

Maria Gonzalez Santos

From: Tanne anne [REDACTED]
Sent: Friday, April 5, 2024 10:17 AM
To: clerks
Subject: Please see attached Petition to enter into public record with regard to File:751-6123-23
Attachments: Scanned Signed Petition - April 3rd 2024.pdf

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

Good morning,

Please see attached Petition to enter into public record with regard to File: 751-6123-23, to deny application approval to amend By-law 2010-1002 being the Zoning By law for the City of Greater Sudbury by changing the zoning classification on the subject lands from "R1-5", Low Density Residential One to "R4", High Density Residential. : 920936 ONTARIO INC on PIN 02132-1366, Part Lot 4, Concession 4, Township of McKim (0 Fieldstone Drive, Sudbury).

Can you please confirm once filed into record please. Thank you kindly and please do not hesitate to reconnect at any time,

Tanya anne Ball
Resident of Sunrise Ridge Estates

Professional Practice in Geriatric Rehabilitative Care and LTC in the City of Greater Sudbury and Manitoulin District

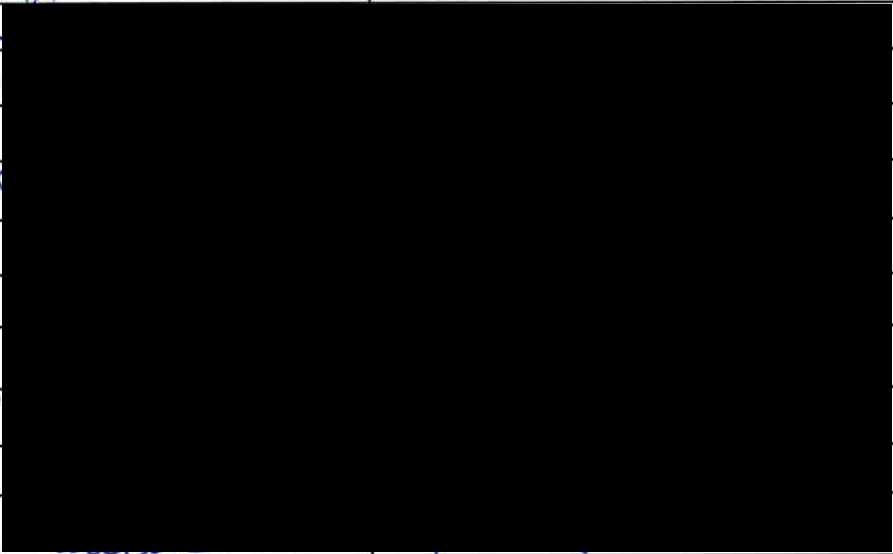
PETITION

We the undersigned residents of the City of Greater Sudbury, call on City Council to dismiss the Section 34 Planning Act Application (File#751-6/23-23) of 920936 Ontario Inc. to amend By-law 2010-100Z to change the zoning classification of PIN 02132-1366, Part Lot 4, Concession 4, Township of McKim (0 Fieldstone Drive) et. al. from the currently approved Low Density Residential One (R1-5) to High Density Residential (R4) for reasons which include, but are not limited to, the following:

- That the proposed zoning change will create exponentially increased unsafe traffic in a neighborhood with only a one-way road in, and one-way road out without alternate emergency routes, accessible transportation options, on an already congested narrow one-way route with already existing traffic issues.
- That the proposed zoning change will create increased presented stress on the water pressure to provide for an extremely elevated landscape height; would require more pressurized water facilities to accommodate dwellings to this extent posing exorbitant expense and far greater construction impacts to the existing and surrounding areas;
- That the proposed zoning change has not thoroughly encompassed aspects inclusive of the proposed increase in dwellings, overburdening the pre-existing sewage, storm and wastewater, electrical and other infrastructure currently in holding place which is designed for a low density residential and not high density residential and therefore, creating unsafe conditions to the surrounding areas such as increased water flow overhead residential homes and surrounding flood impacts;
- That the proposed zoning change will create increase storm, waste, surface water and drainage issues in a neighbourhood with historic and ongoing issues impacting families' homes and local businesses, burden budgets enormously to mitigate resolve posing again an increase to taxpayers who are calling urgent sound decisions to the City Planning Committee to look at alternate ground level safe and affordable areas for larger multiple dwelling units in this regard;
- That the proposed zoning change will create increased construction proposed directly within and deteriorating environmentally and ecologically sensitive areas, including important areas inhabited by and requiring protection for: species at risk; and
- That the proposed zoning changes are inconsistent with the current Provincial Policy Statement and/or the City of Greater Sudbury's Official Plan or Housing Strategy which includes neighbourhood fit and suitability impacting characteristics of the neighbourhood and its original planned intent for residential homes.

Sign the petition by filling in your name, address, and email, and clicking on 'submit.'

Here follows the signatures:

Name *	Address *	Signatures *	Daytime Phone number *
Please <u>print</u> first and last name	Full residential address in the City of Greater Sudbury		(E-mail – Optional if you would like to receive updates on this matter)
Christina Bedoya	35 Kingsview Dr.		
Andres Bedoya	35 Kingsview Dr.		
Jorge Bedoya	35 Kingsview Dr.		
Kent Rendell	26 Fieldstone Dr.		
Heather Haynes	26 Fieldstone Dr.		
S. Mathusoothan	9 North Field cres		
Gr. Sivasubramaniam	9 North Field cres		
K. Shanthakumar	9 North Field cres		
S. Sovundarani	9 North Field cres		
S. K. Mohan	9 North Field cres		

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Phil Rehel	45 Sunrise Ridge Drive		
Joel Rehel	45 Sunrise Ridge Drive		
Marsha Rehel	45 Sunrise Ridge Drive		
Devon Delick	86 Sunrise Ridge Dr.		
Sofie Lantry	104 Sunrise Ridge Dr		
Ron	5 Kingsview Drive		
Eveline B	17 Kingsview Drive		
Jenny Rousseau	41 Kingsview Dr		
Nadia Amin	71 Kingsview Drive		
Journeal Wolff	447 Brock St.		

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Peter Poliquin	33 Northfield Crescent		
Masood Mirza	73 Northfield Crescent		
Nasreen Mirza	73 Northfield Crescent		
Serge Gedeon	32 Northfield Crescent		
Nahida Azav	32 Northfield Crescent		
JERRY MICHALOWICZ	14 NORTHFIELD CRES		
Lisa Brosseau	93 Sunrise Rd. Dr.		
Gilles Charron	93 Sunrise Ridge		
Aubrey Charron	93 Sunrise Ridge		
Flavio Batua	87 sunrise Ridge		

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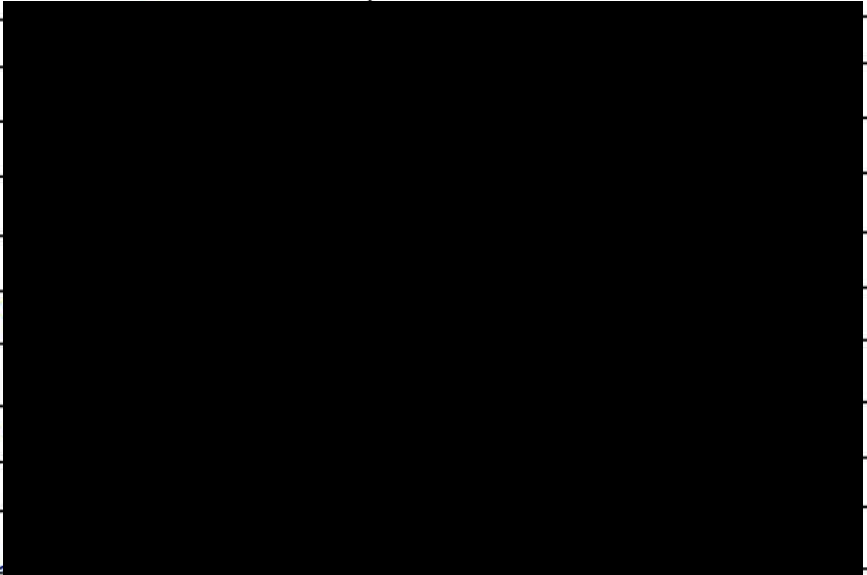
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Daljeet Batra	87 Sunrise Ridge		
Kartik Saini	87 Sunrise Ridge		
Indyket Singh	68 Sunrise Ridge		
Premalkumar Patel	63 Sunrise Ridge Dr.		
Kulankumar Patel	63 Sunrise Ridge Dr.		
Pallavi Anand	51 Sunrise Ridge Dr		
Choudhary Asad	51 Sunrise Ridge Dr		
Cynthia de Matia	38 Sunrise Ridge Dr		
Daniel de Matia	38 Sunrise Ridge Dr		
Tammy Plarina	98 Sunrise Ridge Dr		

