



R.V. Anderson Associates Limited
436 Westmount Avenue Unit 6
Sudbury Ontario P3A 5Z8 Canada
Tel 705 560 5555 Fax 705 560 5822
www.rvanderson.com

September 15, 2017

RVA 061171

Tulloch Engineering
1942 Regent Street - L
Sudbury, ON
P3E 5V5

**Attention: Mr. Kevin Jarus, M.P.I.
Planning Project Manager**

Dear Mr. Jarus:

**Re: Corsi Hill Development – Phase 11
Block 22 Connection – Southview Drive & Martindale Road**

R.V. Anderson Associates Limited (RVA) has been retained by J. Corsi Developments (Corsi) to provide additional information as requested by the City of Greater Sudbury (City) during discussions regarding the next phase of the Corsi Hill Development, Phase 11. The City has requested that RVA provide a geometric review of possible road connections from the existing road allowance, Block 22, on Corsi Hill, provided in Phase 7, to both Southview Drive and Martindale Road through the adjacent lands to the east and northeast.

The lands to the east and northeast of Corsi Hill are not owned by Corsi and are currently zoned Open Space Private (OSP). RVA can only speculate how these properties could be developed in the future. The City has provided a sketch of possible future road layout completed by Dennis Consultants Ltd. (now RVA) which was submitted to the City on April 6, 1990. This sketch was used as the basis of our conceptual geometric review.

The Martindale Road connection shown on the 1990 sketch is approximately 510m in length and has two horizontal curves with horizontal centerline radii of 50m and 110m. Corsi Hill, at Block 22, is currently constructed at an elevation of 300m and Martindale Road at the connection is at an elevation of approximately 265m, a 35m vertical difference in elevation. From our conceptual review of geometric parameters of the road, a connection could be constructed using the City's current geometric design standards from Corsi Hill to Martindale Road (with a maximum road grade of 8%).

We reviewed the Southview Drive connection shown on the 1990 sketch and found that it was not feasible to make the road connection using the City's current geometric design standards. As such, RVA has provided a new road layout which could allow for the connection. The road is approximately 700m in length and has one horizontal curve with a radius of 60m and two 90-degree bends. Corsi Hill, at Block 22, is currently constructed at an elevation of 300m and Southview Drive at the connection is at an elevation of approximately 252m, a 48m vertical difference in elevation. From our conceptual review of geometric parameters of the road, a connection could be constructed using the City's current geometric design standards from Corsi Hill to Southview Drive (with a maximum road grade of 8%).

The road layouts and road profiles provided in our review are conceptual and only review the geometric design parameters. RVA has not reviewed the construction feasibility of these connections. When the adjacent lands are developed the Owner's engineer will need to provide a road layout to suit the zoning and the development of the lands, and complete a detailed design. The information provided in this letter is for information only, and should only be used to ascertain whether road connections from Corsi Hill to both Martindale Road and Southview Drive are feasible from a geometric design perspective.

We trust the following meets your expectations. If there are any further comments, we would be happy to discuss.

