

ROBERT GREEN

1887 Hawthorne Drive, Sudbury ON, P3A-1M5

August 12, 2024

Alex Singbush, Director of Development Approvals, Planning Service Division
City of Greater Sudbury

RE: Zoning Application, 870 Auger Avenue, Sudbury

Greetings Mr. Singbush,

I am contacting you regarding the Notice of Application to amend the by-laws governing 870 Auger.

I am a resident in close proximity to this site. I am certain that you will receive concerns about the impact of 74 units being created on this site. I too have some concerns and simply wish to state a few facts:

- Traffic: Since the construction of the amalgamated public school beside St. Charles, the traffic has been steadily increasing. The length of street along Hawthorne from Auger is continuous during several periods of time in the day which makes it impossible to exit driveways without lengthy waits, and often, forced exits into traffic. Exacerbating the problem of the traffic volume, the speed limits are not adhered to. The city installs temporary measures of traffic wickets every year. These are not effective and are only there during several months regardless. They are pure theatre. From what I understand, Hawthorne is on the list to have permanent speed reduction measures installed. I do not believe that these existing difficult traffic patterns would then be able to handle an increase of 74 units in the immediate area.
- Forest: There is a small patch of woods in between the houses of Hawthorne and Courtland. This is then bordered on the cap ends by Holy Trinity school, and the subject site. There is a great deal of creatures that live in this forest, from raccoons and rabbits, to many different species of birds, including a large family of crows, let alone all of the smaller inhabitants. The forest hosts many different types of plants and trees and is mainly comprised of birch. Birch can be very fragile, and the forest already shows an amount of wear and tear from the students at St. Charles purposely destroying some of them from time to time. Turning this area into the effective backyard of 74 units will undoubtedly destroy this ecosystem.

I am not opposed to the development of this site. It is the scale that is being suggested that gives me concern. I believe that a single building of 10 – 25 units would be of significant impact to the neighbourhood and add to the negatively effects as noted above. But it would be within a margin of understanding in terms of a developer wishing to rehab the old school site. To

suggest a development of three buildings with 74 units is simply outrageous and quite reckless. I would implore the City of Greater Sudbury to decline this suggested development.

Regards,

Robert Green

Lisa Locken

From: Jessica Guillot [REDACTED]
Sent: Tuesday, August 6, 2024 6:42 PM
To: Alex Singbush
Subject: 870 Auger Development

[REDACTED]

Good evening Alex,

As a resident living at 929 Auger Avenue I have concerns over the development of the former school (St Bernadette). Auger is a busy residential street. There are multiple schools in the immediate area, which increases foot traffic in the mornings, after school hours, and after work hours (due to the multiple daycares in within the schools). There is an GOVA route that travels past the development. Auger is also a path many people take when traveling between Lasalle, Falconbridge, and Barrydowne. In the past, there has been traffic calming measures.

Im concerned that adding 74 dwellings to the existing infrastructure will create more traffic and safety concerns for the residents, pedestrians and cyclists. I hope that additional traffic calming measures have been explored as part of this development.

Thanks for your time,

Jessica Guillot
[REDACTED]

Sent from my iPhone

Dear Alex Singbush

This letter is in regard to Devla Properties Inc Application File: PIN 73570-0144, Parcel 23846, Block B, Plan M-518, Lot 11, Concession 5, Township of Neelon (870 Auger Ave, Sudbury) Re-zoning from R3-1(29) to R3(S)

My husband and I strongly oppose this application to turn this parcel into an R3-1 for the purpose of developing buildings with 75 Units.

Our main concerns are as follows:

1. **Increased traffic:** the traffic on our street is already unbearable. It is hard enough to get in and out of our driveway. Especially in the winter. Adding another 75 plus vehicles to the morning and afternoon traffic would increase the danger.
2. **Safety:** We have a lot of school buses pass by going to Churchill, Holy Trinity and St.Charles and vehicles are constantly running the school buses. People fail to stop at the 4-way and there is at least one accident per winter at that intersection. We still do not let our daughter cross the intersection alone. During the school year there is only one crossing guard, and so many children cross the intersection. Adding more vehicles into the area would increase the risk of accidents.
3. **Property Value:** Adding rental units to the neighborhood would decrease the value of our property. One of the reasons we chose our home was because the street was a single-family home neighborhood.
4. **Noise and privacy:** I do not wish to live beside apartment buildings where the amount of people in the small space will cause me not to enjoy my own backyard. The noise from the street traffic is bad enough. As well as tenants being able to see into my backyard.
5. **Garbage:** Where will the garbage bins be stored for this many units? The smell will attract wildlife, which is another safety concern. I do not want to live beside Garbage bins.
6. **Sewer:** What will that many new residents do to our existing sewer system? The fresh and wastewater will be tapped on the existing system which may not be sufficient to handle all of the services.

7. **Snow removal:** Will the snow be removed or just pushed up against fences which will flood yards come the spring.
8. **Emergency vehicle access:** It will be extremely difficult for large emergency vehicles to access that property once it's built up.

Adding 74 new homes to one of Sudbury's busiest secondary streets is dangerous and not fair to the existing taxpayers.

Kind regards,

Kelly Lavoie

Alex Lavoie