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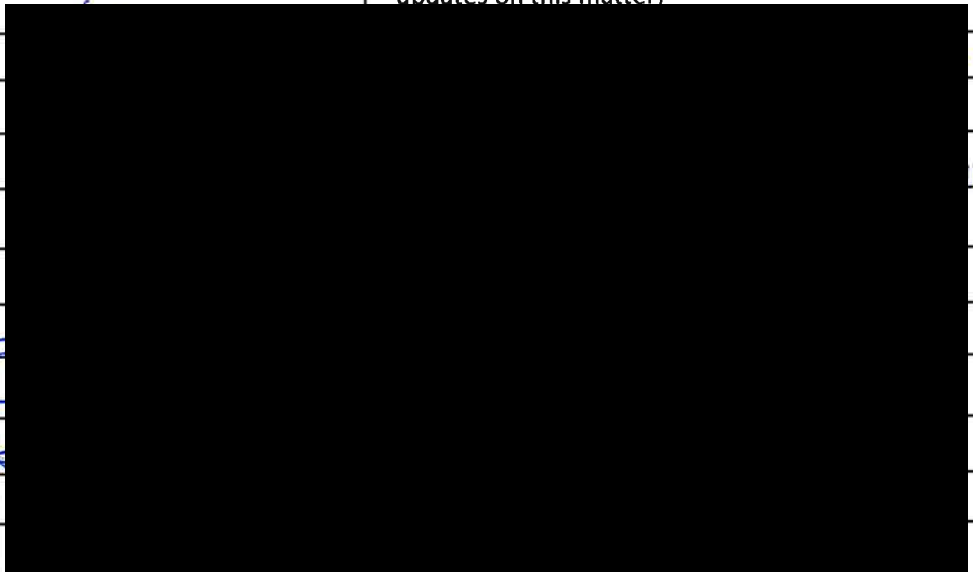
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GARY RALPH	108 SUNRISE RIDGE DR SUDBURY		
LIZA RALPH	108 SUNRISE RIDGE DR SUDBURY		
Jesson Bertin	3 Fieldstone		
Julia Bertin	3 Fieldstone DR.		
Mona Lapointe	14 Fieldstone Dr		
Gaetan Lapointe	14 Fieldstone Dr		
Aime Gagne	32 Fieldstone Dr		
Jodi Alexiuk	32 Fieldstone Dr		
Karic Zubal-Bigras	41 North Field Crescent		
Al Bigras	41 North Field Crescent		

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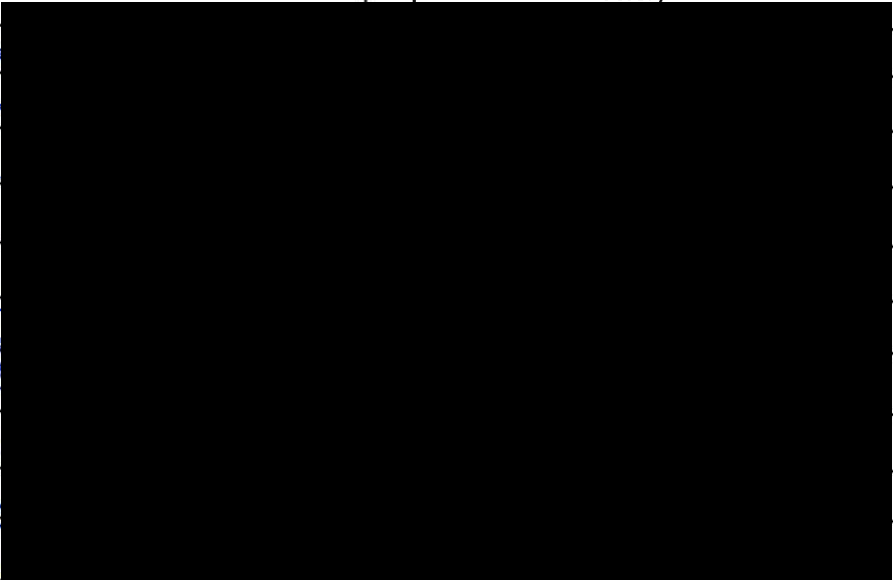

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Aline Maying	80 North Field Crescent		
James Swanson	26 North Field Crescent		
SIMRANJOT	105 SUNRISE RDG DR.		
Mrochek-Dennie Bernadette	21 Sunrise Rd. Dr.		
JEAN DENNIE	21 SUNRISE Rd. Drive		
MIHAI CONSTANTINESCU	81 SUNRISE Ridge Dr.		
MARLINE PENNEY	69 SUNRISE Ridge Dr.		
WILL PENNEY	69 SUNRISE Ridge Dr.		
Arnold Poirier	93 Sunrise Ridge Dr.		

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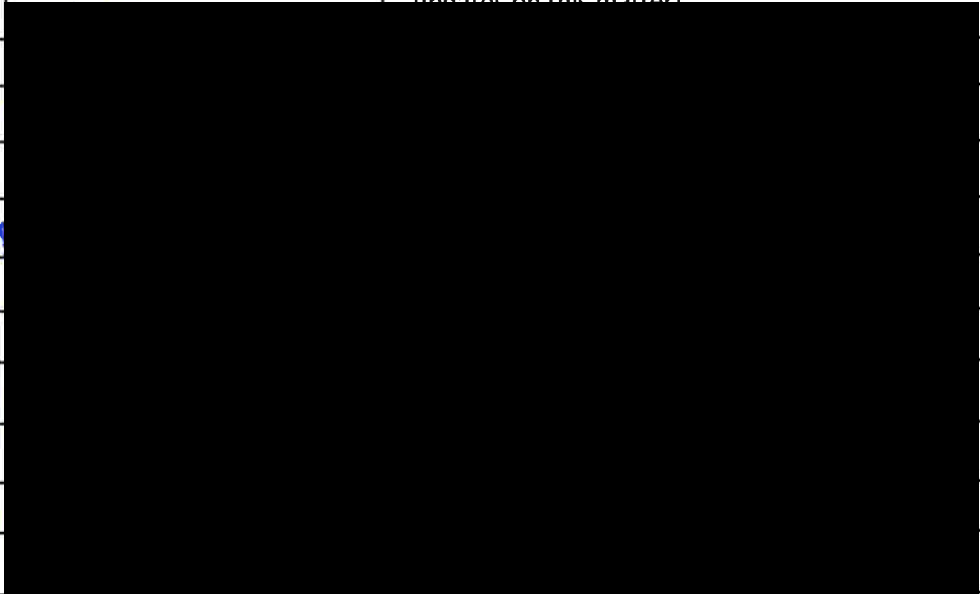
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Marco Barach	296 Mountain St. Greater Sudbury		
Ray Oursenville	296 A Mountain St.		
Carole Harasse	306 Mountain		
Brenda Pilgrim	290 Mountain		
Chantale Stankovic	342 Mountain		
Kassidy Plourde	342 Mountain		
LDV AIE - OMER	317 Mountain St		
Melvin Storms	313 Mountain St.		
Charla Bernhart	269 Mountain St		
Justin Makela	166 Louis St		

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Denise Denis	377 Brock St		
ROBIN REED	430 Brock St		
SEYMOUR	430 Brock St		
Heim Jaworski	424 Brock St		
Allen Charron	450 Brock St Apt 2		
Vesley Labelle	468 Brock St basement		
Cole Cowtan	468 Brock St basement		
Zdrislana Ryshanka	456 Brock St		
M. [unclear]	474 Brock St		
S. [unclear]	474 Brock St		

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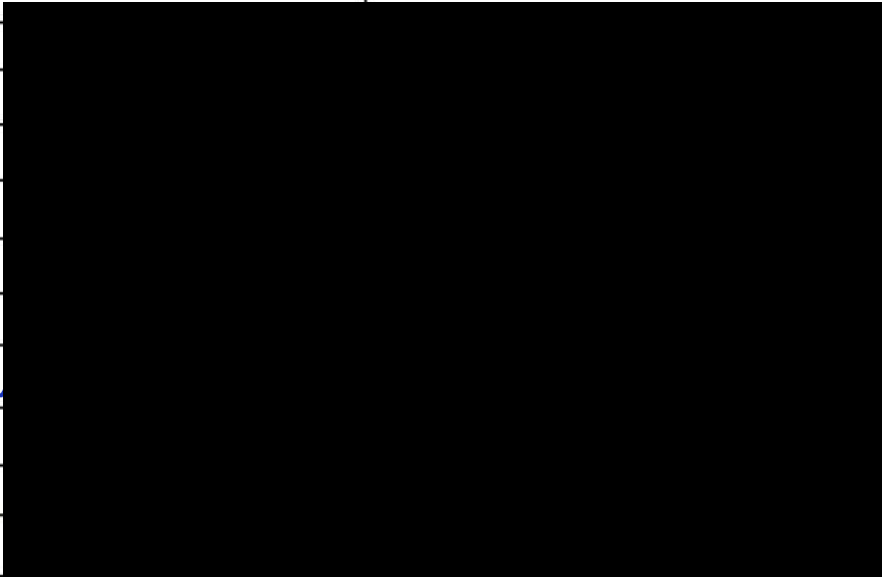
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IkBreet	459 Brock St.		
R. Bucko	435 Brock		
H. Bucko	435 Brock		
M. Lortie	429 Brock		
M. Caruso	429 Brock		
Lakpa Ishrad	423 Brock street		
Peter Hoban	425 Brock Street		
Max Berry	417 Brock Street		
Goby Evans	417 Brock Street		
Jasleen Kaur	417 Brock Street		

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- Sign the petition by filling in your name, address, and email, and clicking on 'submit.'

