

November 19<sup>th</sup>, 2021

To M. Singbush and the Planning Services team,

On October 27<sup>th</sup>, we received a copy of a notice of application (File: 751-6/21-19 & 780-6/89023) requesting an amendment to the approved subdivision slated for Montrose Avenue. Specifically, the amendment is seeking the ability to extend Forestdale Drive and convert it to an important thoroughfare for intensified development.

My name is Chantal Romain and I am the mother of two young children (Age 4 and 7) who live on Forestdale Drive. Over the five years we have lived in this area, several young families have moved nearby and the neighbourhood is alive with the excitement of young children playing.

The purpose of my letter today is to voice my concern and objection over the unnecessary extension of Forestdale Drive. I have four major concerns with this extension and a proposed solution:

- 1) Forestdale Drive has significant grade both up and down resulting in very fast-moving vehicles rounding blind hill tops
- 2) Forestdale Drive does not feature any sidewalks
- 3) Forestdale Drive has experienced significant snow removal issues during the winter resulting in very dangerous conditions, specifically when coming down the hill from Forestdale Drive toward Montrose. Slide-outs that spill into the Montrose artery are common due to the excessive grade on Forestdale Drive.
- 4) Forestdale Drive was conceived as a single-family home area replete with cul-de-sacs and other family-friendly design features, unnecessarily converting this into a thoroughfare is reckless from a child-safety standpoint

The above noted issues have not reached a point of concern due to residential, destination-based traffic that frequent this closed neighbourhood. We are sincerely concerned that the proposed amendments to the plan would result in significant increased traffic in an area that is not designed to accommodate it, and for which the topography and road grade does not suit intensified traffic.

Given the above concerns, I believe that a simple solution should be considered, one that adds a cul-de-sac between proposed lots 58, 59 and 60 resulting in improved land-value in that area, as well as eliminating the concerns outlined above WITHOUT sacrificing intensification or the number of lots.

I have attached a sketch of what such a proposed change would look like. As you can see, this should prove net beneficial for everyone and alleviate the safety concerns for existing residents.

Thank you for your consideration,

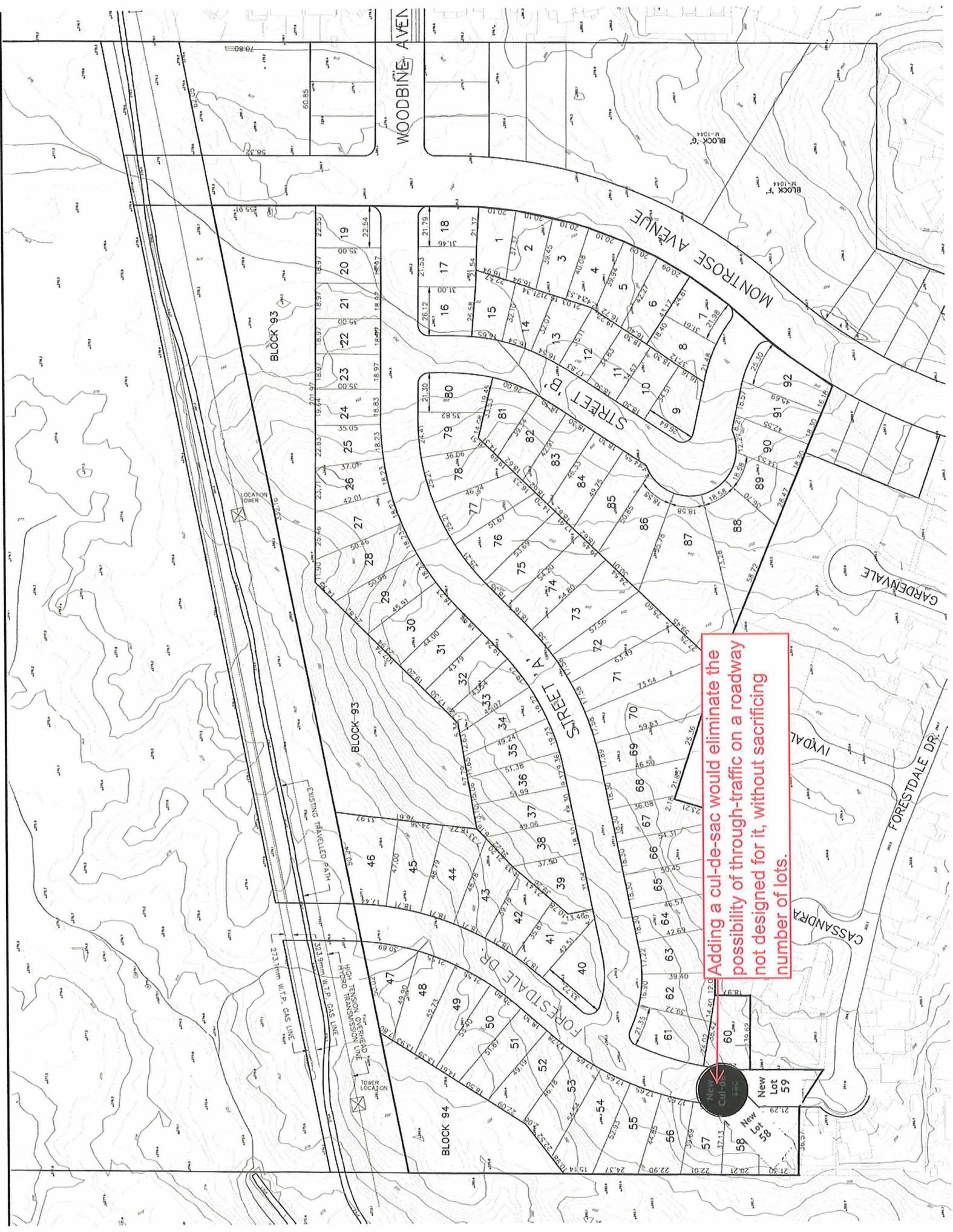
Chantal Romain, concerned mother and property owner



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DEC 17 2021

PLANNING SERVICES



Adding a cul-de-sac would eliminate the possibility of through-traffic on a roadway not designed for it, without sacrificing number of lots.

New Lot 58  
New Lot 59  
New Lot 60

WOODBINE AVENUE

MONTROSE AVENUE

GARDENVALE

IVYDALE

FORESTDALE DR.

