

Brittany Olivier

From: Priyadarshi Hem <[REDACTED]>
Sent: Sunday, November 26, 2023 7:34 PM
To: Alex Singbush
Subject: PIN 73588-1151 Concern Regarding New Development Impact - Corsi Hill

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Hi

I am a resident of 123 Palladium Place and have recently been informed of the proposed development application, specifically for semi-detached dwelling units, as mentioned in the notice dated October 26, 2023.

While I am supportive of community development, my primary concern is the potential impact of this project on the view from the backyard of my property. The enjoyment of our backyard view contributes significantly to the quality of life and property value in our area.

Could you please provide clarification on whether the new construction will alter the current view from the backyard of 123 Palladium Place? If the proposed structures will not exceed the height or obstruct the view from my property, this would alleviate my concerns.

Thank you for your attention to this matter. I look forward to your response.

October 26, 2023

Files: # 751-6/23-14

NOTICE OF APPLICATION

having been submitted to the City of Greater Sudbury

IN THE MATTER OF AN application under Section 34 of The Planning Act, R.S.O. 1990,
Chapter P.13:

Applicant: J. Corsi Developments Inc.

Location: PIN 73588-1161, Block 9, Plan 53M-1444, Lot 8, Concession 2, Township of
McKim (Corsi Hill Drive, Sudbury)

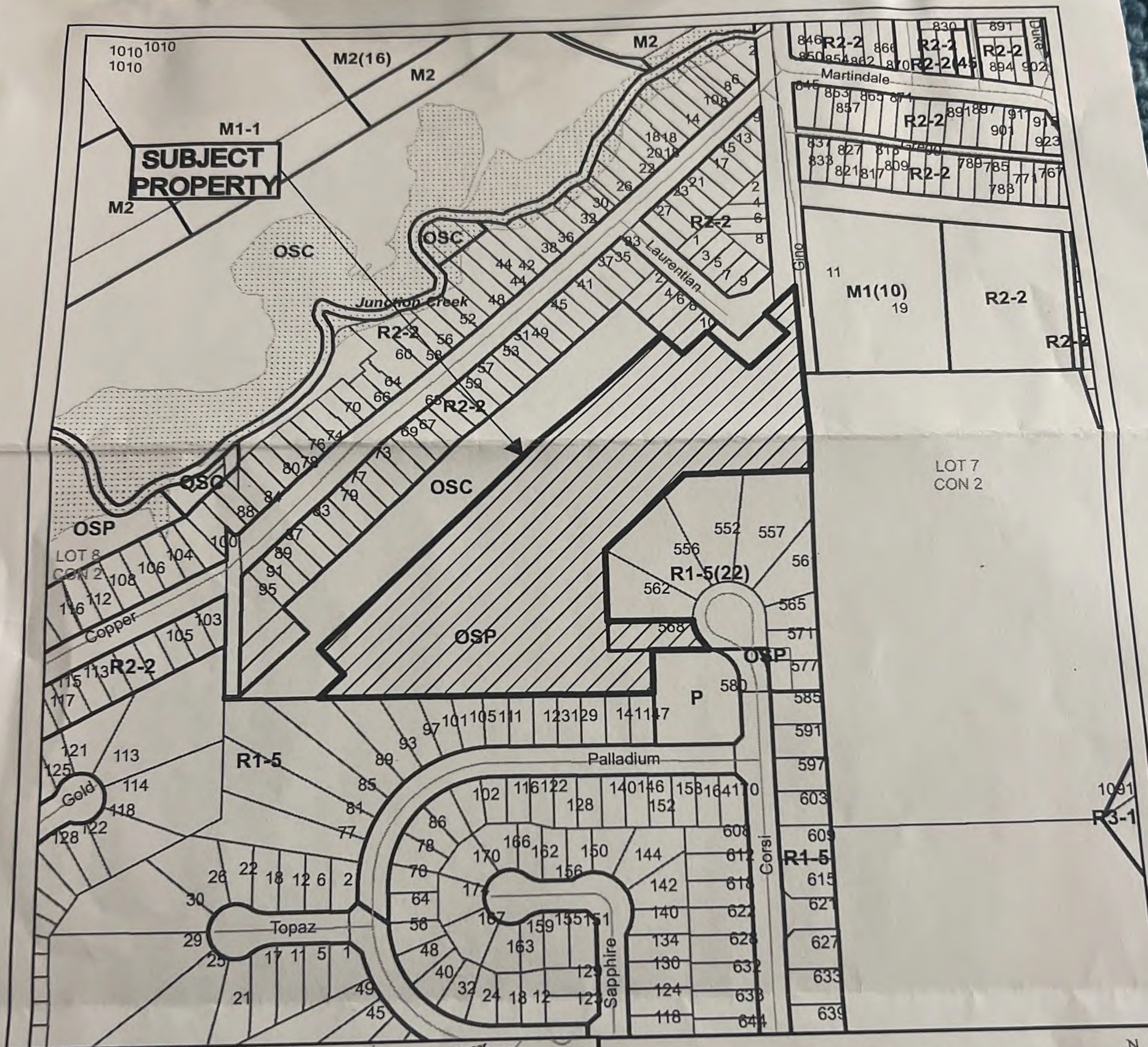
Application: To amend By-law 2010-100Z being the Zoning By-law for the City of Greater
Sudbury by changing the zoning classification of the subject lands from "OSP",
Open Space Private and "R1-5(22)", Low Density Residential One Special to
"R3(S)", Medium Density Residential Special.