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Here follows the signatures:

[illegible]

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*By providing your e-mail, you are giving permission to be added to the email distribution list to send you e-mail updates on this petition.

8

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Name *

Danny Scopazzi

Email *

[REDACTED]

Street Address *

56 North Field Crescent

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Name *

Meghan Forestell

Email *

[REDACTED]

Street Address *

20 North Field Crescent

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Name *

Tanya anne Ball

Email *

[REDACTED]

Street Address *

15 North Field Crescent, Sudbury Ontario P3B 0C3

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Name *

Joey Bélanger

Email *

[REDACTED]

Street Address *

11 Kingsview Drive

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Name *

Michael Boeswald

Email *

[REDACTED]

Street Address *

20 North Field Cres

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Name *

Mona Lapointe

Email *

[REDACTED]

Street Address *

14 Fieldstone Drive

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Name *

Michelle Furlong

Email *

[REDACTED]

Street Address *

66 Delores, Skead

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Name *

Joel Rehel

Email *

[REDACTED]

Street Address *

45 Sunrise Ridge Drive

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Name *

André Brisebois

Email *

[REDACTED]

Street Address *

21 North Field Cr, P3B 0C3

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e) That the proposed zoning change will create increased construction proposed directly within and deteriorating environmentally and ecologically sensitive areas, including important areas inhabited by and requiring protection for: species at risk; and

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Sign the petition by filling in your name, address, and email, and clicking on 'submit.'

Name *

Delores Armieri

Email *

[REDACTED]

Street Address *

62, North Field cres

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Name *

Troy Bertrand

Email *

[REDACTED]

Street Address *

92 Sunrise Ridge Dr.

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Name *

Mark and Nicole Dowdall

Email *

Street Address *

65 North Field Crescent

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Name *

Arnold Burton

Email *

Street Address *

44 North Field Cres

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Name *

Dan Dionne

Email *

Street Address *

33 Sunrise Ridge Drive

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Name *

Trevor Deck

Email *

[REDACTED]

Street Address *

77 Kingsview Dr.

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Name *

Marline Penney

Email *

Street Address *

69, Sunrise Ridge Drive

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Name *

Wilf Penney

Email *

Street Address *

69 sunrise ridge drive

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Name *

Matt Lyons

Email *

[REDACTED]

Street Address *

23 Kingsview Dr. Sudbury, Ontario

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Name *

Ruby Lyons

Email *

Street Address *

23 Kingsview Drive

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Name *

Michael Schinko

Email *

[REDACTED]

Street Address *

81 North Field Crescent

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Name *

Philippe Rehel

Email *

[REDACTED]

Street Address *

45 Sunrise Ridge Drive

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Name *

Bonnie Burton

Email *

Street Address *

44 North Field Cres sudbury

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Name *

Michael Payne

Email *

[REDACTED]

Street Address *

62 North Field Crescent

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Name *

Tracy O'Brien

Email *

[REDACTED]

Street Address *

1 Humber court

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Name *

Kelly

Email *

[REDACTED]

Street Address *

80norfolk crt.

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Name *

Heather Gauthier

Email *

Street Address *

440 Rock Lake Road #3 Sudbury, Ontario P3E4N1

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Name *

Germain Brunet

Email *

[REDACTED]

Street Address *

171 Riverside drive

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Name *

Evelyn McNaughton

Email *

[REDACTED]

Street Address *

450 second Ave S Sudbury ON

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Name *

Pj

Email *

Street Address *

335 ontario street

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Name *

Nancy Favretto

Email *

Street Address *

17, Copper Street, Sudbury p3E2C3

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Sign the petition by filling in your name, address, and email, and clicking on 'submit.'

Name *

Michel M. Deschamps

Email *

[REDACTED]

Street Address *

239 Jogues Street, Apt. #25

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Name *

Vivian Currie

Email *

Street Address *

Sudbury, On

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Name *

Cheryl Gauthier

Email *

[REDACTED]

Street Address *

8 Fieldstone Drive, Sudbury ON P3B 0C4

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Name *

Jesse Krzysztofik

Email *

[REDACTED]

Street Address *

70 North Field Cres. Sudbury, ON P3B 0C2

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Name *

Erle Small

Email *

[REDACTED]

Street Address *

65, Gutchner Ave

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Name *

Carmen and Calvin Kydd

Email *

[REDACTED]

Street Address *

2443 Treeview Rd.

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Name *

Dianne Legault

Email *

[REDACTED]

Street Address *

41 Prevost St.

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Name *

Steph

Email *

Street Address *

2 stop the drop

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Name *

Anna Zhokhova

Email *

[REDACTED]

Street Address *

27, Sunrise Ridge Drive

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Name *

Shelly Starling

Email *

[REDACTED]

Street Address *

21 North Field Crescent

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Name *

Roman Kashlakov

Email *

[REDACTED]

Street Address *

27 Sunrise Ridge Dr

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Sign the petition by filling in your name, address, and email, and clicking on 'submit.'

Name *

Dana-Lynn Burton

Email *

[REDACTED]

Street Address *

64 Barry Street, Unit 7

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Name *

Alain Bigras

Email *

[REDACTED]

Street Address *

41 North Field Crescent Sudbury

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Name *

Kayleigh Kidd

Email *

[REDACTED]

Street Address *

424 Brock St

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Name *

Joseph Nicholls

Email *

Street Address *

50 North Field crescent

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Name *

Irene Nicholls

Email *

[REDACTED]

Street Address *

50 North Field Cres

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Name *

Lorraine page

Email *

Street Address *

8 Sunrise Ridge Drive Sudbury, P3B 0A9

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Name *

André Bourdua

Email *

[REDACTED]

Street Address *

8 Sunrise Ridge Drive Sudbury P3B 0A9

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Name *

Bernadette Mrochek-Dennie

Email *

[REDACTED]

Street Address *

21 Sunrise Ridge Drive

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Name *

Cait

Email *

Street Address *

81 North field crescent

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Name *

Tania Tom

Email *

[REDACTED]

Street Address *

50 Sunrise ridge Dr

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Sign the petition by filling in your name, address, and email, and clicking on 'submit.'

Name *

Brianna Yuill

Email *

Street Address *

2 Fieldstone Drive, Sudbury, ON P3B0C4

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Name *

Ali Wehbe

Email *

[REDACTED]

Street Address *

20, Fieldstone Drive

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Name *

Glen Haslam

Email *

[REDACTED]

Street Address *

99 Sunrise Ridge

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Name *

Nicole Haslam

Email *

Street Address *

99 Sunrise Ridge

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Name *

Fabrice Colin

Email *

Street Address *

9 Fieldstone Dr, Sudbury

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Name *

Kerby Audet

Email *

[REDACTED]

Street Address *

57 North Field Crescent

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Name *

Melissa Deschenes

Email *

Street Address *

20 fieldstone dr.

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Name *

Jon Swanson

Email *

Street Address *

702-1016 Arthur St Sudbury

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Name *

Nicole and Mark Dowdall

Email *

[REDACTED]

Street Address *

65 North Field Crescent

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Name *

Steve McNeil

Email *

[REDACTED]

Street Address *

15 Fieldstone Dr

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Name *

Christopher Skrobot

Email *

[REDACTED]

Street Address *

39 Sunrise Ridge

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Name *

CLARKE MCNEIL

Email *

[REDACTED]

Street Address *

15 Fieldstone Dr

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Name *

Shawna Krzysztofik

Email *

Street Address *

70 North Field Crescent

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Name *

Laura McNeil

Email *

[REDACTED]

Street Address *

15 Fieldstone Dr

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Name *

Elisa McNeil

Email *

Street Address *

15 Fieldstone Drive

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Name *

JACQUES RATHWELL

Email *

[REDACTED]

Street Address *

76 NORTH FIELD CRES

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Name *

Linda Hutchinson

Email *

Street Address *

76 North Field Cres, Sudbury On

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Name *

Serge Gedeon

Email *

Street Address *

32 North Field Cres

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Name *

Tim Lloyd

Email *

Street Address *

1752Madison Avenue

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Name *

Nahida Azar

Email *

Street Address *

32 North field cres

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Name *

Cameron Bowie

Email *

Street Address *

761 Corsi Hill, Sudbury

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Name *

Shelly Jean

Email *

Street Address *

59 Kingsview Drive

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Sign the petition by filling in your name, address, and email, and clicking on 'submit.'