CASSANDRA

BLOCK 93

BLOCK 93

BLOCK 94

STREET A

STREET B

STREET C

LOCATION TOWER

EXISTING TRAVELLED

HIGH PRESSURE GAS LINE

**From:** Courtney Schram <[REDACTED]>  
**Sent:** Monday, February 14, 2022 10:12 PM  
**To:** Wendy Kaufman <Wendy.Kaufman@greatersudbury.ca>  
**Subject:**

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

Good Day,

I am writing this in regards to the proposed development plans for the Nickeldale Montrose Royal Oaks Subdivision. I have been looking into this for quite some time as my husband and I have lived in this area for years now; previously on Moss Street and now on Drummond Avenue. We regularly use the walking trails and paths in the area to keep active, have fun and enjoy time with community friends we have made. We regularly walk our dog, go for runs, and now keep active with our young daughter. We appreciate the natural beauty around us and look forward to our daughter enjoying that in her future. Upon looking at the development plans, we worry that these opportunities will be lost in the near distant future. I am not always the best at articulating my thoughts, however I would like to delve into detail on a few points:

As landlords, we see and understand the need for housing in our city. My parents are currently looking to semi-retire in Sudbury in the next few months so we see first hand what the housing market is like, and currently it is out of this world. There is no dispute that our city requires this. That being said, the alternate proposal for this site seems to incorporate the benefits of adding necessary housing while maintaining and building upon the current community. As members of this community, we have noticed that there are a lack of amenities in the immediate area. We of course take advantage of things like the walking and hiking trails, as well as the outdoor rink at Cedar Park, however our current closest park which we do attend often is graffiti-covered and becoming dilapidated (Grandview Park). The current Grandview Park is not feasible as a gathering space. As a new mother during the COVID-19 pandemic, I was able to attend playgroups in which we would walk through Grandview Park to the Nickeldale Forest and New Sudbury Historical Trail, and this service was wonderful, refreshing and very much needed. We feel it would be beneficial to have a common space, such as a garden or community centre where people could gather and learn from each other. There is currently not a close community centre where activities might be able to happen, and we feel that sometimes everything just happens on these trails. Whether it is walking our dog, making new friends and neighbours who eventually watch your child grow from the womb to a walking, talking toddler, and we all want to keep that spirit alive. There are all walks of life in our little community, so much appreciation no matter age, sex, gender, ethnicity, religion, status, ability. We want to be able to grow and build upon this with greater amenities and ease of access for the current and future neighbours.

As a family with a young child we try to keep local and avoid high-traffic and busy areas. We currently cannot access even a convenience store without attending on a major street. With the current proposed Maley/Montrose extension, we feel this will increase traffic to the area and pose a safety issue to current residents. The difference that an exit/extension on Montrose would make is minor for those looking to get to Lasalle or within the neighbourhood with the current Barry Downe roundabout access. Traffic can already be bad on streets such as Montrose, with speeding vehicles. We are looking to the future to think about things like elementary school or community activities and we feel that there is not much accessible for us going forward (ie. elementary school, community centre, pool, health centre, shops or corner stores, etc.). By rerouting the extension through a lighter commercial area, we not only have the opportunity to create a safer neighbourhood traffic-wise, but also gain the opportunity for local businesses to bloom and grow with a strong community supporting them.

There are many individuals who benefit from the use of the walking trail and other trails on a DAILY basis; no matter the weather or conditions. We hope that as a community we can consider not negating them and in fact building upon and strengthening our community with the alternate proposed plan where all can benefit and improve the City of Greater Sudbury as a whole.

Thank you kindly,  
Courtney Schulte

## Sarah Pinkerton

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**From:** [REDACTED]  
**Sent:** Tuesday, November 23, 2021 3:30 PM  
**To:** Alex Singbush  
**Cc:** joscelyne.landry-altman@greatersudbury.ca  
**Subject:** letter rejecting Dalron proposal near Montrose

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

Dear Mr. Alex Singbush:

Reg. File: 751-6/21-19 & 780-6/89023

Plans M-1044 and M-1045 Lots 2 and 3 (south of Maley drive extension)

This is a formal letter against the proposal from Dalron Construction Limited and the proposed changes they want to make to the area south of Maley Drive bypass, north-west of Montrose Avenue. Their plans will cut through Rainbow Routes trails and also cut down a significant portion of forested area that is used by walkers, hikers, snowshoers and wildlife. The trails north of the hydro corridor are used as an easement by ATVs and snowmobiles to get to the Maley Drive underpass, which was purposely built to accommodate them and trail groomers. The area is also partly a wetland in the warmer months.

This proposal is also encroaching on the Nickeldale conversation area to the west which contains a waterway that is part of a watershed and continues into the proposed area. Any development there will ruin this wetland/waterway and destroy the nature trails. Dalron is not known for any sort of greening efforts in the city. They care about profits, not people. Are they not currently suing the city for the development of Maley Drive in this area? There is a high probability that there will be further lawsuits from them if they are allowed to continue developing here.

North of Forestdale, west of Montrose ave., there are more trails that people use on a daily basis to walk their dogs, hike, mountain bike and are used as fat biking and snowshoeing trails in the winter. See routes or segments on Strava or Trailforks for evidence of these trails. They have been there and under regular use for decades.

Do not allow Dalron to destroy more of the limited greenspace that we have in this city to put up low quality dwellings in an area where many people and animals (pets and wildlife) use and enjoy year-round.

Sincerely,

Craig Jacobs  
923 Chestnut Crescent, P3A 5B3

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PLANNING SERVICES

Attn: Alex Singbush

Reg. File: 751-6/21-19 & 780-6/89023

Plans M-1044 and M-1045 Lots 2 and 3 (south of Maley drive extension)

This is a formal letter against the proposal from Dalron Construction Limited and the proposed changes they want to make to the area south of Maley Drive bypass, north-west of Montrose Avenue. Their plans will cut through Rainbow Routes trails and also cut down a significant portion of forested area that is used by walkers, hikers, snowshoers and wildlife. The trails north of the hydro corridor are used as an easement by ATVs and snowmobiles to get to the Maley Drive underpass, which was purposely built to accommodate them and trail groomers. The area is also partly a wetland in the warmer months.

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Do not allow Dalron to destroy more of the limited greenspace that we have in this city to put up low quality dwellings in an area where many people and animals (pets and wildlife) use and enjoy year-round.

Sincerely,



Craig Jacobs  
923 Chestnut Crescent, P3A 5B3

**From:** [REDACTED]  
**Sent:** Monday, November 29, 2021 11:36 AM  
**To:** Wendy Kaufman <Wendy.Kaufman@greatersudbury.ca>  
**Cc:** Joscelyne Landry-Altmann <Joscelyne.Landry-Altmann@greatersudbury.ca>; [REDACTED]  
**Subject:** Nickeldale rezoning

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

Hi Wendy

Can you set a time for me to view the planning documents for the rezoning, and notify me by return e-mail?

