

## Stephanie Poirier

---

**From:** Renée Robert Boucher <[REDACTED]>  
**Sent:** Saturday, January 4, 2025 9:34 AM  
**To:** Alex Singbush  
**Subject:** Concern About A Notice Of Applications

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

Hello Mr. Singbush,

I received a Notice Of Applications from your office and I am writing you in regards to Files: 701-6/24-09 & 751-6/24-22, namely an application submitted by Falconbridge Development Inc. to amend/remove a Site-Specific Policy and thus change the zoning classification of the land to allow for the construction of a 5-storey multiple dwelling unit containing 52 units on Falconbridge Road between Tulane Avenue and Hudson Street.

I live at 779 Tulane Avenue. My house is on the corner of Tulane Avenue and Meadowside Avenue. Many of the homes between my house and Falconbridge Road already have several occupants each with their own vehicle resulting in them having to park their vehicles on the street. Often, Tulane Avenue has vehicles parked on both sides of the street between Falconbridge Road and beyond Meadowside Avenue. Furthermore, at times there are no more available places on Tulane Avenue for these dwellings to park their vehicles and they end up wrapped around the intersection of Tulane and Meadowside. While the MTO regulations state that one is not to park within 9.0 meters of an intersection/stop sign, namely the intersection of Tulane Avenue and Meadowside Avenue, this regulation is ignored as those who couldn't find a place to park on Tulane Avenue spill over onto Meadowside Avenue. I believe that in ignoring the MTO regulations, this results in what I deem to be a safety concern as the visibility of traffic on Tulane Avenue is impaired for those approaching from Meadowside Avenue. In summary, Tulane Avenue and at times, Meadowside Avenue, already have vehicles parked on both sides of the street, therefore restricting traffic flow and resulting in a safety hazard at the intersection between Tulane Avenue and Meadowside Avenue.

In the "Notice Of Applications", the applicant is requesting an amendment to the zoning regulations with the purpose of changing the current regulations to "A minimum of 1.2 parking spaces per dwelling unit, where 1.5 parking spaces per dwelling unit are required". In lowering the number of required parking spaces from 1.5 to 1.2, the occupants of this proposed dwelling with reduced parking spaces as outlined in current regulations, will undoubtedly be looking to park their vehicles on the nearest streets, namely Tulane Avenue, with spill over on Hudson Street and Meadowside Avenue. This will only make a bad, and at times dangerous situation, worse.

In addition, accessing Falconbridge Road from Tulane Avenue and/or Hudson Street is often a difficult manoeuvre due to the heavy and speeding traffic that is commonplace on this main arterial road. Adding a dwelling with 52 units and its corresponding number of potential vehicles, 78 vehicles at the current regulation or 62.4 at the requested amendment, between and so close to the existing intersections of Tulane Avenue/Hudson Street and Falconbridge Road will only exacerbate this difficult and at times dangerous manoeuvre.

In conclusion, my concern is in relation to the addition of all of these extra vehicles. The insufficient parking spaces will lead to the extra vehicles spilling over into parking on an already congested Tulane

Avenue/Meadowside Avenue. Also, all of these extra vehicles trying to access Falconbridge Road so close and between the current access points of Tulane Avenue and Hudson Street will only make the current manoeuvre even more difficult and dangerous.

I would ask that you please confirm receipt of this email as well as provide a notification of the decision of the City of Greater Sudbury on this proposed zoning by-law amendment.

Regards,  
Robert Boucher

## Stephanie Poirier

---

**From:** Sanjeev and Alyson Kapoor <[REDACTED]>  
**Sent:** Tuesday, December 24, 2024 2:29 PM  
**To:** Alex Singbush  
**Subject:** 944 Falconbridge - adding 5 storey dwelling

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

Good Afternoon

I am writing in to express my concern about an application to put in a new 52 Unit dwelling.