Name *

Timothy Jean

Email *

Street Address *

59 Kingsview Drive

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Name *

Troy Bertrand

Email *

[REDACTED]

Street Address *

92 Sunrise Ridge Dr.

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Name *

Misty-Lee Carlson

Email *

Street Address *

1780 Latimer Crescent, Sudbury

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Name *

John Pincivero

Email *

Street Address *

105 Gemma St

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Name *

William Dionne

Email *

[REDACTED]

Street Address *

883 Danforth Ave

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Name *

Stephanie Skrobot

Email *

[REDACTED]

Street Address *

39 Sunrise Ridge Drive

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Name *

Dennis

Email *

Street Address *

4542 centennial

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Name *

Olena Swanson

Email *

Street Address *

26 north field crescent

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Name *

Richard Pilon

Email *

Street Address *

274 mountain st

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Name *

Justin

Email *

[REDACTED]

Street Address *

183 Dufferin Street

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Name *

Doris Poulin

Email *

Street Address *

274 Mountain St Sudbury On.

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Name *

Lianne Holland

Email *

Street Address *

18 Kingsview Drive

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Name *

Alex Holland

Email *

Street Address *

18 Kingsview Drive

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Name *

Yves Landry

Email *

Street Address *

104 Sunrise Ridge Drive

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Name *

Gary Marcuccio

Email *

[REDACTED]

Street Address *

53 Kingsview Drive

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Name *

Danielle

Email *

Street Address *

100 Copper Street

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Name *

Bonnie Jean Gagnon

Email *

Street Address *

117 Mont Adam Street , Apt 408, sudbury ontario

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Name *

Ron Menard

Email *

Street Address *

15 North Field Crescent

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Name *

Alma Gauthier

Email *

Street Address *

127 Mont Adam Street, Apt 100 Sudbury

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Name *

Ashley Rooney

Email *

[REDACTED]

Street Address *

3 Sunrise Ridge, Sudbury

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Name *

Warren Cayen

Email *

[REDACTED]

Street Address *

57 North Field Crs Sudbury, ON P3B 0C3

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Sign the petition by filling in your name, address, and email, and clicking on 'submit.'

Name *

Mark J Dowdall

Email *

Street Address *

65 North Field Crescent

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Name *

Glen Haslam

Email *

Street Address *

99 Sunrise Ridge

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Name *

Marline Penney

Email *

Street Address *

69, Sunrise Ridge Drive

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Name *

Wilf Penney

Email *

[REDACTED]

Street Address *

69, Sunrise Ridge Drive

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Name *

David Bishop

Email *

Street Address *

21 Fieldstone Drive Sudbury Ontario P3B0C5

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Name *

Wendy Bishop

Email *

Street Address *

21 Fieldstone Drive Sudbury Ontario P3B0C5

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Name *

Jonathan Bishop

Email *

Street Address *

21 Fieldstone Drive Sudbury Ontario P3B0C5

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Name *

Julie Scopazzi

Email *

[REDACTED]

Street Address *

56 North Field Crescent, Sudbury

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Name *

Carole Groulx

Email *

Street Address *

27 Northfield Crescent Sudbury

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Name *

Joanne & Dan Dionne

Email *

[REDACTED]

Street Address *

33 Sunrise Ridge St

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Maria Gonzalez Santos

From: Constantinescu Mihai <[REDACTED]>
Sent: Monday, February 26, 2024 11:43 AM
To: Alex Singbush
Subject: FILE 751-6/23-23 - Concerns about the development

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

Good morning Alex,

My name is Mihai Constantinescu, 81 Sunrise Ridge Dr. P3B 0B1,
I'm writing you in regards with the proposed development,

I'm 100% against it,

When I bought the house back in 2018, the reason I moved to this neighborhood was peace and tranquility and a bit of exclusivity being in a nice single family units neighborhood. I'm ok with paying a bit higher taxes for R1 and have all that.

The streets are already crumbling away, especially the ones down hill leading to this neighborhood. I cannot imagine another 2-300 cars a day, twice a day(4-600) going up and down the hill. Bye-Bye nice walks and children outside. We already have drivers speeding up and down. Then construction noise, dirt, dust, mud on the roads, blasting, just a nightmare.....

Loss of nice views especially for the houses close to the new buildings. They're already talking/thinking of selling and moving out. So long "Sunrise" Ridge. More like building face rise with people staring down at you.

Most likely our house values will fall. I certainly would not have moved to a R4 in 2018. I wanted something nice, not crowded.

Once we become R4, basically any one of the properties can ask for building permits, so even me, on my property, I can fit a couple of those 9 story buildings.....right ? First 2 levels parking and another 7 levels of apartments. Thus destroying the fabric of this beautiful neighborhood.

Obviously I won't do that, but hey.....if the developer will buy my property for a couple of mil, I might just move away from this mess. And if not me, someone else will accept the offers. And more tall buildings will rise between the beautiful houses.

So yeah....going for R4 will ruin everything we have here. If my opinion matters in any way, it's a **STRONG NO** to this horrible idea. Build this awful project outside of Sudbury. Or next to other high rise buildings. I understand money, relations, lobbying and other methods of pushing this to the city, but why destroy our neighborhood ?

Noone wants this here.....

I appreciate your time reading this,

You are the Manager in charge of development approvals, please approve this somewhere else.
Build R4 buildings in R4 areas.

Sincerely,
Mihai

PS: If you own a house in a nice neighborhood, imagine a 9 story building in your backyard. From blasting to construction to people staring at you and your family and kids from their balcony. Daily. Forever.

[Sent from Yahoo Mail on Android](#)

Maria Gonzalez Santos

From: P Masiero <[REDACTED]>
Sent: Monday, February 19, 2024 4:57 PM
To: Alex Singbush
Cc: Mark Signoretti; Gerry Montpellier; Pauline Fortin; Mike Parent; Rene Lapierre; Al Sizer; Deb McIntosh; Fern Cormier; Bill Leduc; Joscelyne Landry-Altmann
Subject: Strong opposition to proposed zoning change in Sunrise Ridge Subdivision

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

Dear Mr. Singbush

I am writing this letter to express my strong opposition to the proposed zoning change from low density to high density residential.

As a resident and property owner on Fieldstone Dr., it came as quite a shock that three nine story buildings are being proposed.

My primary concerns are as follows:

Emergency vehicle access.

- Sunrise Ridge has two one-way roads which are narrow not allowing for vehicles to pass by a delivery van or parked car.

Fire protection.

- What type and size of Fire vehicle is required to fight a fire in a nine story building? Currently Fire trucks experience difficulty maneuvering the steep grade and round-a-bout especially in winter months.

Increased traffic.

- Building 324 units will increase traffic dramatically from the apartments, delivery services (Amazon, Skip the dishes etc)

School buses.

- For primary students, the school bus stop is at the round-a-bout. For secondary students, the bus stops at the Sunrise Ridge entrance. Children from the three apartments would have to walk to the bus stop. Currently, not all streets have sidewalks and the existing ones are poorly maintained, again increasing the risk for accidents.

Exiting onto Mount Adam St.

- Currently it is difficult at best to turn left onto Mount Adam. With the additional 324 units, (meaning possible 500 additional vehicles), the risk for accidents increases significantly with the increased traffic leaving the subdivision.

Noise pollution

- Going from an additional 66 residential homes to 324 units will dramatically increase noise pollution in the area.

Wildlife

- How will three nine story building affect the Falcons that perch on our fence every summer. How will three nine story buildings affect the Spring hawks hunting in the open field.

Storm water

- Concerns of flooding for the residence on Mountain St.

Traffic Study

- Was there a traffic study done on all streets affected?

Water pressure

- Will the residence on the top floors have proper water pressure?

Waste water

- Will the sewage system handle the increased residents?

Privacy

- We purchased this home because of the privacy we experience in our back yard. The proposed nine story building will destroy this.

The proposed buildings are far too tall and do not 'fit in' to the current neighbourhood aesthetic's

We are not NIMBY's, we are RIMBY's - reasonable in my back yard.

