.L. Beattie.

I recently moved into this neighborhood with safety for my family as a prevailing factor. My hope was to live in a neighborhood where I am comfortable allowing my children to have the freedom to grow and explore the world around them. I do not want to second guess allowing my child to walk to school or to go meet up with friends at one of local parks or arenas.

My wife and I likely would have decided to settle in a different area had we been aware that such a large development was being planned

My hope is that anyone who reads this can bring my concerns forward and help to represent one of many concerned parents within this neighborhood.

Thank you,

Sincerely, Katie and Jody Berger  
Pebble Hill Place

## Srijana Rasaily

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**From:** Mauro Manzon  
**Sent:** Tuesday, February 21, 2023 9:13 AM  
**To:** Srijana Rasaily  
**Subject:** FW: No to 6 story 150- unit building - Algonquin Road

Subject: File 751-6/22-009

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

From: matt mac [REDACTED]  
Sent: Monday, February 20, 2023 12:56 PM  
To: Mauro Manzon <Mauro.Manzon@greatersudbury.ca>  
Cc: [REDACTED]  
Subject: No to 6 story 150- unit building - Algonquin Road

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

I am writing this email as a concerned citizen from 2935 Algonquin Road.

My children attend Algonquin public and our street is already too busy with traffic for schools, arena goers and soon to be long term care workers.

We are against the development of this new 150-unit building on Rockwood Drive.

I look forward to a response as to where you stand on this issue.

Thank you,

Matthew MacDonell

## Srijana Rasaily

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**From:** Mauro Manzon  
**Sent:** Tuesday, February 21, 2023 9:14 AM  
**To:** Srijana Rasaily  
**Subject:** FW: NO to retirement home at Rockwood/Algonquin

Subject; File 751-6/22-009

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

**From:** Kristen MacDonell [REDACTED]  
**Sent:** Monday, February 20, 2023 1:18 PM  
**To:** Mauro Manzon <Mauro.Manzon@greatersudbury.ca>  
**Cc:** [REDACTED]  
**Subject:** NO to retirement home at Rockwood/Algonquin

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

Hello,

I write this as a concerned resident/taxpayer of 2935 Algonquin Road, as a mother of two young sons who attend Algonquin Road Public School and an alumni of Algonquin Road Public School and St. Benedict Catholic Secondary School. I am very much AGAINST the development of a 6-story, 150-unit retirement home at the corner of Rockwood Drive and Algonquin Road, directly opposite the elementary school.

Algonquin Road is already too busy with traffic, especially with recent construction of a 256-bed nursing home. This new retirement home threatens the safety of neighbourhood children and families, including pets. It is also disruptive and detrimental to the nature and character of our neighbourhood.

I urge you to take your part in putting a STOP to the development of this retirement home. I will do everything I can, including attending the public hearings regarding this matter.

Thank you,

Kristen MacDonell

## Srijana Rasaily

---

**From:** Mauro Manzon  
**Sent:** Tuesday, February 21, 2023 9:14 AM  
**To:** Srijana Rasaily  
**Subject:** FW: Proposed 6 Story Building on Algonquin

Subject: File 751-6/22-009

---

**From:** Heather Evans [REDACTED]  
**Sent:** Monday, February 20, 2023 3:59 PM  
**To:** clerks <clerks@greatersudbury.ca>; Mauro Manzon <Mauro.Manzon@greatersudbury.ca>  
**Subject:** Re: Proposed 6 Story Building on Algonquin

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

To Whom it May Concern,

I wanted to write this note to share our concerns with you regarding the proposed 6 story building on Algonquin Road. It is evident that concerns for this build have not been looked at thoroughly before considering this building. The proposed building will be covering our only floodplain for the neighborhood (green space), it is COMPLETELY out of context considering everything around are single dwelling homes (two stories with a basement), and the traffic is already a nightmare around Algonquin Road School at the end of the day with cars lined up and down the road in both directions - leaving only a single lane in the middle. How can you even consider adding 150 residents that will require services and have cars of their own (or require rides) because they are not close to ANY services? - Keep in mind this is a building for independent and active elderly individuals so thinking there will not be a lot of added traffic is not realistic nor is the proposed size of the parking lot.