As it stands, the location and the traffic is already overflowing. Trying to get onto Falconbridge now, is almost impossible. Myself along with many people in the neighborhood already see enough traffic in this area. I believe I have mentioned before that traffic coming in from Falconbridge is going to cause an issue with our kids, and my request for an extra stop sign was denied. I have seen kids crossing and almost get hit.

Adding another dwelling is going to cause major congestion in this area. Unless adding a traffic light, I don't feel this is going to be a good plan.

Thanks again

## Stephanie Poirier

---

**From:** Lyne Hince <[REDACTED]>  
**Sent:** Tuesday, December 31, 2024 2:01 PM  
**To:** Alex Singbush  
**Subject:** Notice of applications - Files 701-6\24-09 + 751-6\24-22

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

My husband and I live at 792 Tulane Avenue, Sudbury ON and we received a copy of the above noted application. For lack of better words at this point...are you serious right now? We are completely opposed to this application as it is completely ridiculous. Have you even seen the proposed location for this building? I truly hope the City has more brains than approving a 5 storey - 52 units to be built on that property. Do you have any idea what that would do to our neighborhood? Everyone visiting this dwelling will end up parking on our streets which is already overcrowded due to new families moving in and living 6 to 10 people per household, basketball nets everywhere and people driving up and down our street on quads (without helmets and acting like they are living in the country). We already have people parking directly in front of our driveways because they don't care (why should they...City won't do anything about it) City says they can't do anything about it yet we can't even get out of our driveways some nights. Plus, trying to get onto Falconbridge Road from Tulane is already a nightmare due to the increased amount of traffic in the morning and no traffic lights and your solution is to add even more traffic to Falconbridge. We are not against someone building more units for people to live as there is a demand however; 52 units is not acceptable. Go build 52 units where there is actually space for it or build a much smaller building with 6 units which would be acceptable. But unfortunately, as the people of Sudbury who have lived here for years and most of their lives, we also know that the City no longer cares for it's long time residents and will not listen and do what they want no matter what. The City has become a place where whoever has money gets what they want no matter the cost to the little people.

I truly hope that you give this some serious thought and actually listen to the ones who have to live with your decisions.

Thank you.

Lyne Hince

## Stephanie Poirier

---

**From:** Bruno Cecchetto <[REDACTED]>  
**Sent:** Tuesday, December 31, 2024 1:05 PM  
**To:** Alex Singbush  
**Cc:** Al Sizer  
**Subject:** Notice of application 701-6/24-09 & 751-6/24-22

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Mr Alex Singbush,

Received the letter for above referenced notice of application in the mail yesterday and would definitely like to voice my concerns in regards to this development.

- 1) I'm old enough to remember that years ago the City of Sudbury changed setbacks to 15 m which forced at the time Country Style Donut owner on Kingsway to rebuild his new building further back. There was a reason for making that change to setbacks at that time so why is the same City of Sudbury looking to allow a minimum 6 m setback building requirement?
- 2) 1.2 parking spaces per dwelling unit?? So all 52 units will be bachelor size units!  
If not 1.5 parking units when I do the math would not be enough, assuming they are only all 1 bedroom units the potential parking spaces then required would be possibly 2.0 parking spaces based on potential double occupancy. Where would the additional residence cars then park? That may not be a concern to Planning Services but definitely is to residences of Don Lita sub division?
- 3) few years back there was re zoning changes made to subject land at that time from residential to light commercial, see that in March City of Sudbury proposed a zoning by law from R1-5 to R4 however this subject land is C2 would like a lot more clarification on zoning.
- 4) I believe there are 19 residential homes which surround the subject lands that this 5 Storey multiple dwelling would impact greatly and many other residents of Don Lita that also shall be effected.

Would like to say Happy New Year however it appears that would not be the case for the tax paying residents of Don Lita sub division!

Bruno & Colette Cecchetto  
763 Tulane Ave  
[REDACTED]

Sent from my iPad

January 13th, 2025

Opposition to proposed Zoning By-Law Amendment

Dear Alex Singbush, Manager of Development Approvals,

We are writing to express our strong opposition to the proposed Zoning By-Law Amendment to change the zoning classification from C2(74) to a R4-S High density Residential Special Zone to permit a 5-storey multiple dwelling containing 52 units located on Falconbridge Road your files 701-6/24-09 & 751-6/24-22. While we understand the need for new housing in our city, we strongly believe that this project would have a detrimental impact on our community.