Also, I'd like to state, on record, that I object to the fact that the City or the developer, at the recommendation of the City, refuse to hold a Public Meeting. IMO, there's no such thing as a minor rezoning. All changes to a zoning is important, especially one that affects a redrawn plan of subdivision of this magnitude.

The information you supplied the residents of this neighbourhood is, imo, insufficient, including the sketch which is in error and clouds the issue.

Please convey my objection and concern to your staff esp regards no Public Meeting.

All the best to you  
Denis de Laplante

**From:** Higrader <[REDACTED]>  
**Sent:** Tuesday, February 8, 2022 11:59 AM  
**To:** Wendy Kaufman <Wendy.Kaufman@greatersudbury.ca>  
**Subject:** Montrose draft plan application - Dalron

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

Greetings Wendy

Thank you for the time you've spent with myself and [REDACTED] over this file. I'm still working on submitting some comments but for now I can get these off my chest and ask that you please accept these and respond to them in your report to Council.

First

I'd like to state, on record that all changes to a zoning is important, especially one that affects a redrawn plan of subdivision of this magnitude.

The information that was supplied the residents of this neighbourhood was, imo, insufficient, as it should have included a sketch of the proposed plan. Also, the included sketch was, in our opinion, in error for the indicated zoning north of the hydro line. How is the public supposed to know that the 1990 zoning for that area had resorted back to original zoning, due to a technical error? That should have been explained in your Notice.

Secondly

Attached are pdf copies of the natural springs we talked about. The reason this is now a concern is because I've been told there's a possibility these 2 "P" blocks on the plan could be negotiated in a future trade as municipal parkland. I am aware of some serious flooding to the eastern part of block 93 and feel this block especially would not be fit for such a trade.

The frozen water in these pictures drains from natural springs found further inland, though today things have been dug up and rocks dumped all over, you'd be hard pressed to find them.

If memory serves me right, there used to be a pond on the w/s of Montrose around lots 92 and 7 on the plan. So west and north of there, around lots 82 and 13 and heading north is the area the springs were at. Like I said, that area has since been dug out.

Thirdly

It wouldn't be me if I didn't throw in another complaint, so I need to object to Planning's narrow scope on this application.

I wish to formally complain about the planning department's decision in placing such a narrow scope on this application, especially that of preventing the public from addressing traffic concerns that will endanger the future residents of this plan from outside the plan's boundaries. I am talking about the traffic issues this City has been made aware of on page 100 of the current 2004 transportation study, and two other sources.

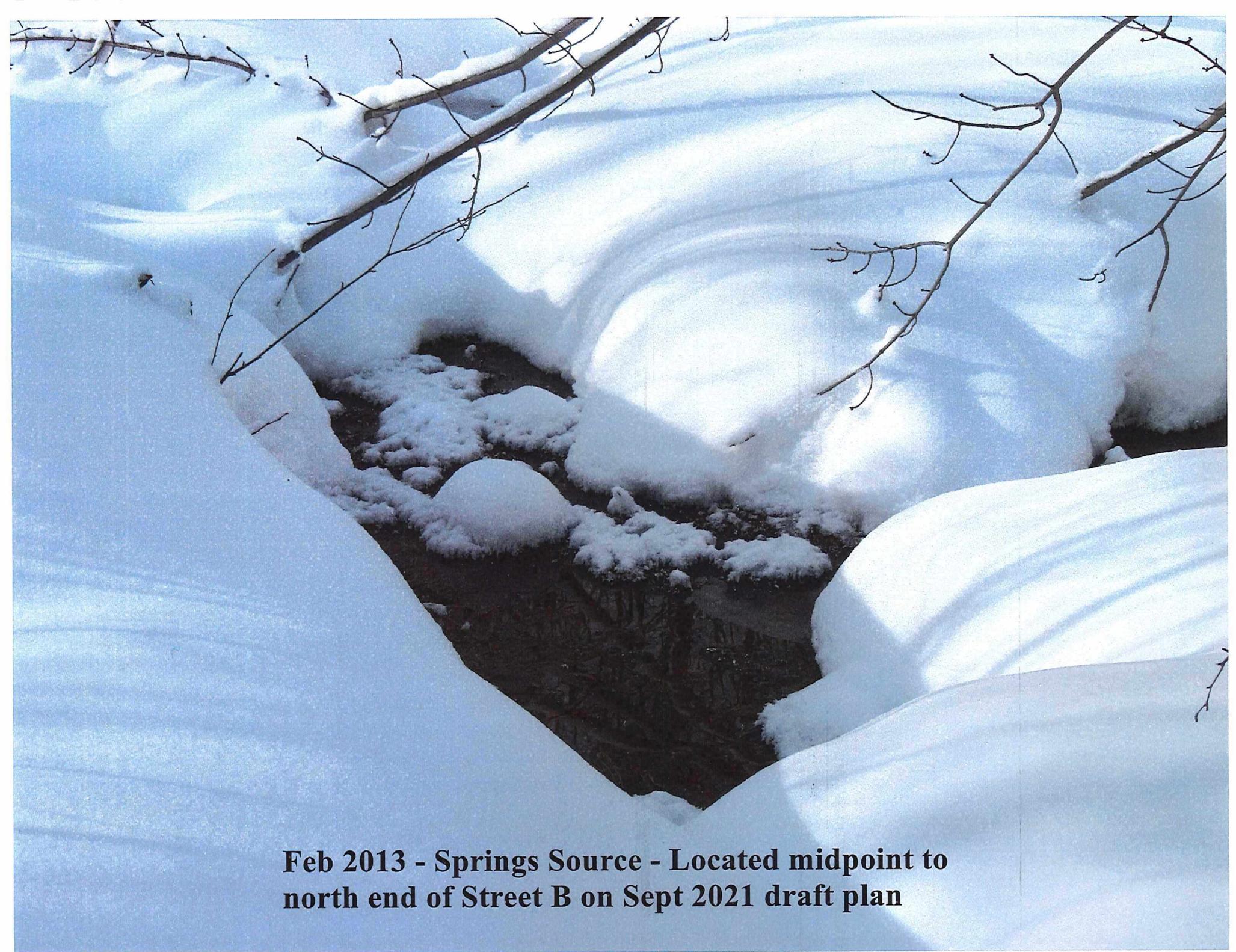
The safety of the present and future residents of this neighbourhood is not something planning should keep away from Council!

Is it not Council's responsibility to ensure the safety of the residents of this neighbourhood.

I still feel Sec 51 (24) of the PA applies as it specifically instructs the council to act on dangers and to consider the safety of the residents at this time and allows public comment on this. Addressing this issue behind closed doors is not good planning... imo.