Yours very truly,

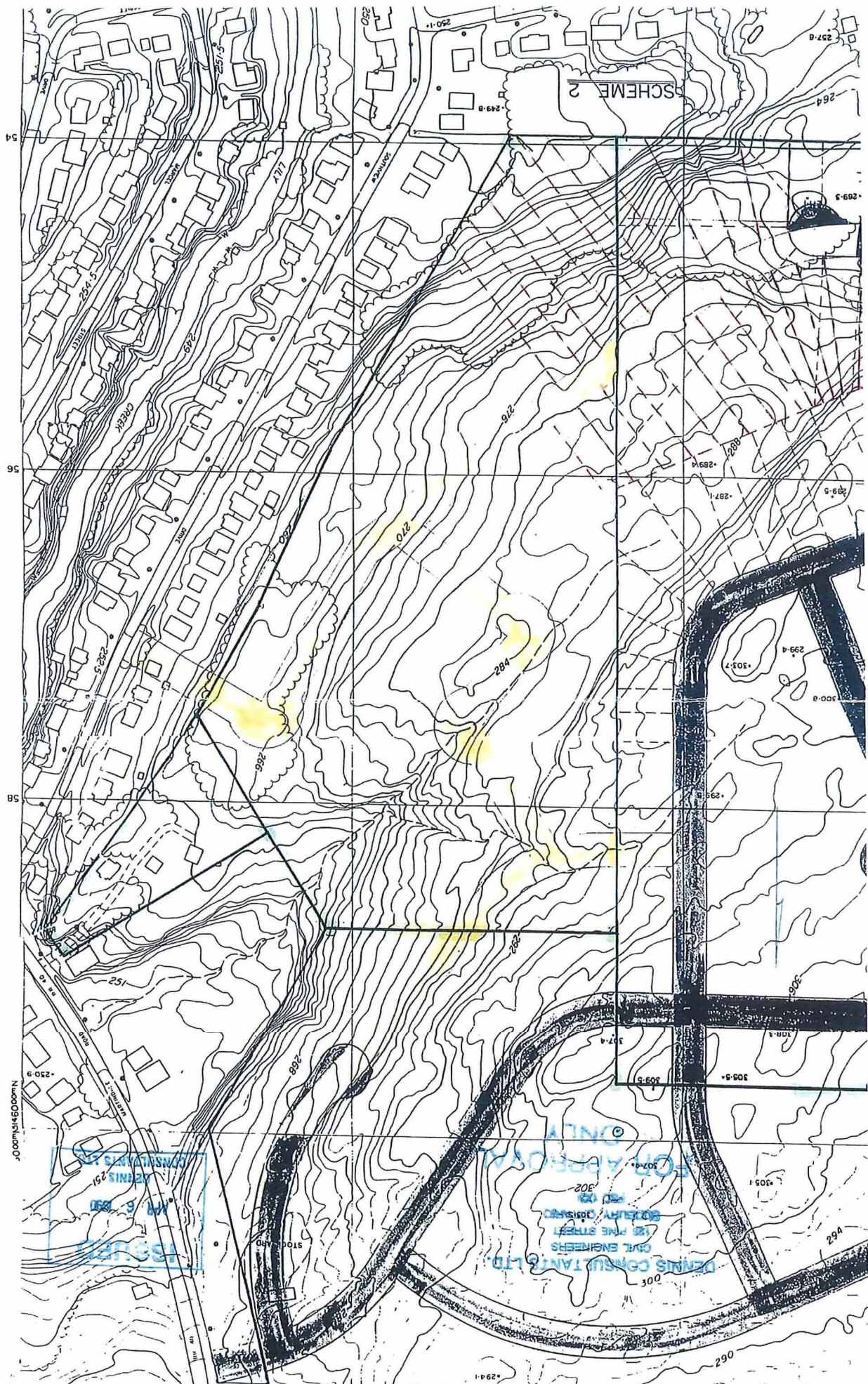
R.V. ANDERSON ASSOCIATES LIMITED



Candice Green, P.Eng, LEED AP
Associate/Project Manager

Encls.

J:\2006\061171\PROJECT\correspondence\061171-20170915-L-cgg - Block 22 Connections.docx