First and foremost, the proposed development is simply too large for our area. The increase in population density would put a strain on our already overburdened infrastructure, leading to increased traffic congestion, noise pollution which is already excessively loud coming from the trucking company, and strain on our enjoyment of quiet life on our personal properties. Additionally, the construction of this project would result in significant environmental damage, including a significant decrease of the value of our properties and major privacy issues.

Furthermore, the type of housing being proposed is simply not in keeping with the character of our neighborhood. This development would bring in a large number of cars on Falconbridge Road entering and exiting the apartment building which would increase the risk of accidents without proper stop lights. The speed limit would have to decrease to 50 which would frustrate drivers. With the in and out of transports and school buses across Falconbridge Rd, safety for pedestrians and drivers would be concerning. It would also drastically alter the aesthetic of our area, replacing the existing greenery and open spaces with a monolithic, high-density housing complex.

Finally, we are deeply concerned about the impact this development would have on property values in the surrounding area. The increased risk of property floods, the smell of big garbage containers, the gas emission from idling cars, residents talking and overlooking our backyards would result in a decline in property values, making it difficult for current residents to sell their homes and move elsewhere.

In conclusion, we strongly oppose the proposed by-law amendment and urge the city to reconsider this proposed housing development. We believe that this project is simply not the right fit for our neighborhood because of all the negative effects on this community. Thank you for your attention to this matter.

Sincerely yours,

Name: Mark Lerno  Johanne Lerno 

Address: 961 Meadowside Ave, Sudbury, ON, P3A4J4

January 13th, 2025

Opposition to proposed Zoning By-Law Amendment

Dear Alex Singbush, Manager of Development Approvals,

We are writing to express our strong opposition to the proposed Zoning By-Law Amendment to change the zoning classification from C2(74) to a R4-S High density Residential Special Zone to permit a 5-storey multiple dwelling containing 52 units located on Falconbridge Road your files 701-6/24-09 & 751-6/24-22. While we understand the need for new housing in our city, we strongly believe that this project would have a detrimental impact on our community.

First and foremost, the proposed development is simply too large for our area. The increase in population density would put a strain on our already overburdened infrastructure, leading to increased traffic congestion, noise pollution which is already excessively loud coming from the trucking company, and strain on our enjoyment of quiet life on our personal properties. Additionally, the construction of this project would result in significant environmental damage, including a significant decrease of the value of our properties and major privacy issues.

Furthermore, the type of housing being proposed is simply not in keeping with the character of our neighborhood. This development would bring in a large number of cars on Falconbridge Road entering and exiting the apartment building which would increase the risk of accidents without proper stop lights. The speed limit would have to decrease to 50 which would frustrate drivers. With the in and out of transports and school buses across Falconbridge Rd, safety for pedestrians and drivers would be concerning. It would also drastically alter the aesthetic of our area, replacing the existing greenery and open spaces with a monolithic, high-density housing complex.

Finally, we are deeply concerned about the impact this development would have on property values in the surrounding area. The increased risk of property floods, the smell of big garbage containers, the gas emission from idling cars, residents talking and overlooking our backyards would result in a decline in property values, making it difficult for current residents to sell their homes and move elsewhere.

In conclusion, we strongly oppose the proposed by-law amendment and urge the city to reconsider this proposed housing development. We believe that this project is simply not the right fit for our neighborhood because of all the negative effects on this community. Thank you for your attention to this matter.

Sincerely yours,

Name : Gino Stead & Louise Stead GS

Address: 767 Tulane Ave



January 13th, 2025

Opposition to proposed Zoning By-Law Amendment

Dear Alex Singbush, Manager of Development Approvals,

We are writing to express our strong opposition to the proposed Zoning By-Law Amendment to change the zoning classification from C2(74) to a R4-S High density Residential Special Zone to permit a 5-storey multiple dwelling containing 52 units located on Falconbridge Road your files 701-6/24-09 & 751-6/24-22. While we understand the need for new housing in our city, we strongly believe that this project would have a detrimental impact on our community.