Sincerely

Patrizio Masiero
27 Fieldstone Dr.



Maria Gonzalez Santos

From: P Masiero [REDACTED]
Sent: Sunday, March 3, 2024 1:10 PM
To: Alex Singbush
Cc: Joscelyne Landry-Altmann; Al Sizer; Bill Leduc; Deb McIntosh; Fern Cormier; Mark Signoretti; Mike Parent; Pauline Fortin; Rene Lapierre; Mayorsoffice
Subject: Addition to initial letter sent on Feb 19, 2024 regarding - Strong opposition to proposed zoning change in Sunrise Ridge Subdivision

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

Dear Mr Singbush

In addition to my letter sent on February 19 2024,

The proposed development of three nine story buildings does not fit into the planned character of the area.

As a resident of the area, I am also concerned with the following,

- The proposed open air rooftop party room. This will greatly impact the current residents quality of life with the after hour parties and noise travel.
- The impact of light pollution from the parking lots and lights from a nine story building. How will the lights impact the current residents and the wildlife?
- Has the developer considered the lack of public transportation in the area?
- With the addition 324 units (650 residents), will there be provisions for adequate ingress/egress, off street parking and has the safety of pedestrian been taken into account seeing the lack of sidewalks.
- The impact of sun-shadowing and wind on the surrounding residents.
- Seeing the builder has had difficulty in the past controlling rain and run-off water, how will this be resolved for the proposed buildings.

My proposal to the developer is to continue building the 66 single family homes to eliminate these issues.

Sincerely

Pat Masiero

Mr. Singbush - Please indicate you have received this email.

> On Feb 19, 2024, at 4:57 PM, P Masiero [REDACTED] wrote:

> Dear Mr. Singbush

>

> I am writing this letter to express my strong opposition to the proposed zoning change from low density to high density residential.

>

> As a resident and property owner on Fieldstone Dr., it came as quite a shock that three nine story buildings are being proposed.

> My primary concerns are as follows:

>

> Emergency vehicle access.

> - Sunrise Ridge has two one-way roads which are narrow not allowing for vehicles to pass by a delivery van or parked car.

>

- > Fire protection.
 - > - What type and size of Fire vehicle is required to fight a fire in a nine story building? Currently Fire trucks experience difficulty maneuvering the steep grade and round-a-bout especially in winter months.
- >
- > Increased traffic.
 - > - Building 324 units will increase traffic dramatically from the apartments, delivery services (Amazon, Skip the dishes etc)
- >
- > School buses.
 - > - For primary students, the school bus stop is at the round-a-bout. For secondary students, the bus stops at the Sunrise Ridge entrance. Children from the three apartments would have to walk to the bus stop. Currently, not all streets have sidewalks and the existing ones are poorly maintained, again increasing the risk for accidents.
- >
- > Exiting onto Mount Adam St.
 - > - Currently it is difficult at best to turn left onto Mount Adam. With the additional 324 units, (meaning possible 500 additional vehicles), the risk for accidents increases significantly with the increased traffic leaving the subdivision.
- >
- > Noise pollution
 - > - Going from an additional 66 residential homes to 324 units will dramatically increase noise pollution in the area.
- >
- > Wildlife
 - > - How will three nine story building affect the Falcons that perch on our fence every summer. How will three nine story buildings affect the Spring hawks hunting in the open field.
- >
- > Storm water
 - > - Concerns of flooding for the residence on Mountain St.
- >
- > Traffic Study
 - > - Was there a traffic study done on all streets affected?
- >
- > Water pressure
 - > - Will the residence on the top floors have proper water pressure?
- >
- > Waste water
 - > - Will the sewage system handle the increased residents?
- >
- > Privacy
 - > - We purchased this home because of the privacy we experience in our back yard. The proposed nine story building will destroy this.
- >
- > The proposed buildings are far too tall and do not 'fit in' to the current neighbourhood aesthetic's
- >
- > We are not NIMBY's, we are RIMBY's - reasonable in my back yard.
- >
- > Sincerely
- > Patrizio Masiero
- > 27 Fieldstone Dr.
- > [REDACTED]

Bailey Chabot

From: P Masiero [REDACTED]
Sent: Tuesday, August 27, 2024 9:10 AM
To: Bailey Chabot
Cc: Pauline Fortin; Rene Lapierre; Fern Cormier; Bill Leduc; Joscelyne Landry-Altmann; Tanneanne; Kim Masiero; Danny Scopazzi; Arnold Burton; Steve McNeil; Gary Marcuccio; WEHBE Ali
Subject: Opposition to re-zoning in Sunrise Ridge Subdivision

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Dear Bailey,

As we approach the upcoming school term, I feel compelled to express my growing concern regarding the safety of children and seniors walking and cycling in our community.

At this time of year, we typically observe a noticeable increase in traffic due to various factors, including delivery services and visits from family and friends, particularly on our narrow one-way road.

I am especially worried about the implications of adding the proposed nine-story towers with an additional 500-600 vehicles to our streets (not including delivery services or visitors)

The additional vehicles will significantly heightening the risk to pedestrians, including our most vulnerable residents. Given the already challenging conditions for walkers, and cyclists, this increase in traffic will create a dangerous environment for everyone, especially children and seniors who may be less visible and have limited mobility.

In light of the serious safety concerns associated with this proposal, I strongly urge you to reject the application for the re-zoning and the three nine story towers. The wellbeing of our community members must remain a priority, and I believe that allowing this development will jeopardize the safety of those who walk and cycle our roads daily.

Sincerely,

Patrizio Masiero
27 Fieldstone Drive

Connie Rossi

From: P Masiero <[REDACTED]>
Sent: Thursday, September 5, 2024 3:02 PM
To: Bailey Chabot; Pauline Fortin; Rene Lapierre; Fern Cormier; Bill Leduc; Joscelyne Landry-Altmann; Alex Singbush; planningservices
Subject: Additional letter of objection to proposed re-zoning of Sunrise Ridge to high density

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

Hello Bailey,

Please include this letter as a letter of objection for the proposed re-zoning of Sunrise Ridge to high density.

I am writing to bring attention to a significant incident that occurred on the afternoon of September 4th, which had a major impact on our Sunrise Ridge community.

On that day, a bush fire broke out behind the Sunrise Ridge playground. In response, local police barricaded all traffic on the narrow one-way road while firefighters fought the fire. Unfortunately, the situation was compounded by inadequate water pressure, as firefighters informed us that the water supply did not meet standard levels (54psi when standard is 60psi according to the firefighter). As a result, residents on Fieldstone and Kingsview were left with extremely low pressure or no water in their homes during an already stressful situation. Currently it has been 16hrs since the incident and we are experiencing severe water hammer in the water lines.

Additionally, for a significant period, residents were unable to enter or leave the subdivision. This created considerable disruption for those needing to travel to urgent appointments, such as picking up children from school or going to the airport.

After approximately 45 minutes, the firefighters were able to uncouple the water hoses, allowing for some restoration of normal access to the area. However, the delays were concerning and warrant further consideration moving forward. It is crucial that in such emergencies, we assess and address the deficiencies in our water supply and emergency response plans to better serve our community.

The proposed re-zoning request which would allow between 600-800 residents and accommodating 500-600 vehicles, raises a multitude of concerns regarding safety, accessibility, and community impact. Given that the one-way road in question is already narrow and obstructed on both sides, the anticipated influx of traffic speaks to a significant risk for both pedestrians and drivers. It is crucial to prioritize the safety and well-being of existing residents over what appears to be an overwhelming encroachment of high-density living that our community is simply not equipped to support.

In conclusion, I strongly urge you to reject the high-density re-zoning request. It is important that any future developments are approached with careful consideration of their broader implications for our community, ensuring that growth does not compromise the quality of life and safety for those who live here.

Please see photos below.



Sincerely,

Maria Gonzalez Santos

From: Bailey Chabot
Sent: Wednesday, February 14, 2024 10:38 AM
To: Maria Gonzalez Santos
Subject: Fw: Sunrise Ridge Dev.traffic study query

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: COMMENTS

Please put to file and print

I think you have all of the emails from Alex - by my count I have six from Alex.

Bailey Chabot, M.Pl., MCIP, RPP
Senior Planner, Strategic and Environmental Planning
(705) 674-4455 ext. 4280



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From: Ryan Purdy <Ryan.Purdy@greatersudbury.ca>
Sent: February 14, 2024 8:23 AM
To: Michael Boeswald <[REDACTED]>
Cc: Joscelyne Landry-Altmann <Joscelyne.Landry-Altmann@greatersudbury.ca>; Joe Rocca <Joe.Rocca@greatersudbury.ca>; Tony Cecutti <Tony.Cecutti@greatersudbury.ca>; Alex Singbush <Alex.Singbush@greatersudbury.ca>; Bailey Chabot <Bailey.Chabot@greatersudbury.ca>
Subject: RE: Sunrise Ridge Dev.traffic study query

Hi Michael,

All of these concerns will be looked at through the submission from the developer. We will be reviewing the documentation and form our response moving forward.