Again, thanks for your time

Denis de Laplante



**Feb 2013 - Springs Source - Located midpoint to north end of Street B on Sept 2021 draft plan**





**Feb 2013 - Springs Source - Located midpoint to north end of Street B on Sept 2021 draft plan**

**Feb 2013 - Springs Flooding - Located on Block 93 north of Street B  
on the Sept 2021 draft plan and on and along the Hydro easement**





**Feb 2013 - Springs Flooding - Located on Block 93 north of Street B on the Sept 2021 draft plan and on and along the Hydro easement - looking East**

## File info



**File information is the same for all pictures except for the Time**

Filename

2013\_Feb\_Nick\_Springs (1)

Date taken

February

2

2013

1

56

PM

Size

3.3 MB

Dimensions

3000 x 4000

Shot

1/2000 sec. f/4 5 mm

ISO

160

Device

Canon PowerShot SX220 HS

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**From:** 311 <[311@greatersudbury.ca](mailto:311@greatersudbury.ca)>  
**Sent:** Monday, November 22, 2021 10:03 AM  
**To:** [planningservices](mailto:planningservices@greatersudbury.ca) <[Planning.Services@greatersudbury.ca](mailto:Planning.Services@greatersudbury.ca)>  
**Subject:** Fw: File 751-6/21-19 & 780-6/89023

Good Morning,

Please see attached email. They have in regards to the extension of Forestdale Drive. Is this something that you can assist with?

Kind Regards,

Katie

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**From:** Everest MacDonald <[REDACTED]>  
**Sent:** Saturday, November 20, 2021 3:06 PM  
**To:** 311 <[311@greatersudbury.ca](mailto:311@greatersudbury.ca)>  
**Subject:** File 751-6/21-19 & 780-6/89023

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Hello CGS,

Regarding the notice of application dated Oct. 20, 2021, File 751-6/21-19 & 780-6/89023:

I would like to register my objection to the extension of Forestdale Drive and its conversion into a through-street.

I support the plan proposed by [REDACTED] to leave the end of Forestdale as-is, and terminate the end of the new street in a cul-de-sac.

This should provide an equivalent number of lots to the developer without decreasing the value of those lots, while still meeting the desires of existing owners on Forestdale Drive.

I note that there is a significant elevation change currently at the end of Forestdale, and any proposed extension of the roadway would result in a significantly steep hill.

Regards,

Everest MacDonald  
69 Forestdale Drive

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**From:** George Joyce [REDACTED]  
**Sent:** Thursday, March 24, 2022 2:13 PM  
**To:** Wendy Kaufman <Wendy.Kaufman@greatersudbury.ca>  
**Subject:** RE: Montrose Ave.

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Yes, please include these comments in the planning report re the redraft plans for Montrose Avenue.

Sent from [Mail](#) for Windows

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**From:** [Wendy Kaufman](#)  
**Sent:** March 23, 2022 11:15 AM  
**To:** [George Joyce](#)  
**Subject:** RE: Montrose Ave.

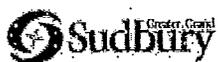
Good Morning,

Just a reminder about my email below as I have not received a reply. I am the planner assigned to the Nickeldale rezoning and subdivision redraft applications, City files 751-6/21-19 & 780-6/89023, which are located west of Montrose Avenue. I would like to please confirm if you intend this email as comments to the City regarding these applications. If so, this email will be included in the City's planning report.

Thank you,

**Wendy Kaufman, MCIP, RPP**  
Senior Planner - Development Approvals  
Planning Services Division

P: (705) 674-4455, ext. 4318  
F: (705) 673-2200



**From:** Wendy Kaufman  
**Sent:** Monday, March 14, 2022 8:50 AM  
**To:** George Joyce [REDACTED]  
**Subject:** RE: Montrose Ave.

Good Morning,

I am the planner assigned to the Nickeldale rezoning and subdivision redraft applications, City files 751-6/21-19 & 780-6/89023, which are located west of Montrose Avenue. I would like to please confirm if you intend this email as comments to the City regarding these applications. If so, this email will be included in the City's planning report.

Overall, the rezoning and revised subdivision layout (originally approved in 1990) will result in approximately the same number of residential dwelling units in the area on the west side of Montrose south of the hydro corridor but with a different layout. The attached map shows the proposed redrafted subdivision layout, and I would be pleased to discuss this plan with you over the phone at your convenience.

Please note that the City has commissioned a study to assist in transportation planning for the Montrose Avenue North connection to Maley. The study is available online here: <https://pub-greatersudbury.escribemeetings.com/filestream.ashx?DocumentId=42676>, and the results are summarized in the City's planning report available here: <https://pub-greatersudbury.escribemeetings.com/filestream.ashx?DocumentId=42669>.

Thank you,

**Wendy Kaufman, MCIP, RPP**  
Senior Planner - Development Approvals  
Planning Services Division

P: (705) 674-4455, ext. 4318  
F: (705) 673-2200



**From:** George Joyce [REDACTED]  
**Sent:** Wednesday, March 9, 2022 12:05 PM  
**To:** Wendy Kaufman <[Wendy.Kaufman@greatersudbury.ca](mailto:Wendy.Kaufman@greatersudbury.ca)>  
**Subject:** Montrose Ave.

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We purchased our home on Montrose late last winter and observed many people using the greenspace at the end of the street to hike and walk their dogs summer and winter.

When construction of the road that now connects Montrose to Woodbine began, that part of the trail was closed off but many people still use the upper part. In fact, people drive here the use the trail. Since the Montrose/Woodbine connection opened we have noticed an increase in very fast traffic. If Montrose connects to Maley we will have a major road going through this subdivision.

It is essential to keep the meandering plan in place for safety reasons.

Regards,

George and Arlene Joyce

Sent from Mail for Windows

November 30, 2021

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DEC 07 2021

PLANNING SERVICES

To: Mr. Alex Singbush

Subject: Notice of application File: 751-6/21-19 & 780-6/89023  
Extending Forestdale Drive

It has been brought to our attention that a request to extend Forestdale D. and convert it to a major thoroughfare has been submitted to the city by Dalron Construction Limited.

Apparently, some residents of Forestdale Dr. received a letter from the City of Sudbury advising of this proposal. We did not receive notification and this is of concern. We have lived on this street for over 30 years. Unsure why we were missed as this is an important application on the part of Dalron Construction Limited.

Foresdate Dr is home to several older home owners as well as families with young children. There are no sidewalks on either side of the drive. Residents use the street as a walk-way. The use of the side of the street as a sidewalk does not cause significant safety issues because the present traffic flow is low.

Developing this street into an important thoroughfare would greatly increase the potential for accidents.

Forestdale Drive has a steep grade, during inclement weather this can cause safety hazards:

- freezing rain creates a slippery surface thereby increasing the probability of an accident.
- high snow banks create a greater hazard than those on level ground as visibility is greatly reduced when backing out of a driveway

We feel that higher traffic flow would greatly increase the potential for accidents.