First and foremost, the proposed development is simply too large for our area. The increase in population density would put a strain on our already overburdened infrastructure, leading to increased traffic congestion, noise pollution which is already excessively loud coming from the trucking company, and strain on our enjoyment of quiet life on our personal properties. Additionally, the construction of this project would result in significant environmental damage, including a significant decrease of the value of our properties and major privacy issues.

Furthermore, the type of housing being proposed is simply not in keeping with the character of our neighborhood. This development would bring in a large number of cars on Falconbridge Road entering and exiting the apartment building which would increase the risk of accidents without proper stop lights. The speed limit would have to decrease to 50 which would frustrate drivers. With the in and out of transports and school buses across Falconbridge Rd, safety for pedestrians and drivers would be concerning. It would also drastically alter the aesthetic of our area, replacing the existing greenery and open spaces with a monolithic, high-density housing complex.

Finally, we are deeply concerned about the impact this development would have on property values in the surrounding area. The increased risk of property floods, the smell of big garbage containers, the gas emission from idling cars, residents talking and overlooking our backyards would result in a decline in property values, making it difficult for current residents to sell their homes and move elsewhere.

In conclusion, we strongly oppose the proposed by-law amendment and urge the city to reconsider this proposed housing development. We believe that this project is simply not the right fit for our neighborhood because of all the negative effects on this community. Thank you for your attention to this matter.

Sincerely yours,

Name :

Address:

*Sylvie Martel*  
*769 Juliane Ave Sud.*



January 13th, 2025

Opposition to proposed Zoning By-Law Amendment

Dear Alex Singbush, Manager of Development Approvals,

We are writing to express our strong opposition to the proposed Zoning By-Law Amendment to change the zoning classification from C2(74) to a R4-S High density Residential Special Zone to permit a 6-story multiple dwelling containing 62 units located on Falconbridge Road your files 701-6/24-09 & 751-6/24-22. While we understand the need for new housing in our city, we strongly believe that this project would have a detrimental impact on our community.

First and foremost, the proposed development is simply too large for our area. The increase in population density would put a strain on our already overburdened infrastructure, leading to increased traffic congestion, noise pollution which is already excessively loud coming from the trucking company and strain on our enjoyment of quiet life on our personal properties. Additionally, the construction of this project would result in significant environmental damage, including a significant decrease of the value of our properties and major privacy issues.

Furthermore, the type of housing being proposed is simply not in keeping with the character of our neighborhood. This development would bring in a large number of cars on Falconbridge Road entering and exiting the apartment building which would increase the risk of accidents without proper stop lights. The speed limit would have to decrease to 50 which would frustrate drivers. With the in and out of transports and school buses across Falconbridge Rd, safety for pedestrians and drivers would be concerning. It would also drastically alter the aesthetic of our area, replacing the existing greenery and open spaces with a monolithic, high-density housing complex.

Finally, we are deeply concerned about the impact this development would have on property values in the surrounding area. The increased risk of property floods, the smell of big garbage containers, the gas emission from idling cars, residents talking and overlooking our backyards would result in a decline in property values, making it difficult for current residents to sell their homes and move elsewhere.

In conclusion, we strongly oppose the proposed by-law amendment and urge the city to reconsider this proposed housing development. We believe that this project is simply not the right fit for our neighborhood because of all the negative effects on this community. Thank you for your attention to this matter.

Sincerely yours,

Name:

Address:

Christine Kennedy  
949 Meadowside Ave.  
Sudbury, ON.