This proposed building is completely inappropriate for a family neighborhood, endangers our children, jeopardizes the natural water flow and does not allow those in the proposed building to be within walking distance of any of the amenities they need, only encouraging a huge increase in traffic flow on our already congested streets.

Thank you,  
Heather and Jason

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## Srijana Rasaily

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**From:** Chuck Pearson [REDACTED]  
**Sent:** Tuesday, February 21, 2023 12:02 PM  
**To:** Alex Singbush  
**Subject:** Rock wood rd Algonquin Rd

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

With reference to the above projected construction of a 6 story retirement home, as a resident of this area I strongly oppose this project, there are many environmental concerns with the flood plan and salt runoff. We are still dealing with a 250 unit retirement home construction 1 block from us that's more than enough for this residential area!

Sent from my iPad

Mr. Alex Singbush, c/o clerks@greatersudbury.ca  
Manager of Development Approvals  
City of Greater Sudbury

**RECEIVED**

**FEB 21 2023**

**PLANNING SERVICES**

February 20, 2023

Dear Mr. Singbush:

We are writing on behalf of the South End Community Action Network (South End CAN) regarding an application to amend the Zoning By-law for a proposed Retirement Home development at Rockwood Drive and Algonquin Road.

This proposed development was discussed at a well-attended South End CAN meeting last November. The CAN membership expressed numerous concerns about the proposed development, including environmental impacts on the watershed and impact on traffic in the area. Furthermore, at the South End CAN's Community Engagement Session in January, over 65 participants brainstormed ideas about projects and activities to make our neighbourhoods even better places to live, work and play. An informal voting method suggested that the top priorities raised during this visioning session are (1) concerns regarding the proposed retirement home and other new developments in the area, and (2) concerns about traffic and related safety of pedestrians in our area, including in the school zones.

**Environmental Impacts on the Watershed:**

As noted in the Feb. 22, 2023 Planning Committee Agenda, a significant portion of the property is located in a designated flood plain and has existing tree cover that has been partly cleared for access. The new development would result in covering most of the property with a parking lot and building, which would impact drainage patterns, reduce the mitigating effects of vegetated and pervious surfaces on contaminants entering the watershed, and potentially add to contaminant load from the parking lot and building itself. We have noted that the proponents have not provided specific information related to stormwater management, and the South End CAN is concerned about contamination from run-off entering the creek and Mallard's Landing Pond in our area, as well as negative impacts on areas further downstream including McFarland Lake.

**Traffic and Pedestrian Safety:**

The South End CAN had been concerned about safety in our school zones even before learning about the proposed retirement home development. Three schools along Algonquin Road lie within a km of each other, and one school is in the immediate vicinity of the proposed development. The CAN's previous investigations have indicated that pedestrians in our South End school zones are at increased risk of being struck by a vehicle resulting in a serious injury or death due to excessive speed by vehicles, the design and location of pedestrian cross-overs and lack of sidewalks on streets that students and others regularly traverse. These concerns are amplified by the high volumes of vehicles, students walking and cars parked along roadways during peak morning and afternoon school transportation hours. While our understanding is

that the expected volume of traffic generated by the retirement home did not warrant a Traffic Impact Study, the cumulative effect of several new developments currently underway and/or planned for the future in our area will increase concerns related to traffic and pedestrian safety. Therefore, we urge the City to undertake further studies that take into account factors such as increased vehicular and pedestrian traffic during peak hours and the impact of multiple cars parked along streets during school drop-off and pick-up times.

**Compatibility with the Existing Surrounding Neighbourhood:**

The South End CAN has heard from numerous residents that the proposed development does not suit the character of the neighbourhood. The scale and height of the building far exceeds any of the surrounding buildings, which are predominately one or two storey ground-oriented dwellings. There are significant shadow impacts on the abutting dwellings, reducing the quality of neighbourhood living for many residents. While we are not opposed to the idea of a retirement home, this proposed development would place a high density land use in the middle of a predominately low-density residential area. We suggest that there are more appropriate sites for such a large scale, high building. The Growth Plan for Northern Ontario encourages that a significant portion of future residential and employment development be located in existing downtown areas, intensification corridors, brownfield sites and strategic core areas, and none of these characterize the property at Rockwood Drive/Algonquin Road.