A Forestdale resident has submitted a proposed alternate route to the Planning Services team. If you did not receive this proposal please contact me.

Your attention to this matter will be greatly appreciated.

Yours truly,



Henry & Madeleine Madore  
50 Forestdate Dr.,  
Sudbury, Ontario P3A 5X1

## Sarah Pinkerton

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**From:** Wendy Kaufman  
**Sent:** Friday, December 17, 2021 11:59 AM  
**To:** Sarah Pinkerton  
**Cc:** Alex Singbush  
**Subject:** FW: Dalron Montrose lands plan - sat view with trail

Good Morning Sarah,

Please process this email as formal comments on the Montrose rezoning and subdivision files, 751-6/21-19 and 780-6-89023.

Thank you

Wendy

---

**From:** Patch <[REDACTED]>  
**Sent:** Friday, December 17, 2021 11:54 AM  
**To:** Wendy Kaufman <Wendy.Kaufman@greatersudbury.ca>  
**Subject:** Re: Dalron Montrose lands plan - sat view with trail

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Hi Wendy,

Yes it is all to be included as a formal comment on the application.

That image that overlays the Sept 21, re-draft and the trail and surrounding ecological corridor is also to be included in these formal comments.

Thank you kindly for all your considerations,

All much appreciated.

Patch

On 12/17/2021 11:49 AM, Wendy Kaufman wrote:

Good Morning,

We have had a phone conversation since you provided this email, and I understand that you intend to provide a formal comment letter and petition. However, given the content of your email I would ask if you could please advise if you intend this to be a formal comment on the applications, which would be provided to the City's Planning Committee.

Thank you,

**Wendy Kaufman, MCIP, RPP**  
Senior Planner - Development Approvals  
Planning Services Division

P: (705) 674-4455, ext. 4318

F: (705) 673-2200



---

**From:** Patch [REDACTED]  
**Sent:** Monday, December 13, 2021 2:58 PM  
**To:** Wendy Kaufman <[Wendy.Kaufman@greatersudbury.ca](mailto:Wendy.Kaufman@greatersudbury.ca)>  
**Subject:** Re: Dalron Montrose lands plan - sat view with trail

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Please accept this correction in the first paragraph below 'established neighborhood to the south and the proposed neighborhood to the north'

On 12/13/2021 12:01 PM, Patch wrote:

Hi Wendy,

We are going to submit more than this on behalf of the community. You stated that you would call me tomorrow after the meeting to speak more about the issue..

I sent that to you as a precursor to our formal comment, in that it shows the trail and the amount of area to the north of it, that makes it a reasonable request to move the subdivision plan north leaving an ecological corridor between the 'established neighborhood to the north and the proposed neighborhood to the south'.

It is very reasonable. And it makes sense within the context of what needs the surrounding community has. It is an issue linked with our community health, and that is a big concern.

We ask that the 5% parkland allocation be re-allocated to the Southern side of the development where the natural ecological corridor with the trail is located.

The homes on either side would enjoy gated access to the green space corridor that would be allocated, and the Nickeldale Forest Walking Trail within it, would be preserved.

As you know, times are changing, and not only that, times are challenging, especially getting people to the level of awareness of the plans, and collecting that feedback from them.

I don't think that the time allocated for the gathering of community feedback from the dissemination of the information regarding the latest re-draft of the plans of Sept 1, 2021 plans for the community is sufficient. We would like to ask that the period be extended so that more of the community can be informed.

To this end, we as the informed community members, have begun taken to collecting the remarks and opinions from direct community conversations on the matter from people that we have engaged with from the surrounding neighborhoods.

The information has just now been published online at <https://re2021.com>

It took some time to build that out into a fully functioning feedback and information dissemination online site.

As such we are just beginning to make ensure everyone in the surrounding community has an opportunity to review the site material, and an opportunity to comment.

This is a busy time, Christmas is around the corner, less than two weeks away and people's attention is now on these family matters.

It wouldn't be fair to expect that people can be fully mobilized to pay attention to this matter at this time, so our expectation is that most of the attention will come early in the 2022 year.

So our position on the preservation of the Nickeldale Forest walking Trail is aligned with consideration of design, community health, liveability and ecological considerations as well. We do believe it is a City Planning issue, that is clearly within your purview, as a department that is responsible for the look and feel of how Sudbury is allowed to be designed.

We want to work with you, and ask of the Department and Divisions' support, to understand our position, and see why we are clearly not pleased with the design of this subdivision, as it pertains to the way the land use planners hired by Dalron have designed it.

We have also put together a Petition letter that is to be considered as a formal statement regarding the objection to the subdivision plan on 6 points.

There is also on site further explanations of the community view on these matters of community design, community health, and embedded community ecology.

We feel it's important to make a strong statement to City Planning Services, on this regard. And do wish to emphasize that is meant to show how serious we are in our desire to work more closely together on these issues.

Appropriate planning requires more community context, and more assessment of whether design benefits or detracts from the existing, and future community's health and well-being.

This particular design, if allowed to go forward without a re-draft will negatively affect the existing community (and that includes the community members who are already situated at the Villages of Montrose). They are a strong part of the community voicing their concerns as they were promised by the developer that this access to an ecological corridor between Montrose and Magnolia, and it's natural forest trail would be maintained.

So there many many reasons and many significant points raised, that we as a community feel need be addressed before this development can be further stamped in approvals by Sudbury Planning Services and City.

Thank you kindly for your time and consideration and help on this matter,

Patch

On 12/13/2021 8:57 AM, Wendy Kaufman wrote:

Good Morning,

I confirm receipt of your email. Please advise if you intend this to be a formal comment on the application, which would be provided to the City's Planning Committee.

Thank you,

**Wendy Kaufman, MCIP, RPP**  
Senior Planner - Development Approvals  
Planning Services Division

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**From:** Patch [REDACTED]  
**Sent:** Friday, December 10, 2021 8:45 PM  
**To:** Wendy Kaufman <[Wendy.Kaufman@greatersudbury.ca](mailto:Wendy.Kaufman@greatersudbury.ca)>  
**Subject:** Re: Dalron Montrose lands plan - sat view with trail

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Hi Wendy

Thank you for opportunity get the feedback from the community on the importance and community value of the forest walking/biking trail behind the Forestdale neighborhood.