ASV  
SP

## Karen Cardinal

---

**From:** Eastlink <[REDACTED]>  
**Sent:** Wednesday, February 12, 2025 10:33 AM  
**To:** Alex Singbush  
**Subject:** Opposition to proposed zoning by-law amendment

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Alex Singbush,  
I am emailing this letter on behalf of my 85 year old mother Gayle McVittie who resides at 943 Meadowside Avenue, Sudbury.  
Please let me know if anything else is required.  
Thank you,  
Brenda McVittie-Packham  
Cell 705-822-3275

January 13th, 2025

Opposition to proposed Zoning By-Law Amendment

Dear Alex Singbush, Manager of Development Approvals,

We are writing to express our strong opposition to the proposed Zoning By-Law Amendment to change the zoning classification from C2(74) to a R4-S High density Residential Special Zone to permit a 5-storey multiple dwelling containing 52 units located on Falconbridge Road your files 701-6/24-09 & 751-6/24-22. While we understand the need for new housing in our city, we strongly believe that this project would have a detrimental impact on our community.

First and foremost, the proposed development is simply too large for our area. The increase in population density would put a strain on our already overburdened infrastructure, leading to increased traffic congestion, noise pollution which is already excessively loud coming from the trucking company, and strain on our enjoyment of quiet life on our personal properties. Additionally, the construction of this project would result in significant environmental damage, including a significant decrease of the value of our properties and major privacy issues.

Furthermore, the type of housing being proposed is simply not in keeping with the character of our neighborhood. This development would bring in a large number of cars on Falconbridge Road entering and exiting the apartment building which would increase the risk of accidents without proper stop lights. The speed limit would have to decrease to 50 which would frustrate drivers. With the in and out of transports and school buses across Falconbridge Rd, safety for pedestrians and drivers would be concerning. It would also drastically alter the aesthetic of our area, replacing the existing greenery and open spaces with a monolithic, high-density housing complex.

Finally, we are deeply concerned about the impact this development would have on property values in the surrounding area. The increased risk of property floods, the smell of big garbage containers, the gas emission from idling cars, residents talking and overlooking our backyards would result in a decline in property values, making it difficult for current residents to sell their homes and move elsewhere.

In conclusion, we strongly oppose the proposed by-law amendment and urge the city to reconsider this proposed housing development. We believe that this project is simply not the right fit for our neighborhood because of all the negative effects on this community. Thank you for your attention to this matter.

Sincerely yours,

Name: Hayle McVittie

Address: 943 Meadowside Ave.  
Seabury, Ont.

## Stephanie Poirier

---

**From:** Stephanie Poirier  
**Sent:** Wednesday, February 19, 2025 4:08 PM  
**To:** Stephanie Poirier  
**Subject:** FW: Opposition to Proposed Zoning By-Law Amendment

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

----- Forwarded message -----

**From:** Danielle Rivet <[REDACTED]>  
**Date:** Tue, Feb 18, 2025 at 9:57 AM  
**Subject:** Opposition to Proposed Zoning By-Law Amendment  
**To:** [alex.singbush@greatersudbury.ca](mailto:alex.singbush@greatersudbury.ca) <[alex.singbush@greatersudbury.ca](mailto:alex.singbush@greatersudbury.ca)>

Hello Mr. Singbush,

I am writing to you today to let you know that my family and I strongly oppose the construction of a 5 story apartment building directly behind our home on Falconbridge (701-6/24-09 & 751-6/24-22) We live at 761 Tulane Ave. and if this apartment building is built it will greatly affect my family for many reasons.

The most important reason is the safety of my children (and those in my surrounding neighborhood). How am I supposed to keep my children safe when there will be countless occupants in this new building who will be able to see directly into my backyard and my home. They will be able to watch my two young children swimming or playing and there will be nothing I can do about it. We count on our backyard and our pool for physiotherapy for my daughter with special needs.

There are many other reasons that we oppose this building, such as an increase in traffic in an already difficult situation (turning on to Falconbridge), the noise pollution, and a decline in property value.

This building would have a very negative effect on our community and our lives in general. Please consider this when making your decisions.

I would also like to be kept aware of any new information regarding this case if possible.

Thank you for your time.  
Danielle Rivet