Thank-you for your consideration,  
The Executive of the South End CAN  
- Brenda Koziol (Co-Chair and Secretary)  
- Lindsay Vivier (Co-Chair)  
- Mansi Patel (Treasurer)  
Email:  
Phone: Brenda Koziol

## **Rockwood Algonquin Retirement Home**

**A response to the proposed development of a 150 unit retirement residence at  
the corner of Algonquin and Rockwood Rd.**

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# **Response to the Proposed Development of a 150 unit retirement residence at the corner of Algonquin and Rockwood Rd.**

**February 22, 2023.**

## **1. Current State**

The surrounding neighbourhood is a low density residential area predominantly comprised of one and two storey detached dwellings. Medium density residential infill takes the form of one and two-storey row dwellings with condominium form of ownership. Based on a review of assessment data, there are no multiple dwellings in the immediate area.

Public and private institutional uses are also present in the surrounding area, including several schools: Algonquin Road Public School is located directly north of the subject land; St. Benedict Secondary School and Holy Cross Elementary School are located further east on Algonquin Road. The Gerry McCrory Countryside Sports Complex is situated further west on Countryside Drive. A long-term care facility currently under construction is located further north on Algonquin Road opposite Radcliff Park (Extendicare).

## **2. Environmental Concerns**

### **2a. Greenspace**

Total area of the subject land is 1.01 ha, with 91.54 metres of frontage on Algonquin Road and 111.86 metres of street line on Rockwood Drive. This greenspace area will be eliminated to support the proposed development.

### **2b. Proposed Greenspace Buffer**

Staff have attended the site and noted that the existing tree cover is mainly comprised of second-growth white birch and trembling aspen, with a mixed understorey. The predominant tree species are deciduous, which may not provide the desired screening through parts of the year. Although the density of vegetation is high, the trees are somewhat underdeveloped in keeping with the characteristics of second-growth trees (thin trunks and sparse canopy). The proposed buffer is inadequate within the proposed zoning and more so if the proponents are allowed to reduce the buffer size.

### **2c. Flood Plain Concerns**

A significant portion of the property forms a designated flood plain. The flood plain covers more than half of the property, with the regulation limits extending a further 15 metres from the flood line. Lands with identified natural hazards are generally not suitable for development.

As per the City:

1. Under Section 3.1.5 related to natural hazards, development shall not be permitted to locate in hazardous lands and hazardous sites where the use is an institutional use including hospitals, long-term care homes, retirement homes, pre-schools, school nurseries, day cares and schools.
2. Under Section 10.2, institutional uses such as hospitals, long-term care facilities, retirement homes, preschools, elementary schools and secondary schools; essential emergency services and industrial uses involving the disposal, manufacture, treatment or storage of hazardous substances are not permitted on lands subject to flooding or erosion hazards.
3. Conservation Sudbury advised that the site plan submitted for the rezoning does not meet their development design requirements.

The flood plain component is particularly relevant given that the Provincial Policy Statement specifically prohibits retirement homes on hazardous lands. Accordingly, the proponents have restricted the building to the southwesterly portion of the site. Our concern is that the location of the building, while in the best interests of tenant safety, does not address development on a flood plain. While Conservation Sudbury does not object to a parking area being located within the flood plain this does not address the alteration of waterflow in the area, the possible extension of the flood plain and the increases in seasonal water flows through the watershed. High water in established drainage ditches (for example during Spring run-off, could present new flooding and other hazards in the neighbourhood.

A few questions:

1. Will building upon, or otherwise altering a floodplain impact or alter the regulation limits for the multiples of established residential buildings already established on Rockwood, Algonquin, Vintage Way, Cognac and Countryside.
2. Should altering the property within the existing floodplain create flooding in other established properties within the floodplain, who will accept accountability for damages (City or Developer).
3. Will the act of building upon and paving over an existing floodplain extend flooding issues to the existing stormwater management infrastructure (including Mallards Landing).
4. The establishment of a parking lot upon an existing floodplain will exacerbate environmental pollution issues due to run-off and salt pollution into the existing stormwater management system (including Mallard's Landing). Will the developer be accountable for any environmental damage.