Regards,

Ryan Purdy

Acting Manager of Transportation and Innovation Support

Transportation and Innovation Services

P: (705) 674-4455 x3611

F: (705) 560-6109
www.greatersudbury.ca



From: Michael Boeswald <[REDACTED]>
Sent: Friday, February 9, 2024 4:34 PM
To: Ryan Purdy <Ryan.Purdy@greatersudbury.ca>
Cc: Joscelyne Landry-Altmann <Joscelyne.Landry-Altmann@greatersudbury.ca>; Joe Rocca <Joe.Rocca@greatersudbury.ca>; Tony Cecutti <Tony.Cecutti@greatersudbury.ca>; Alex Singbush <Alex.Singbush@greatersudbury.ca>; Bailey Chabot <Bailey.Chabot@greatersudbury.ca>
Subject: Re: Sunrise Ridge Dev.traffic study query

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Hi Ryan,

Will there be impact study on our local streets; sunrise ridge, north field crescent, fieldstone and kings view?

We're very concerned about the impact of the additional traffic.

Will there be a pedestrian safety study done?

Adding ~745 residents to our neighborhood represents an astronomical increase compared to current population.

Especially with only one access road in and out. Could you point me to the guidelines for what the city would generally use to determine if this traffic would be acceptable given only one way in and one way out? Open to your comments on this as well.

Thanks

On Feb 9, 2024, at 4:13 PM, Ryan Purdy <Ryan.Purdy@greatersudbury.ca> wrote:

Hi Michael,

The ITE Trip Generation Manual uses a number of on site studies in comparable developments sizes in a variety of different environments to arrive at an average trip rate and formulas. This provides a comparable trip generation rate to what we would see in Sudbury.

If you have any other questions please let me know.

Regards,

Ryan Purdy

Acting Manager of Transportation and Innovation Support

Transportation and Innovation Services

P: (705) 674-4455 x3611

F: [\(705\) 560-6109](tel:7055606109)
www.greatersudbury.ca

<image001.png>

From: Michael Boeswald <[REDACTED]>
Sent: Friday, February 9, 2024 1:30 PM
To: Joscelyne Landry-Altmann <Joscelyne.Landry-Altmann@greatersudbury.ca>
Cc: Joe Rocca <Joe.Rocca@greatersudbury.ca>; Ryan Purdy <Ryan.Purdy@greatersudbury.ca>; Tony Cecutti <Tony.Cecutti@greatersudbury.ca>; Alex Singbush <Alex.Singbush@greatersudbury.ca>; Bailey Chabot <Bailey.Chabot@greatersudbury.ca>
Subject: Re: Sunrise Ridge Dev.traffic study query

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Thanks for your reply.

Have the mountain street residents been notified as well? Given the historical flooding the proposed rezoning and project of this magnitude I believe they'd be interested as well in attending these meetings.

Thanks

On Feb 7, 2024, at 11:41 AM, Joscelyne Landry-Altmann <Joscelyne.Landry-Altmann@greatersudbury.ca> wrote:

Sunrise Ridge traffic study 751-6-23-23 - 0 Fieldstone Drive - Traffic Impact Study_compressed

Good morning Michael,

I have forwarded your concern re: ITE trip generation to our staff for their response.and the traffic study (which I received today)for reference.

Regards,

Joscelyne

1. Per the traffic study, ITE Trip Generation 11th Edition Manual was used to calculate these numbers. As I do not have access to this resource, is it possible to receive comments how these averages compare to what we may generally see from residents in our city?

<751-6-23-23 - 0 Fieldstone Drive - Traffic Impact Study_compressed.pdf>

Maria Gonzalez Santos

From: Michael Boeswald <[REDACTED]>
Sent: Tuesday, February 6, 2024 7:23 PM
To: Alex Singbush
Subject: Comments on file#751-6/23-23

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Good evening, Alex, I hope all is well with you.

I am writing today to inform you / have my comments submitted on record regarding file #751-6/23-23 - 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 "R1-5", Low Density residential One to "R4", High Density residential. I have several concerns in regard to this amendment. I will have additional comments as well in due time.

1. The proposed amendment goes against the City of Greater Sudbury's official plan. This land was designated R1-5, low density, as it was designed for single family homes
2. Significant increase in traffic, and corresponding detrimental impact in our neighborhood.
 - I have read the traffic study, which assumes there would be an additional 110 new trips in the AM, and 119 new trip in the PM.
 - These figures seem significantly lower than I'd expect to see anecdotally.
 - Referring to Transportation Demand Management Plan for Greater Sudbury - <https://pub-greatersudbury.escribemeetings.com/filestream.ashx?documentid=5876>
 - Average household size = 2.3 people = 324 units * 2.3 people = 745.2 residents being added
 1. Total of 229 new trips daily (110 AM + 119 PM) / 745.2 people = 30.7% of people only would be leaving daily during rush hour?
 1. There's concern out of rush hour as well of course, given the increase in residents, a once quiet street will have changed materially.
 - Further to the TDM report, City of Greater Sudbury residents are prone to driving compared to other methods. 65% of respondents noted private motor vehicles were there primary method of transportation.
 - Per the traffic study, ITE Trip Generation 11th Edition Manual was used to calculate these numbers. As I do not have access to this resource, is it possible to receive comments how these averages compare to what we may generally see from residents in our city?
 - Even at the current calculations, this would have a significant impact on current traffic within the Subdivision. For example, the street which I reside - North Field crescent, is a very quiet street with only 22 single family homes. Adding 108 units, represents an increase of almost 500%. This would provide a material impact on our street, and the safety of our residents, especially the children playing on the road.
 - The study does not factor on vehicle pedestrian conflicts, which is a major concern in a quiet residential community.

1. See City of Mississauga Traffic Impact Study Guidelines -
<https://www.mississauga.ca/wp-content/uploads/2023/04/Mississauga-Transportation-Impact-Study-Guidelines-Version-5.1-Dec-2022.pdf>
3. Represents a material change on the character of our neighbourhood
 - From single family homes to 3 large, 9 story apartment complexes containing 108 units is material deviation from the original plans / scale / height of the neighborhood.

I would also appreciate written notice of the decision of the City of Greater Sudbury. I will be mailing in to the clerk's office to request as well. As well as notice for the public meeting when scheduled.

Thank you,

Michael

Maria Gonzalez Santos

From: Bailey Chabot
Sent: Wednesday, February 14, 2024 10:37 AM
To: Maria Gonzalez Santos
Subject: Fw: Site Plan 751-6/23-23 - 0 Fieldstone Drive, Sudbury

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: COMMENTS

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Bailey Chabot, M.Pl., MCIP, RPP
Senior Planner, Strategic and Environmental Planning
(705) 674-4455 ext. 4280



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From: Bailey Chabot
Sent: February 8, 2024 8:49 PM
To: Steve McNeil <[REDACTED]>
Cc: Joscelyne Landry-Altmann <Joscelyne.Landry-Altmann@greatersudbury.ca>
Subject: RE: Site Plan 751-6/23-23 - 0 Fieldstone Drive, Sudbury

Good Morning Steve,

I don't have a list, but I would direct you to the City's website which shows applications that are being considered. You can find that webpage here: <https://www.greatersudbury.ca/do-business/planning-and-development/participate-in-the-planning-process/pending-planning-applications/>. Additionally the City's interactive zoning by-law map can be found here: <https://sudbury.maps.arcgis.com/apps/webappviewer/index.html?id=57094561875b4260b719f9e6caaf4154>.

Bailey

Bailey Chabot, M.Pl., MCIP, RPP
Senior Planner, Strategic and Environmental Planning
(705) 674-4455 ext. 4280



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From: Steve McNeil <[REDACTED]>
Sent: Wednesday, February 7, 2024 2:48 PM
To: Bailey Chabot <Bailey.Chabot@greatersudbury.ca>
Subject: RE: Site Plan 751-6/23-23 - 0 Fieldstone Drive, Sudbury

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Lastly, would you have a list of all multi unit residential projects (zoned or approved) in the are.

le: dario's water tower building, Brady St construction, 176 Larch Street, Scotia tower?

SCM. (Workforce Inc. est2010)

From: Bailey Chabot <Bailey.Chabot@greatersudbury.ca>
Sent: Wednesday, February 7, 2024 2:41 PM
To: Steve McNeil <[REDACTED]>
Subject: RE: Site Plan 751-6/23-23 - 0 Fieldstone Drive, Sudbury

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Hi Steve,

There is a draft approved plan of subdivision for the parcel of land. I have attached it.