NOT TO BE USED FOR
CONSTRUCTION

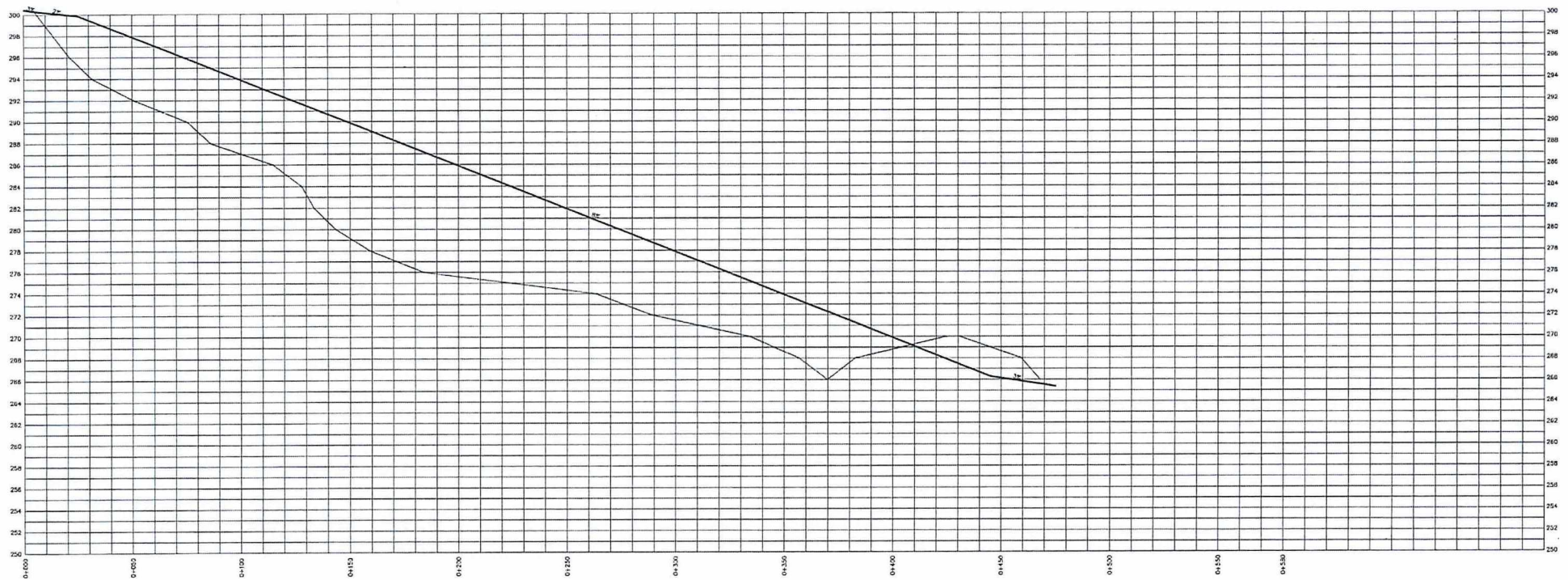


ISSUED
SEP 15 2017
R.V. ANDERSON ASSOCIATES LIMITED

ISSUED

SEP 15 2017

R.V. ANDERSON ASSOCIATES LIMITED



1990 — CONNECTION TO MARTINDALE

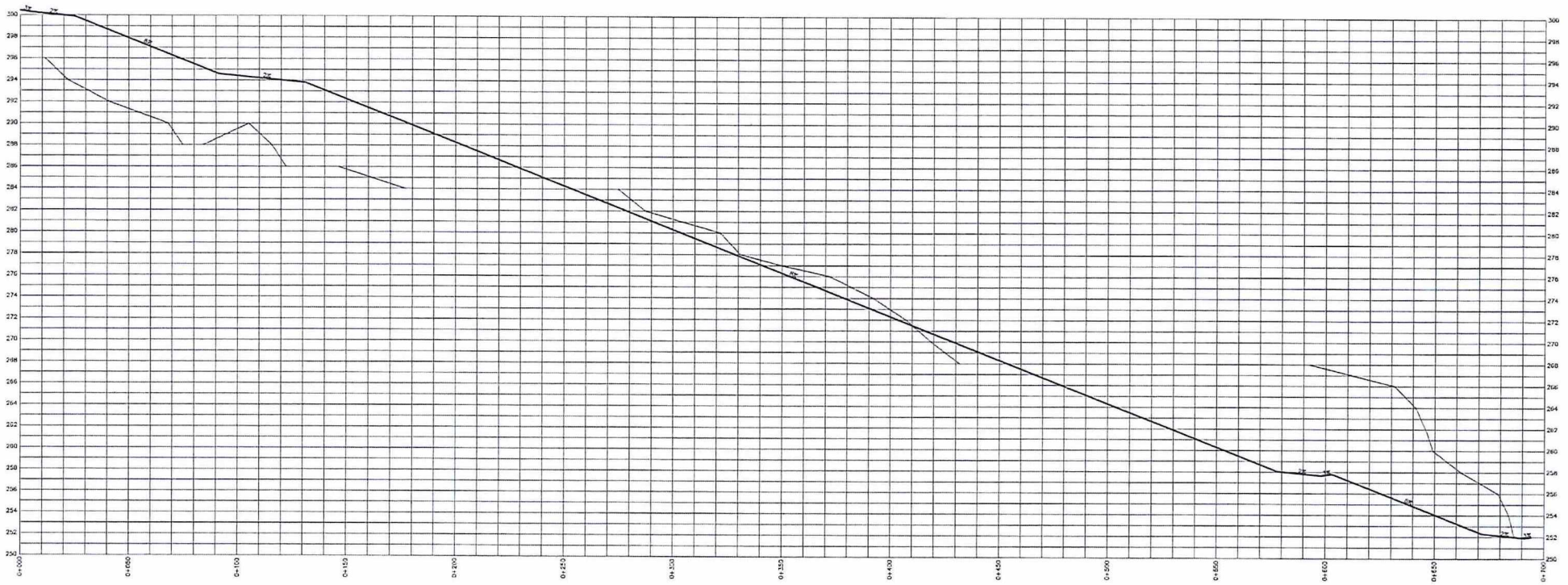
PRELIMINARY

NOT TO BE USED FOR
CONSTRUCTION

ISSUED

SEP 15 2017

R.V. ANDERSON ASSOCIATES LIMITED



2017 - CONNECTION TO SOUTHVIEW

PRELIMINARY
NOT TO BE USED FOR
CONSTRUCTION