## **2d. Stormwater Management**

Stormwater management Under Section 1.6.6.7, planning for stormwater management shall:

### ***b) minimize, or, where possible, prevent increases in contaminant loads***

We are concerned that the proposed establishment of paved parking on an existing floodplain will increase salt contamination flowing into the ecosystem and specifically, the Mallard's Landing Greenspace

### ***c) minimize erosion and changes in water balance, and prepare for the impacts of a changing climate through the effective management of stormwater, including the use of green infrastructure;***

We are concerned that the development of paved parking on the existing flood plain will exacerbate and extend flooding to neighbouring properties. The development will also all but eliminate the existing greenspace.

**d) mitigate risks to human health, safety, property and the environment;**

Peak level waterflows in the existing drainage infrastructure are high (spring run-off). Removing a 1.01 hectare vegetative buffer will impact waterflows within the drainage system, resulting in hazardous waterlevels and safety issues. We have addressed property and the environment above.

**e) maximize the extent and function of vegetative and pervious surfaces;**

The proposed development will functionally eliminate vegetative and pervious surfaces from the property.

**f) promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development.**

Stormwater retention facilities are not typically permitted in flood plains, although there may be exceptions depending on the approved stormwater design. We look forward to reviewing the proponents stormwater proposal should they decide to proceed.

**2e. Sun/Shadow Concerns**

The shadow study confirms that there will be shadow impacts on abutting low density housing, most notably the dwellings on the west side of Rockwood Drive opposite the subject site and the single detached dwellings at the westerly limit of Vintage Way.

**3. Character of the Neighbourhood**

**3a. Building Height**

The building height exceeds the height applied to existing and planned development within the surrounding area, which is predominantly comprised of ground-oriented dwellings of one to two storeys.

**3b. Intensification Proposal**

The application is a form of residential intensification given the increased density that is proposed based on existing zoning as well as the surrounding neighbourhood context.

Intensification corridors are defined as areas along major roads, arterials or transit corridors that have the potential to provide a focus for higher density mixed-use development. Algonquin Road is designated as a Collector Road and is not fully urbanized at this location as there is no sidewalk on the south side of the roadway. Rockwood Drive is designated as a Local Road and is not constructed to an urban standard.

The proposal is targeting an area with a poor walkability and bicycle score and no commercial or other development in the immediate area that would fundamentally benefit from residential intensification.

**Section 2.3.3 of the Plan addresses residential intensification in settlement areas:**

***the suitability of the site in terms of the size and shape of the lot, soil conditions, topography and drainage;***

The lot size (1.01 hectares) would support 90 dwelling units or 120 retirement apartments. Proponents are asking for 150.

The existing property is a greenspace (vegetative) and forms a natural buffer to flooding events. More than half of the lot is a flood plain. The proponents are proposing to build on the flood plain (quite possibly in contact with the 15 meter setback from the the flood plain elevation at this location (279.95 metres above sea level)).

***compatibility with the existing and planned character of the area;***

The surrounding neighbourhood is a low density residential area predominantly comprised of one and two storey detached dwellings. Medium density residential infill takes the form of one and two-storey row dwellings with condominium form of ownership. Based on a review of assessment data, there are no multiple dwellings in the immediate area.

***the provision of on-site landscaping, fencing, planting and other measures to lessen any impact the proposed development may have on the character of the area; the availability of existing and planned infrastructure and public service facilities;***

The proponents plan to leave a reduced greenspace buffer. As per the City: "Although the density of vegetation is high, the trees are somewhat underdeveloped in keeping with the characteristics of second-growth trees (thin trunks and sparse canopy)".

***the provision of adequate ingress/egress, off-street parking and loading facilities, and safe and convenient vehicular circulation;***

The intersection of Algonquin, Rockwood and Countryside experience high congestion associated with the public school. Parents park on the all streets in the area during pick-up and drop-off times, complicated with the number of school buses. This congestion correlates with shift time changes both at the proposed development but also the LTC facility being constructed on Algonquin.