Bailey

Bailey Chabot, M.Pl., MCIP, RPP
Senior Planner, Strategic and Environmental Planning
(705) 674-4455 ext. 4280



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From: Steve McNeil <[REDACTED]>
Sent: Wednesday, February 7, 2024 2:36 PM
To: Bailey Chabot <Bailey.Chabot@greatersudbury.ca>
Subject: RE: Site Plan 751-6/23-23 - 0 Fieldstone Drive, Sudbury

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Thank you. Is there an approved plan on record for that property that exists? And if so, can that be shared?

SCM. (Workforce Inc. est2010)

From: Bailey Chabot <Bailey.Chabot@greatersudbury.ca>
Sent: Wednesday, February 7, 2024 1:19 PM
To: Steve McNeil <[REDACTED]>
Subject: RE: Site Plan 751-6/23-23 - 0 Fieldstone Drive, Sudbury

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Good Afternoon Steve,

No, we do not have that information, nor do we require it as part of this process.

Bailey

Bailey Chabot, M.Pl., MCIP, RPP
Senior Planner, Strategic and Environmental Planning
(705) 674-4455 ext. 4280



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From: Steve McNeil <[REDACTED]>
Sent: Tuesday, February 6, 2024 3:47 PM
To: Bailey Chabot <Bailey.Chabot@greatersudbury.ca>
Subject: RE: Site Plan 751-6/23-23 - 0 Fieldstone Drive, Sudbury

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Thank you Bailey... does the city/project have a valuation impact assessment for the current R1-5 residence once the proposed zoning & buildings are in place.

SCM. (Workforce Inc. est2010)

From: Bailey Chabot <Bailey.Chabot@greatersudbury.ca>
Sent: Tuesday, February 6, 2024 3:31 PM
To: Steve McNeil <[REDACTED]>
Subject: Site Plan 751-6/23-23 - 0 Fieldstone Drive, Sudbury

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CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon Steve,

As a follow up to our discussion, please see attached the site plan for 0 Fieldstone Drive, Sudbury.

Bailey

Bailey Chabot, M.Pl., MCIP, RPP
Senior Planner
Strategic and Environmental Planning
Planning Services Division
Growth and Infrastructure

P: (705) 674-4455 ext. 4280
F: (705) 673-2200
www.greatersudbury.ca



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Maria Gonzalez Santos

From: Bailey Chabot
Sent: Wednesday, February 14, 2024 10:37 AM
To: Maria Gonzalez Santos
Subject: Fw: Fieldstone Drive Concerns

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: COMMENTS

Please put to file and print

Bailey Chabot, M.Pl., MCIP, RPP
Senior Planner, Strategic and Environmental Planning
(705) 674-4455 ext. 4280



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: WEHBE Ali <[REDACTED]>
Sent: February 7, 2024 2:57 PM
To: Bailey Chabot <Bailey.Chabot@greatersudbury.ca>
Subject: RE: Fieldstone Drive Concerns

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Thank you for the email Bailey

I think my largest concern will be traffic handing. I believe the traffic study conducted is greatly underestimated. The divided roads coming up the hill are narrow and with very minimal access.

Would be very afraid to find out how bad it would be

Thank you for the response

Ali Wehbe
Account Manager - Sudbury

[REDACTED] Cell
[REDACTED] Office



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As a distributor, Dixon, division of Sonepar Canada Inc. ("Dixon") does not manufacture any of the products that we sell. The availability and continuity of such products is therefore entirely dependent on the vendors and manufacturers from which we supply ourselves. Although the full impact of COVID-19 on the supply chain remains unclear at this point, any product delays or shortages that may be suffered as a result of COVID-19, or any impact the current situation may have on our performance obligations, will be treated as a force majeure event. Accordingly, no liability shall attach against Dixon on account of any product delays or shortages, or inability to perform, that may be suffered as a result of COVID-19. By submitting a purchase order to Dixon, you agree to accept any partial or late delivery, shipment and/or performance on the part of Dixon and hold us harmless from any liability that may result thereof. Due to extreme fluctuations in global commodity pricing and availability, Dixon Electric reserves the right to review quoted pricing at time of order receipt and will advise if changes are required.

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From: Bailey Chabot <Bailey.Chabot@greatersudbury.ca>

Sent: Wednesday, February 7, 2024 2:09 PM

To: WEHBE Ali <[REDACTED]>

Subject: RE: Fieldstone Drive Concerns

Hi Ali,

Do you have specific questions?

Generally, I can advise that we are at the early stages of the review process. The applicant has submitted a traffic impact study (as well as other technical documents) in support the rezoning application that is being reviewed by our traffic experts.

In terms of process, we are anticipating hosting a public hearing in front of Planning Committee in the next couple of months. You will receive a notice in the mail as you did with the notice of application. In late spring/early summer we are anticipating hosting a second public hearing in front of Planning Committee where the recommendations of staff will also be presented for Planning Committee's decision. You will also receive a notice in the mail for this hearing.

Bailey

Bailey Chabot, M.Pl., MCIP, RPP

Senior Planner, Strategic and Environmental Planning

(705) 674-4455 ext. 4280



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From: WEHBE Ali <[REDACTED]>
Sent: Wednesday, February 7, 2024 1:53 PM
To: Bailey Chabot <Bailey.Chabot@greatersudbury.ca>
Subject: Fieldstone Drive Concerns

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

Good afternoon Bailey,

I wanted to reach out to you in regards to concerns I have about new development planning going on next door to us on Fieldstone Drive.

Wondering if you can shed any more light on it. Very concerned for the safety of my children and the massive amounts of traffic we will see on what was a previously quiet street

Thank you

Ali Wehbe
Account Manager - Sudbury

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Maria Gonzalez Santos

From: WEHBE Ali <[REDACTED]>
Sent: Wednesday, February 7, 2024 7:29 AM
To: Alex Singbush
Subject: Concerns on file#751-6/23-23 Sunrise Estates

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

Good Morning Alex,

I hope you are having an excellent morning. I am writing you this morning as I have major concerns with new development planning at the end of our Road. We live on Fieldstone Drive. We bought in this neighbourhood as it was a safe and quiet place to raise our young family. We have two children 3 and 1, who both play on the street and front lawn summer and winter. With the new additions planned, 108 units could mean 300+ people residing in each building (based on Ontario average of 2.9 people per household)

We notice a traffic report has already been prepared, yet I feel as though even you can agree the values are greatly understated. To make the assumption each person will only do two trips per day average is unreasonable (forget the fact that people run out for errands, and other activities)

The narrow streets within the entire subdivision were never intended for this traffic base. I do of course have other concerns, especially surrounding the fact that property values will diminish as well as increased crime, increased foot traffic and increased traffic from visitors, deliveries etc.

I truly hope you and your group will reconsider the ramifications of this development

Thank you

Ali Wehbe
Account Manager - Sudbury



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Maria Gonzalez Santos

From: Lianne Holland <[REDACTED]>
Sent: Sunday, February 11, 2024 3:56 AM
To: Alex Singbush
Subject: Proposed Sunrise Ridge Development Changes

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Hello Alex,

I wanted to take a moment to send an email expressing my concern about the proposed changes to the Sunrise Ridge Development. We have been made aware that Sal Dan has requested rezoning of the undeveloped portion of Sunrise Ridge Estates to allow for high occupancy housing. While I have a number of concerns regarding this potential change, I wanted to express my extreme concern regarding the safety of the children in our neighbourhood if this change is approved.

You may not be aware, but we have reached out to the city over the last few years regarding increasing concerns and 'near miss' incidents involving our children and vehicles. A traffic study was completed last summer, and it was communicated to us (by the city) that they agreed and there were concerns regarding speeding. I noted that in one of the documents for the upcoming Planning Council Meeting, the Transportation and Innovation Support division recommended incorporating traffic calming into our neighbourhood to reduce vehicle speeds.

Our neighbourhood is not well designed, and we already struggle with speeding (both from neighbourhood occupants and visiting drivers). We do not have sidewalks above the level of Northfield Crescent, and there is no crosswalk, sidewalks or safe location to cross from the neighbourhood park. There have been many near misses with our children when out biking, playing in the neighbourhood or walking home from the park. I have particular concerns as I live in a home whose driveway accesses the round-about style roadway between Sunrise Ridge, Kingsview Drive and North Field. There is extremely limited visibility for both pedestrians and vehicles (due to a high level structure in the center of the roadway), and the posted speed limit of 20 km/hr is not respected, nor are the yield signs. I already have many issues with safely accessing my driveway when returning home (due to close proximity to Kingsview Drive).

