

Mr. Alex Singbush,  
Manager of Development Approvals, Planning Services Division,  
Sudbury, Ontario  
December 9, 2024

Dear Mr. Singbush:

I am writing to you in regards to an application by Dalron Construction Limited to amend By-Law 2020-1000Z being the Zoning By-law for the City of Great Sudbury by changing the zoning classification of the subject lands from R1-5, Low Density Residential One, to R3 Medium Density Residential, and to amend an existing draft-approved plan of subdivision by consolidating fifteen lots for single-detached dwellings into four lots that could accommodate 26 row or townhouse dwelling units, with permission to maintain the current rural road standard fronting this proposal.

I understand development is important to our community. I have lived in this area for 37 years and watched the develop

ment grow significantly in the past several years. New development has included residential homes and a LTC facility, that have either been completed or ongoing throughout the Algonquin Road and Countryside areas, plus a proposed retirement building housing 150 units on Rockwood Drive, the planned roadway opening from the housing development by Countryside Arena onto Greenvally Drive that will exit onto Rockwood Drive, as well the proposed addition of 26 row/townhouse type homes on Rockwood Drive.

The areas of Mallard's Landing, Billard's Way, Vintage Green, Algonquin Road and Countryside Drive have quickly become a mini village, with a lot more volume of both vehicular and pedestrian traffic. When we increase development, it is critical that we ensure traffic and pedestrian safety.

Overall the addition of 26 houses, plus the new traffic existing Countryside Arena area and the proposed Retirement development will increase vehicular traffic on Rockwood Drive. My concern is the amount of increased vehicular traffic that could impact the safety for people of all ages walking on Rockwood Drive to attend schools in the area, to catch school buses for schools outside the area, to catch Gova buses, to walk to shop or walk to keep active and healthy. It is also significant that our area's largest playground with an outdoor skating rink is located near Algonquin Road Public School, which generates pedestrian traffic, particularly children, along Rockwood Drive. Rockwood Drive overall should be upgraded to ensure pedestrian traffic safety.

My concern with Dalron Construction's application, as noted in the first paragraph, is that Dalron is asking permission to maintain the current rural road standard fronting this proposed development. There are two issues with this proposal. The first is the fact that the current road has no sidewalks or curbs that offer safe walking conditions. The shoulders are narrow and in poor condition. The second issue is that the paved road itself would qualify as very poor according to the City's pavement condition index in the pavement management system. There are significant cracks with potholes and/or rutting pull at vehicles and most often drivers have to correct to avoid the conditions.

Allowing Dalron to do nothing and keeping the status of Rockwood Drive as a rural road should NOT be an option. Ideally the addition of sidewalks would provide safer walking conditions. If not sidewalks, then the installation of curbs with wider shoulders would provide somewhat safer walking conditions than leaving the status quo.

In consideration of the safety of the pedestrians, who walk and bike in the area of Rockwood Drive, this proposal should not be approved without proper road improvements.

Regards,  
Sue & Keith Vincent

## Connie Rossi

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**From:** Judy Christie [REDACTED]  
**Sent:** Sunday, October 20, 2024 5:48 PM  
**To:** Alex Singbush  
**Cc:** Brett Christie; Judy Christie  
**Subject:** File #751-6/24-18 & 780-6/01002

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As the proud owners of 2715 Rockwood Drive, we are compelled to voice our profound unease regarding the proposed townhouse development in our neighborhood. This initiative poses a tangible threat to not only the cherished character of our community but also to the safety and well-being of its inhabitants. The merging of medium-density housing with the existing low-density homes is a recipe for decreased property values, which will undoubtedly affect each homeowner's investment and the overall economic health of our area. Furthermore, our concerns are elevated by the implications for safety, especially for our children, who are daily commuters to and from the local schools. The addition of 26 townhouse units will lead to a significant increase in vehicular traffic, creating a hazardous environment for young pedestrians who are already navigating a challenging street.

Currently, the absence of sidewalks on our bustling street is a major safety concern, as it forces pedestrians, including children, to walk alongside moving vehicles. This already perilous situation is exacerbated by the substandard condition of the road, riddled with patches that only serve to create further hazards. The lack of a dedicated storm sewer system means our street is ill-equipped to handle rainwater, depending instead on ditches in certain areas. With the proposed development introducing new hard surfaces such as roofs and driveways, the land's capacity to absorb rainwater and snow melt will be significantly reduced, raising the specter of flooding that threatens the entire community.