***the impact of traffic generated by the proposed development on the road network and surrounding land uses;***

We are concerned about the impact to traffic in the neighborhood and it's effect on the character of our existing area. The proponents purport that increases in traffic will be minimal. In part, we lack data to contradict that statement. We are not necessarily concerned about the face amount of traffic from the proposed development but rather the incremental increase in traffic to an area that is experienced rapid development. Traffic and traffic congestion has increased with the development of schools, subdivisions, the sports arena and the impending long-term care facility. The shortest route to the long-term care

facilities as well as the proposed development if you're coming from the southeast or southwest would be the Countryside Algonquin corridor. If you're coming from the north to the retirement development, it would be Algonquin. These roads are not designed for that type of traffic.

***the level of sun-shadowing and wind impact on the surrounding public realm;***

The shadow study confirms that there will be shadow impacts on abutting low density housing, most notably the dwellings on the west side of Rockwood Drive opposite the subject site and the single detached dwellings at the westerly limit of Vintage Way.

***impacts of the proposed development on surrounding natural features and areas and cultural heritage resources;***

Total area of the subject land is 1.01 ha, with 91.54 metres of frontage on Algonquin Road and 111.86 metres of street line on Rockwood Drive. This greenspace area will be eliminated to support the proposed development.

***the relationship between the proposed development and any natural or man-made hazards; and,***

The existing property is a greenspace (vegetative) and forms a natural buffer to flooding events. More than half of the lot is a flood plain. The proponents are proposing to build on the flood plain (quite possibly in contact with the 15 meter setback from the the flood plain elevation at this location (279.95 metres above sea level).

the provision of any facilities, services and matters if the application is made pursuant to Section 37 of the Planning Act.

#### **4. Summary: Site and Building Design Challenges**

The total area of the subject land is 1.01 ha, with 91.54 metres of frontage on Algonquin Road and 111.86 metres of street line on Rockwood Drive. We challenge the following:

1. That minimizing shadowing and uncomfortable wind conditions on surrounding streets, parks and open spaces to preserve their utility has not been met.
2. That providing adequate landscaping and buffering between adjacent properties has not been met.
3. The building envelope is constrained by a designated flood plain that encompasses a large portion of the site. Building on a flood plain is prohibited for retirement homes. We feel that the proposal does not address this risk unto itself and the neighbouring community. Therefore, this condition has not been met.
4. The proposed development would have a density of 150 dwelling units per hectare (du/ha), which places the intended use into the high density category (i.e., residential density greater than 90 du/ha with a building height exceeding five storeys). Given the character of the existing neighbourhood and the requested changes to established zoning, we feel the condition has not been met. By comparison, the building height of the new Extendicare facility, which is adjacent to the Mixed Use Commercial designation further north on Algonquin Road, is restricted to four (4) storeys. The Site Plan Control Agreement indicates a total building height of 16.48 metres as measured from average finished grade to the highest point of the building. The Extendicare

facility does not directly abut low density housing and is essentially located in a transition area on the periphery of the Algonquin neighbourhood.

## **5. Conclusion**

We know there's a lot of positive sentiment around the need for seniors housing. The proponent is offering a high rent solution that is available to only a limited number of seniors. We contend that for those few seniors who can afford \$5,000 a month in rent, there are other solutions already in this community. This may sound a bit harsh however, the real problem with seniors housing is the provision of housing that's affordable for those seniors on a fixed income with little other supports. This development doesn't address that need and that argument needs to be considered in light of the financial realities of today's seniors.

This type of development's main purpose is to provide an option for those seniors who can afford it and to maximize profits for the owners. While we do not oppose private sector development (and it's positive impact on the community), we feel this development is inappropriate for the selected location and for the reasons provided.

Respectfully submitted for consideration:



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

## 6. Attachment

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

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

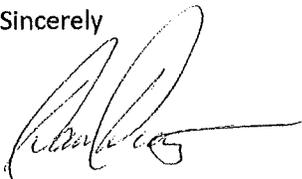
7. The area in question has a low bike score (37) with minimal bike-friendly infrastructure. Increased traffic and congestion from the proposed development will increase risk to public school and high school students as well as others wishing to utilize bicycles for transportation.

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