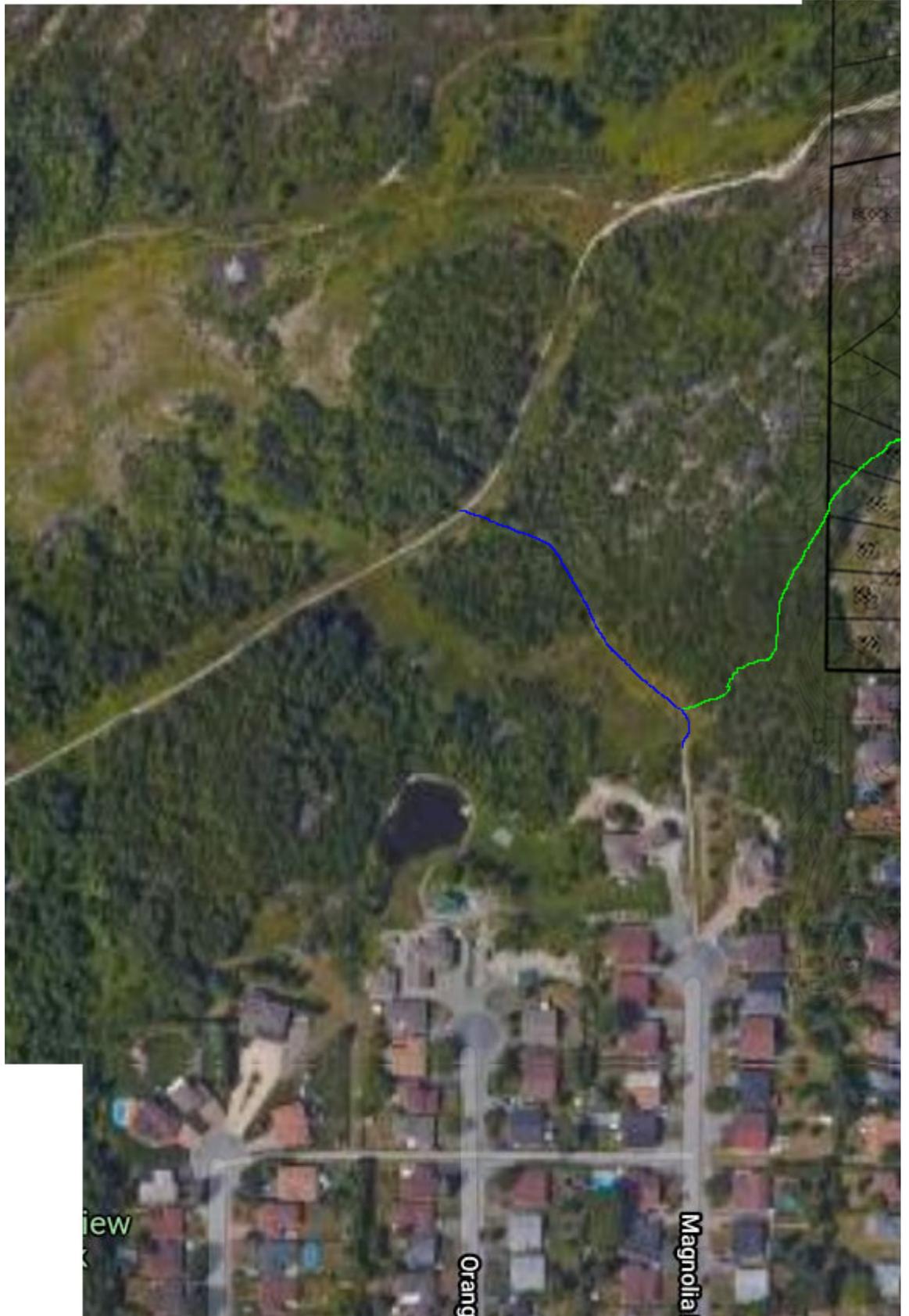
As we are in a pandemic, it is somewhat more challenging to get the community feedback flowing, but a good number of people have mentioned that they have sent you feedback by email.. And we are still in the process of informing people through word of mouth, because a lot of people have also been saying that they didn't receive the Notice from Planning Services.. And i guess that's because they are outside of the range of that addresses to which it was sent.. However there seems to be many people that use the trail, that are from even further away that i originally thought. The last person we met there was from Moss Street, and she said she's been walking that trail for over a decade.

And we also wanted to send you a composite satellite image with the development plans and the walking trail location superimposed on top, so you have a better perspective on trail area in question.

And just to be transparent with you.. We have reached out to our Council Member Joscelyne, to see if she could help us better understand our options from her perspective, as well. So it quite possible the she may try and speak to someone at planning about the project to get some answers to a few questions we posed.

Thank you again for your time and considerations..

P





**From:** Richard Munavish <[REDACTED]>  
**Sent:** Saturday, February 5, 2022 10:22 AM  
**To:** Wendy Kaufman <Wendy.Kaufman@greatersudbury.ca>; Richard Munavish <[REDACTED]>  
**Subject:** Re: response to letter

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Yes Wendy enter it as a complaint. Thank you

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**From:** Wendy Kaufman <[Wendy.Kaufman@greatersudbury.ca](mailto:Wendy.Kaufman@greatersudbury.ca)>  
**Sent:** Friday, February 4, 2022 3:26 PM  
**To:** Richard Munavish <[REDACTED]>  
**Subject:** RE: response to letter

Good Afternoon,

During our conversation on February 2 you mentioned you would be sending an email to me to formally comment on City files 751-6/21-19 & 780-6/89023. However, given you have also addressed the comments to Kevin Jarus I would like to please confirm that you intend this email as your comments to the City. If so, this email will be included in the City's planning report.

Thank you,

**Wendy Kaufman, MCIP, RPP**  
Senior Planner - Development Approvals  
Planning Services Division

P: (705) 674-4455, ext. 4318  
F: (705) 673-2200



**From:** Richard Munavish <[REDACTED]>  
**Sent:** Thursday, February 3, 2022 10:54 AM  
**To:** Kevin Jarus <[kevin.jarus@tulloch.ca](mailto:kevin.jarus@tulloch.ca)>; Wendy Kaufman <[Wendy.Kaufman@greatersudbury.ca](mailto:Wendy.Kaufman@greatersudbury.ca)>  
**Cc:** Richard Munavish <[REDACTED]>; Joscelyne Landry-Altman <[Joscelyne.Landry-Altman@greatersudbury.ca](mailto:Joscelyne.Landry-Altman@greatersudbury.ca)>; Alex Singbush <[Alex.Singbush@greatersudbury.ca](mailto:Alex.Singbush@greatersudbury.ca)>  
**Subject:** response to letter

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Good morning Kevin / Wendy

Thank you for your response to my note of concern.  
Further concerns that do not seem to be agenda are major concerns of our neighborhood.