The charm of our neighborhood is not just in its aesthetics but in the safety and quality of life it provides for its residents. We stand united in our belief that the introduction of this development would erode both these vital aspects, particularly endangering our most vulnerable neighbors—our children. We earnestly urge the decision-makers to reassess this project with the gravitas it deserves, taking into account the profound implications it may have on our community's safety, property values, and overall well-being. Our neighborhood, with its unique character and the safety of its residents, deserves to be preserved and protected.

Regards,

Brett and Judy Christie  
Judy [REDACTED]

Brett [REDACTED]

## Karen Cardinal

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**From:** Jeff & Cathy Hutzul [REDACTED]  
**Sent:** Thursday, November 7, 2024 1:47 PM  
**To:** Alex Singbush  
**Cc:** Deb McIntosh  
**Subject:** Dalron rezoning application - File 751-6/24-18 & 780-6/01002

Good afternoon Alex,

I apologize for the delay in responding to the notice that was sent out, dated Sept 26, 2024, with respect to Dalron's rezoning request to build 26 row dwelling units as opposed to their original plan of building 15 detached homes as part of their original development plan.

I suspect this request will be granted without much pushback from the planning committee, however there is one point in the application that I strongly oppose.

In addition to Dalron's rezoning request, they're requesting "*permission to maintain the current rural road standard fronting this proposal*".

To be honest, I find that portion of their request laughable but I don't blame them for asking.

As you know, Rockwood does not have any sidewalks and is a narrow street to begin with. There is plenty of pedestrian traffic walking on this road and most motorists that live in the area exceed the posted 40km speed limit.

So, in the not too distant future, we're going to have;

- Teravista Way connect with Green Valley, which connects to Rockwood, which will increase road traffic.
- We're going to have a 150 unit, six story, residents at the corner of Rockwood.
- an additional 26 families at the end of Rockwood.
- and who knows what's planned for the green space between Dalron's Vintage Green development and Highway 17, which would ultimately connect to Rockwood at Joseph Street.

I am requesting that this portion of Dalron's request be denied, strictly from a pedestrian/motor vehicle safety point of view.

I am also requesting that Rockwood Drive be considered for updating. Storm sewers will need to be installed, the road resurfaced and a sidewalk must be installed on the east side of the road. Rockwood Drive is not and has not been a rural road for some time now.

Sincerely,

Jeff Hutzul

2769 Joseph Street.

## Karen Cardinal

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**From:** [REDACTED]  
**Sent:** Sunday, November 10, 2024 1:09 PM  
**To:** Alex Singbush  
**Cc:** Deb McIntosh; South End Development  
**Subject:** application by Dalron Construction Limited to amend By-law 2010-100z to change subject lands from R1-5, low density Res. to R3 Med. Den. Res.

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I whole heartingly oppose this application as

1. it would change the personality of our neighbourhood. We chose to live in this area as it is a quiet low traffic community. Increasing the density of housing would change this.
2. the approval of the seniors home at the beginning of Rockwood has already damaged our community by increasing traffic on Algonquin in a school district.
3. if this project is approved, the road should be brought up to standards of a regular city street and have sidewalks added. Children use this road to walk home every school day. Many seniors live in this area and can be seen walking during the day as well as evening hours. Sidewalks would become a necessity.
4. the existing road is not robust enough to handle an increase in traffic. Potholes are being repaired several times a year, and will only get worse if daily traffic flow is increased.
5. Rockwood, if proposal is approved, would no longer be a rural road, and deserves sidewalks and an upgrade in road structure.
6. Where will the school children and seniors walk after the snowplow goes by in winter, after a heavy snowstorm. I can see liability claims pouring in, as traffic accidents increase.

The city is responsible for maintaining a safe environment in our community. If this zoning law is amended, then these considerations and concerns must be addressed.

John C. Valent  
2738 Greenvalley Dr., Sudbury, Ont. P3E5B8

[REDACTED]  
Sent from my iPad