Proposal: The application would permit 22 semi-detached dwelling units, with a 1-storey
height restriction applied to units adjacent to the existing lots fronting on
Palladium Place.

Any person interested in voicing their comments on the application may write to the 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. If you are aware of any person interested or affected by
the application who has not received a copy of this notice, it would be appreciated if you
would so inform them.

Please note: Comments submitted on these matters including the originator's name and
address become part of the public record, may be viewed by the general public and may be
published in a planning report, included in a Planning Committee Agenda and posted on the
City's website.

By submitting information, including print or electronic information, for presentation to City
Council or Committee you are indicating that you have obtained the consent of persons
whose personal information is included in the information to be disclosed to the public.



Growth and Infrastructure Department

Subject Property being PIN 73588-1161,
Block 9, Plan 53M-1444,
Lot 8, Concession 2, Township of McKim,
Corsi Hill Drive, Sudbury,
City of Greater Sudbury

Brittany Olivier

From: Connie Rossi
Sent: Monday, November 20, 2023 1:39 PM
To: Brittany Olivier
Subject: FW: Concerns Regarding Proposed Housing Development at Corsi Hill Drive (PIN 73588-1161, Block 9, Lot 8)

Connie Rossi,
Coordinator of Planning Services Administration
P: 705-674-4455 ext. 4222
F: (705) 673-2200 www.greatersudbury.ca



At the City of Greater Sudbury, we value and respect flexible work arrangements. My work day may look different than yours. Please do not feel obligated to respond out of your normal working hours.

From: Wei Liang <[REDACTED]>
Sent: Wednesday, November 15, 2023 12:55 PM
To: Alex Singbush <Alex.Singbush@greatersudbury.ca>
Subject: Concerns Regarding Proposed Housing Development at Corsi Hill Drive (PIN 73588-1161, Block 9, Lot 8)

 You don't often get email from [REDACTED]. [Learn why this is important](#)

Dear Alex,

Thank you for the recent mail notification regarding the Application for the 22 semi-detached dwelling units on Lot 8 of Corsi Hill.

I am writing to express my concerns about the proposed housing development currently under consideration for a permit. As a resident of Palladium Place on Corsi Hill, I am deeply invested in the well-being and character of our community.

1. Traffic and Infrastructure:

The proposed development is expected to result in increased traffic congestion on our already busy streets. I am particularly concerned about the potential strain on local infrastructure, including roads and utilities, and, more importantly, the safety of our children. Having lived in this neighbourhood for over 7 years, I have observed a rise in traffic through Corsi Hill Drive, our community's sole access point. Cars frequently exceed the proposed speed limits, posing a risk to residents. Has a comprehensive traffic impact assessment been conducted to address these concerns?

2. Noise and Disruption:

Construction noise and disruptions have consistently impacted the quality of life for current residents. What measures will be implemented to minimize noise during the construction phase, and how will disruptions be managed to mitigate their impact on our daily lives? Construction has been ongoing in the neighbourhood for the entire duration of my residency, and it remains a significant concern. We chose this neighbourhood years ago and were expecting a quiet neighbourhood once the Palladium Place houses are fully finished building. The new construction would continue to bring noise and dust to this area for the coming years.

3. Aesthetic Impact:

I am also particularly concerned about how the introduction of semi-detached houses might impact the aesthetic appeal and property values of the existing single-detached houses in our neighbourhood. Has there been a comprehensive study on how this mix of housing types will harmonize with the existing structures?

4. Community Engagement:

It is crucial that residents are kept informed and involved in the decision-making process. Have community meetings or forums been planned to discuss the proposed development, gather feedback, and address concerns from residents?

I appreciate the City Planning Services Department's commitment to thoughtful urban development, and I believe that addressing these concerns will contribute to the overall success of the proposed project while maintaining the well-being of our community.

Thank you for your attention to this matter. I look forward to receiving information and updates on how these concerns will be addressed.