First and foremost is the high level of the increase of traffic along with the safety issues that are entailed in introducing a four lane highway through a residential residence.  
Where is the plan of Montrose, which was agreed on by the developer, the City of Sudbury, and the concerns of the residence. I am speaking on the meandering of Montrose. What changed that agreement? An answer of its being "looked at again" is not acceptable seeing that you are having your private invitational meeting soon with no representation from the Greater City Of Sudbury.

Second concern, and not less value is the elevation of the land behind the homes on Windermere Crescent. The height difference being what it is will cause the water runoff to flood our property's. Inclusive is the privacy and safety of having a strip mall with its waste, possible unfriendly visitors, noise and general loss of value to the residential property's. The construction of a proper fence or tree line to aid in the privacy concern is essential.

Increase in the amount of traffic. With the construction of over 400 semi homes plus the single family homes is a huge concern. I believe you have recommendations from previous agreements to fix this concern, one being the meandering of Montrose. Once this Montrose is connected to the bypass Maley Drive, brings in the transports to LaSalle Blvd.  
Safety of children, pedestrians become even more of concern, noise levels rise.

Traffic count rises significantly with the increase of over 400 plus semi homes in this one area. With these homes comes the very possible increase of basement rentals as we are in the middle of our two colleges. Increase rentals mean loss of property values.  
I disagree with this virtual meeting as it does not allow proper discussion and understanding of your proposed changes and what it means to our resident. I say again it should not be held till this pandemic is over and we can have a face to face meeting at a church or school auditorium . There is no value in Zoom.

Last issue is not receiving the information on the number of mailing list invitations you have sent out per the understanding of the Footage summary you have used to advise people of your information meeting.

Thank you for reading our concerns and trust you will act on these accordingly.

Richard Munavish

**From:** Chris Mclean <[REDACTED]>  
**Sent:** Monday, February 21, 2022 6:05 PM  
**To:** Wendy Kaufman <Wendy.Kaufman@greatersudbury.ca>  
**Cc:** Joscelyne Landry-Altmann <Joscelyne.Landry-Altmann@greatersudbury.ca>; [REDACTED]  
**Subject:** Montrose/Silver Oaks development

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

Hello,  
I was unable to attend the recent Zoom meeting regarding the planning of further Dalron development on the north end of Montrose Ave. I'd like to leave my concerns and comments at this time.

My Dalron home was a new build in the new development of "Villages of Montrose". I purchased this home in 2016 based specifically on the access to adjacent woodland space, with an established trail system. I was assured that the existing access to these trails would be preserved. This access was pointed out to me as a mere 4 lots north of my house. I do not have this particular assurance in writing, however, the advertising for homes and lots in this new development used the tagline "Welcome to Nature". It was on a large graphic billboard on the empty lot across from my home, as well as an even larger one on LaSalle Boulevard adjacent to Princess Auto. Those signs are no longer there, but the original tagline is still on Dalron's website. In fact, the home used in the background is the one I ended up buying from Dalron. I bought this home to access nature trails close to my home, and that's what was advertised. I use these trails 3 times a day- Every. Day. I am appalled to learn that there is a plan to eradicate this area. It would seem that this was a bait and switch sales gimmick.

Furthermore, there is a [Sudbury.com](https://www.sudbury.com) article (still viewable online dated August 26/2015). It was outlining a ribbon cutting ceremony for the new Villages of Montrose development. Here's is a quote from that article:

" Dalron president Ron Arnold said that while developers are required to set aside at least five per cent of residential land for parks, they opted to set aside 20 per cent instead, for Villages of Montrose.

The development will include walking trails, ponds and several parks.

"Our goal is to get a quality neighbourhood that everybody will enjoy," he said "

I call your attention to the mentioned 20%, over the typical 5%, and that the development will include walking trails. It seems the existing walking trails- and surrounding woodland- are to be deleted.

More housing is needed, agreed. Yes, more lots means more taxes for the City, and money for the Developer. But a development that ignores natural elements isn't a true, enviable, and enjoyable community. After the contractors and heavy equipment move out, what's left will be a development that has houses crammed side to side, back to back, with asphalt and cement surroundings. Existing greenspace, trails, and wildlife gone. This is not "Welcome to Nature" as sold to the buyers of this development, nor those buyers moving forward.

I implore a revisit to the proposed plan. One that serves the community who have already bought, and those who will be buying into it in the future.

Sincerely,  
Chris McLean  
1455 Montrose Ave

Sent from Yahoo Mail on Android

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**From:** Derek Koziol <[REDACTED]>

**Sent:** Monday, February 14, 2022 5:21 PM

**To:** kevin.jarus@tulloch.ca; Wendy Kaufman <Wendy.Kaufman@greatersudbury.ca>

**Cc:** Joscelyne.Landry-Altman@greatersudbury.ca

**Subject:** Zoning Bylaw Amendment and Amended Draft Plan of Subdivision - Nickeldale Subdivision

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Good Afternoon Kevin and Wendy

To start, can you please send me the Zoom meeting invite for the Public Information Session on February 16, 2022 at 6:00pm?

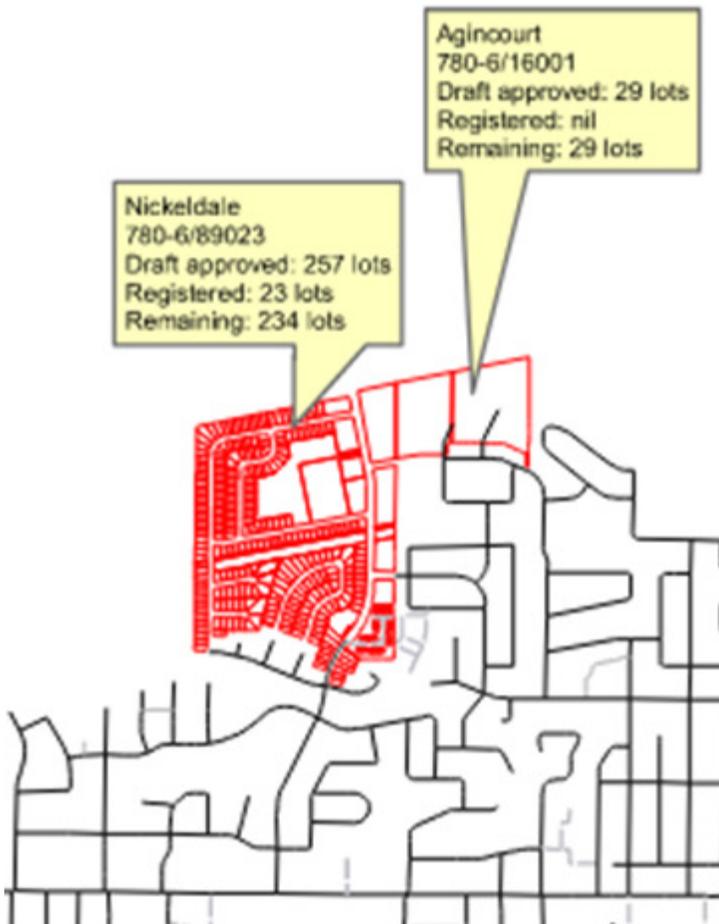
I am a resident on Montrose Avenue and over the past couple of years I have come to the understanding that there has been a disconnect regarding future plans related to Montrose Avenue and the connection to Maley Drive. I have gathered my information from various neighbors who have been involved in this topic for a number of years. There appears to be a firm understanding that traffic increases from future development and a direct connection to Maley Drive will be detrimental to the residents. CGS City Council has heard and understood this issue and directed CGS staff to include a meandering as a mitigation.

