

Proposed Retirement Home – Rockwood Drive Sudbury Ontario

We are writing to express our concern regarding the development of the proposed retirement home location on Rockwood Drive in Sudbury Ontario. The development I am referring to is listed below.

Applicant: 1145573 Canada Inc. (Agent: Tulloch Engineering)

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-Special”, Medium Density Residential Special

Proposal: 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

This is a peaceful neighborhood with a great mix of people who work hard together to keep our community safe. This new proposed development does not belong in our neighborhood. We have outlined reasons in this letter we wish to bring to your attention for consideration.

This new development should not be allowed in an R3 medium density residential neighborhood, and institutional buildings should not be allowed to be developed in an R3 zone. Currently the neighborhood does not have any buildings over 2 storeys high. The fact that the developer is requesting permission for an additional 6th storey and 2 meters of height is absurd. Also, seeking 150 units on this lot when only 90 units per hectare on an R3 lot just displays that the developer has no care for the surrounding neighborhood and is only concerned about finances with the intention on making profit. Allowing 150 units would meet the definition of high density as opposed to the medium density relief being sought by the developer. Allowing institutional use in an R3 neighborhood could be a potentially precedent setting for the rest of Sudbury.

Other concerns include:

- This property is a designated flood plain which the developer is planning on paving over. For this reason, the Nickel District Conservation Authority has advised that the site plan be submitted to them for the rezoning does not meet their development design requirements.
- Shadow impacts on the neighborhood with those residents to the east and west having the most impact.
- Loss of sunlight, especially in the winter months could have a negative impact on the mental health of the residents who reside in the area
- The agent for the developer would not commit that the 17-meter greenery buffer will remain intact during the 2-year construction phase of the project. If the buffer is only put in place post construction it will take years to reach the heights in the conceptual drawing provided in order to give privacy to the surrounding residents.
- This proposed project is immediately adjacent to a flood plain, retirement homes are not prohibited on hazardous lands.
- Concerning the current issue of Styrofoam with the residents on Camelot with this developer and the Second Avenue project. Both the approach and resolutions offered by the developer and construction company were not at all empathic and again display no care for the surrounding residents.

- Noise pollution from this building is of high concern.
- Pedestrian safety is put at risk with the traffic increase. Especially with multiple school zones nearby students are at high risk and affected.

Please do not allow this proposed development in an R3 neighborhood for various reasons and concerns listed above.

Thank you,

Bryan Trottier and Nicole Sage
33 Vintage Way