Sincerely,

Sincerely,

Jing Jin

Palladium Place
P3E 0H5

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

Re: Files #751-6/23-14

Dear Sir,

This is in response to your notice of application to amend the zoning bylaw on Corsi Hill to medium density residential special. This would allow 22 semi-detached dwelling units to be built on a lot that has access to Corsi Hill. My wife and I are not in favor of changing the zoning. Since 2009 we have lived in a house on Corsi Hill and prior to that we were 4 ½ years in a house on Platinum Place. We were told when we purchased these houses that this would be an upscale neighborhood with only single-family homes. Now we see an application to build 22 semi-detached homes on a property that is zoned for open space private. Many years ago there was a house fire on Corsi Hill and this created a real problem for the residents at the top of Corsi Hill. No one was able to exit or enter the area for an entire day. There is only one entrance/exit road for this whole area and adding another 22 units or conceivably another 44 cars i.e. two per household, I believe would create even more of a problem. We are well aware of the need for more housing in Sudbury but not at the expense of the safety of the residents in this area.

I am sure that the homeowners on Palladium that back onto this development and also those homeowners at the cul-de-sac on Corsi Hill will be upset thinking that they purchased their home with open space behind them and now will have a development to contend with. I don't think that a height restriction of one story to the units adjacent to the existing lots on Palladium place will appease any of the existing homeowners.

There also is the question of whether we will have adequate sewage and water capacity to service those new and existing homes.

We have nothing but the greatest respect for John Corsi and his group for the fine quality of the houses that he has built however we are deeply concerned about the increased population density in an area that has only one exit/entrance road and for that major reason we are opposed to the rezoning.

Dr. John Maki and Louise Maki
615 Corsi Hill
Sudbury, Ontario
P3E0A4

Cc: Mark Signoretti - councillor

Brittany Olivier

From: Dr. SHAISTA RIAZ <[REDACTED]>
Sent: Monday, December 11, 2023 8:44 AM
To: Alex Singbush
Cc: Wendy Kaufman
Subject: OUR COMMENTS ON CORSI HILL REZONING

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

Dear Sir/Madam,

Good morning,

Thanks for giving us the opportunity to express our views on Corsi Hill Rezoning.

We are writing about our concerns in response to the letter we received from the City of Sudbury for rezoning Corsi hill.

We express our strong opposition to the proposed housing development in our neighborhood backyard. While we understand the need for affordable housing in our city, we believe that this project would have a detrimental impact on our community.

While we are very unhappy with Corsi for selling homes and implying that they wouldn't build behind us, this isn't the purview of the city.

It came as quite a surprise for all families/neighbors to hear that backyard of Palladium homes was one of the proposed sites for new 22 houses construction.

The plan- First and foremost, the proposed development is simply too large for our area. We are concerned by the plans provided to us as they appear to be incorrect. Each of us had a side profile of our homes showing to various extent how we are losing our views and privacy to the rear of our property. The side profiles of our properties provided in the plan do not match reality. All our properties are flat on the back edge, not sloping. When you look at the side view drawing for our home, it shows our yard with a slope to the property line when in fact all our yards are flat to the property line. This leaves us concerned that it isn't going to be possible to lower the houses that will be built as described in the plan.

Altered topography of the area-Rezoning will alter the beautiful topography of the area.

Aesthetic of the area-It would also drastically alter the aesthetic of our area, replacing the existing greenery and open spaces with a monolithic, high-density housing complex.

Property value impact - We believe this development is going to have a negative impact to our property value. Our view is that the drop will come from the fact we all bought homes with no back Neighbours and a clear view of the city from above for which we all paid a premium instead of buying a home further into the neighborhood. This will no longer be the case, which will likely cause a subsequent drop in house value.

Population-The increase in population density would put a strain on our already overburdened infrastructure, leading to increased traffic congestion, noise pollution, and strain on our public services.

Environmental damage- Additionally, the construction of this project would result in significant environmental damage, destroying natural habitats **and putting wildlife at risk,**

Also new construction will lead to

Environmental pollution-

Noise pollution-

Traffic - There is the possibility for 52 cars or more to be parked in the development along with all the traffic accessing Corsi Hill directly and via Palladium Place. We do have concerns regarding the sheer number of vehicles that this development may bring. The plan calls for 30 spaces with driveways and visitor parking, plus 22 garages where a second car could be parked, plus deliveries and visitors. This will result in a substantial increase in traffic on Corsi Hill and Palladium Place, in a neighborhood which only has one road in and out.

In the event of an emergency or serious incident, it is feasible that the one road would be blocked. We are surprised that the city would allow the addition of 22 more homes without requiring a new road to Copper street.

Sinkholes on Corsi Hill-This increased traffic also concerns us as each year we see sinkholes on Corsi Hill around storm drains and near the curb.

The traffic in our neighborhood that will dramatically increase, our concerns around the already failing road infrastructure, the inherent danger and inconvenience of forcing such a large number of residents to a single way in and out at a stop sign controlled T intersection at the bottom of a hill.

In conclusion, we strongly urge you to reconsider this proposed housing development. While we recognize the need for affordable housing, we believe that this project is simply not the right fit for our neighborhood. Thank you for your attention to this matter.

Sincerely,

Dr. Riaz & family