I received a notice of a public information session occurring on February 16, 2022 to address an application for rezoning and draft plan of subdivision amendment for a portion of the Nickeldale Subdivision. **I've reviewed available documentation and firmly believe that the Montrose Avenue meandering discussion is within the scope of the current application and must be addressed for the reasons outlined below.** I also propose a course of action which I feel may lead to a resolution to this ongoing issue.

The Montrose Avenue connection to Maley Drive seems to be to have a singular, logical course of action.

Background:

- The original Nickeldale and Agincourt combined plans of subdivision show a direct connection to Maley Drive (see excerpt from CGS Subdivision Activity Maps, 2017, and draft plan and revisions):



- Council resolution CC2015-345 requires Montrose Avenue to have a meandering design. This was included because of the negative impacts of additional short-cutting traffic on the neighborhood. These negative impacts were validated in multiple formal study documents. Adding additional length to Montrose Avenue was proven to reduce short circuiting traffic in a study prepared by the CGS in 2020. The CGS has proposed a 50m road lengthening, which is in no way reasonable to consider a meandering road. This was the limitation to meandering allowed within the existing road allowance.
- The developer is seeking to rezone portions of the Nickeldale draft plan of sub-division in a piecemeal process (see most recent Tulloch Draft Plan).

Logical Conclusion:

- The current draft plans of subdivision do not include a meandering road allowance.
- Rezoning or revising small portions of the overall Nickeldale or Agincourt subdivisions will result in the road allowance being maintained as is (small portions being looked at in a “silo” do not allow a large enough concept change to incorporate a meandering).
- A true meandering cannot be built within the existing road allowance alignment.
- Council resolution CC2015-345 requires that Montrose Avenue be designed to meander.

**Because of the above four bullets, the only course of action is to look at both the Nickeldale and Agincourt plans of subdivision in their entirety and revise them to incorporate a meandering road allowance. This is possible with the precedent set by the developer’s recent request to rezone a portion of the Nickeldale draft plan of subdivision (ie, it is now proven that the current plan can be revised).**

**The current plans of subdivision do not allow a meandering road, therefore the plans must be revised to include a meandering road allowance to comply with council's directives, such as the concept proposed by Dalron in 2014.**

Potential Course of Action

- 1 - The draft plans of subdivision for Nickeldale and Agincourt be opened up for modification by Dalron. My interpretation based on their community consultation in 2014 was that they were willing to do this for the benefit of all (see win reasoning below).
- 2 - The optimal meandering be identified. The Transportation Analysis provided by WSP in 2020 shows provides two wide ranging bookends (50m length addition to direct connection and no connection) but does not provide an optimized meandering length or arrangement. WSP should complete additional analysis to determine the actual meandering length that results in the least amount of traffic.
- 3 - The plans of subdivision be re-arranged to accommodate an optimized meandering. Both plans need to be looked at together, in their entirety as a whole.
- 4 - The draft plan of subdivision review and consultation process be completed.

I see this as a win-win-win solution.

- CGS - win because council's directives were followed and resident safety is shown to be paramount. Also, the issue is put to bed with no more argument with residents.
- Montrose Residents - win because we are provided with the safest alternative for our families.
- Dalron - win because the desirability of the area is maintained, encouraging property purchase.

Also, this revision would be consistent with the concepts in the most recently proposed Official Plan and would resolve all of the conflicts on the subject.

Questions:

I'm fully aware that I am not a planner nor an expert in public policy and that I may have an incorrect thesis. If so, please provide me with a factual logical argument that justifies an approach different than the above and identifies any if any material errors are made in my statements.

Derek Koziol E-mail: [REDACTED]

November 3, 2021.

City of Greater Sudbury  
Alex Singbush  
Manager of Development Approvals  
Planning Services Division  
PO Box 5000, Stn A  
200 Brady Street Sudbury, ON P3A 5P3  
[Alex.Singbush@greatersudbury.ca](mailto:Alex.Singbush@greatersudbury.ca)

Hi Alex:

We called and left a message at extension 4311.

We received the Notice of Application regarding File: 751-6/21-19 & 780-6/89023. In this Notice of Application, it states a portion of the subject property will be changed to “provide two blocks for parkland and stormwater management.” The map provided does not show where on the property these two blocks are located. Our concern is for the existing forested area at the south end of the property which backs onto the homes on the Courts North of Forestdale Drive. This forested area is used extensively by area residents who have developed a network of trails for hiking, biking, snowshoeing, x-country skiing, and walking dogs.

Area residents need clarification of the changes before we can comment to the proposed amendments.

Sincerely,

Dr. Kathy Browning

Mr. Nick Dubecki

75 Forestdale Drive  
Sudbury, ON, P3A 5X2

November 28<sup>th</sup>,2021

To Alex Singbush, Manager of Development Approvals

Earlier in October of 2021, the neighborhood of Montrose / Forestdale received a NOTICE OF APPLICATION (751-6/21-19 & 780-6/89023). The diagram attached to the application shows an extension / opening of Forestdale dr. at the most North West part of the street.

I am writing you today to express my concerns over this requested extension.

The development that is being requested by Dalron will bring 184 new residences, adding approximately 368 vehicles to the area, that could potentially be using the very steep Forestdale drive in order to access Montrose avenue.

The danger that this increase in traffic will cause is not negligible. Forestdale drive has no sidewalks, so pedestrians are forced to cycle and walk directly on the street.

During the winter months, the street gets narrower as the snow accumulates. In the last 4 years, since I have moved to Sudbury, I have yet to see the city remove any snowbanks in this neighborhood. (this was a regular process in my previous community of Timmins)

Could the developer not simply leave the end of Forestdale as a cul-de-sac and link the existing homes with the suggested new subdivision with a walking trail? (similar to the Orange Grove link) This would add value to the neighborhood as many people from the area walk their pets and use the back trails as their daily exercise regimen.

Thank you for your consideration in this matter,

Vincent Lalande, resident of Forestdale dr.