I cannot even begin to imagine the safety impact of the increased traffic due to the addition of high occupancy homes. As I stated above, I have multiple other concerns regarding this development, but I am truly concerned for the health and safety of the children in our neighbourhood. There are already safety concerns with the neighbourhood as it is currently developed, and they will only be increased. I implore you to consider the traffic impact of this potential development, and what that means for the safety of our children. We are a subdivision made up of many, many young families, and we can proudly say we are a community that supports enthusiastic and continuous outdoor play with our children.

Thank you for taking the time to read my email and consider my concerns.

Lianne Holland

Maria Gonzalez Santos

From: James <[REDACTED]>
Sent: Friday, February 9, 2024 8:40 PM
To: Alex Singbush
Subject: PIN 02132-1366 Part Lot 4, Concesion 4 Township of McKim (0 Fieldstone Drive, Sudbury)

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

Hello,

My name is Jamie Swanson and I reside with my family at 26 North Field Crescent in Sudbury, in the affected region as per the subject above.

I am writing to express my strong opposition to the motion to change the zoning classification of this neighbourhood to High density residential.

My opposition is based on the following (partial) list of reasons:

1. There are already traffic problems in the area, which I and my neighbours have repeatedly brought to the attention of the authorities - all of which would be exacerbated irredeemably by this plan. Vehicles (generally non-residents of the neighbourhood) regularly proceed at unsafe speeds down the hill and on the streets here, where there is a high density of young children, not to mention that they speed right by a playground. Increasing the traffic to such an extent here would be irresponsible and unsafe for our children. The round-about is a constant source of amusement for young drivers who decide they would like to drift and/or test their vehicles agility - all while surrounded by residential houses with young children.

I myself have been accosted repeatedly by aggressive drivers who object to being asked to slow down around children playing adjacent to or on the roadway.

Furthermore, the amount of cars that can be expected from these units will undoubtedly be higher than normal as the neighborhood has very very poor accessibility by walking. The published numbers in the traffic projection are most certainly low.

2. The single access road to/from the community is already very problematic with the amount of traffic that we have. During heavy snowfalls, on garbage days, when there is an emergency vehicle and in fact when anyone on the street has a delivery (including the regular post) the street is blocked and vehicles must proceed on the wrong side of the road to enter/exit the community. In short - access to the community is already bad - adding 400+ residents will make it unliveable, and unsafe in emergency situations.

Furthermore - adding a second access via the kingsway would be a disaster, as it would create a bypass between the kingsway and Notre Dame via a residential neighborhood. Such a bypass is already a problem with traffic on Mount Adam and Cochrane Street - both of which are in terrible repair and are unsafe, and subject to long delays due to the current volume of traffic.

3. I was constrained to purchase my residence in market conditions which our society now recognizes as having been inflated due to poor policymaking on the part of various governments. The re-designation of this neighbourhood to high density will by definition reduce the value of my home and therefore exacerbate an already problematic situation. Why

would the city choose to impact residents that way when no-doubt their land elsewhere (this is Canada!) where high density housing may be built without negatively impacting home values.

4. When my family selected this neighbourhood it was on the good faith assumption that the plan for the neighbourhood was low density, which provided the type of environment and community that we wanted for our family. I expect our city and government to follow through on that plan, and keep it that way.

5. Lastly - building stand alone high-rise residential buildings on hills is an eye sore. There is nothing architecturally interesting about apartment buildings (in fact, the planned building design is downright ugly), and doing so is a good way to ruin the skyline of the city.

I respectfully suggest that thus request be denied as it is unquestionably and irredeemably a bad idea, and assure the city that I and my fellow residents will oppose this at every step of the way.

Regards,
Jamie Swanson
26 North Field Crescent

Maria Gonzalez Santos

From: Groulx, Carole <[REDACTED]>
Sent: Friday, February 9, 2024 3:23 PM
To: Alex Singbush
Subject: re-zoning letter.docx
Attachments: re-zoning letter.docx

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February 9, 2024

Alex Singbush
Manager of Development Approvals
Planning Services Division
PO Box 5000, Station A
Sudbury ON

Dear Mr. Singbush;

I am writing to express my strong opposition to the proposed re-zoning of our beloved low density neighbourhood (Sunrise Ridge Estates) to high density. I believe that such a decision would have detrimental effects on our community, particularly in terms of increased traffic, noise pollution and loss of peacefulness.

First and foremost, the current traffic situation in our neighbourhood is already a cause for concern. Individuals that are not part of our community seemingly enjoy the view and come in strolls in the summer times. With the addition of the high density housing, the influx of vehicles would only exacerbate the existing traffic concerns. Our narrow streets are ill-equipped to handle the increased volume of cars that high density housing would bring. This would not only inconvenience the residents but also pose a safety risk for pedestrians and children playing.

Furthermore, the peacefulness of our neighbourhood would be greatly compromised by the noise pollution associated with the proposed buildings containing three hundred and twenty four dwellings. The tranquility and serenity that we currently enjoy would be replaced by the constant hustle and bustle of a densely populated area. When I purchased my home in the neighbourhood, I enjoyed the fact that it was very quiet. This would not only disrupt the quality of life for current residents but also deter potential homebuyers who value peace and quiet.

Additionally the proposed re-zoning would have a negative impact on the overall character and aesthetic appeal of our neighbourhood. The current neighbourhood is a community with charm and beauty which would be diminished by the proposed buildings. Not to mention the destructions of the ravines and existing wildlife.

In light of these concerns, I kindly request that the municipality carefully reconsider the proposed re-zoning of our low density neighbourhood to high density. The municipality could explore other areas that are more suitable for high-density development. I urge you to take into consideration the wishes and concerns for the residents who have chosen to make this neighbourhood their home. Our voices should be heard and respected in any decisions that directly impacts our community.

Thank you for your time and consideration. I trust that you will carefully weigh the implications of this decision and make the choice that best serves the interests of our community

Sincerely

Carole Groulx
Resident at 27 Northfield Crescent
Sudbury

Maria Gonzalez Santos

From: algagne [REDACTED]
Sent: Saturday, April 6, 2024 1:24 PM
To: Alex Sinobush
Cc: [REDACTED]
Subject: Opposition to Application for Zoning Classification Change on Sunrise Ridge Subdivision.

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The applicant 920936 ONTARIO INC. is applying to amend By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury by changing the zoning classification on the subject lands from R1-5 Low Density Residential One to R4, High Density Residential One.

I bought here (32 Fieldstone Drive) in August 2012 with the dream of this being my last home in a quiet Low Density living area. We were assured by the Builder that this subdivision was being developed as a high end, low density community. With security cameras nice lots, well maintained homes and great views of the city and nature. The community was designed and built to accommodate this style of homes and community. The infrastructure was never designed for the population influx of high density apartment buildings.

I feel betrayed by Saldan for lying and taking my money then trying to build at multiunit building right next to my home. If this is what the area was actually designed for myself and all of my neighbors would never have invested here.

So for this and all the other reasons that will come to light I strongly oppose the Application to change the Zoning.

Thanks for listening to my concerns and opposition to changing my home and neighborhood.

Aime Gagne, Jodi Alexiuk and young family.

[REDACTED]

32 Fieldstone Drive

Sudbury, On.

P3B 0C4

Maria Gonzalez Santos

From: Michael Boeswald [REDACTED]
Sent: Thursday, March 21, 2024 7:18 PM
To: Alex Singbush; Bailey Chabot
Subject: Comments on file#751-6/23-23 - Sunrise Ridge Rezoning

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

Hello Mr. Singbush & Ms. Chabot. I am writing you today about Saldan's application with the City of Greater Sudbury file #751-6/23-23 - 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 "R1-5", Low Density residential One to "R4", High Density residential.

As residents of Sunrise ridge, on North Field crescent, my wife and I have several concerns about this potential rezoning and the impact to our neighborhood, and surrounding neighborhoods.

I'd like to preface this email, noting I understand the current housing and affordability crisis. I agree we need new developments in our city and country; however, our neighborhood is simply not the place for development of 324 units for a variety of factors.

As you are aware, Sunrise ridge was initially designed to be single dwelling family homes. As such, the roads in and out of Sunrise ridge, were designed with this in mind. Originally approved were 152 single dwelling family homes, based on the average household size of 2.3 people, this equates to 350 people (Based on statistics Canada 2021 census data)

Currently, there are 86 homes in the subdivision, equating to 198 people. This proposal would add 324 dwelling units @2.3 people = 745 people added to our neighborhood.

Concern: One Point of Egress Safety / Traffic

With one point of egress in and out of our neighborhood, the addition of 745 people would become a significant safety issue. Our roads are extremely narrow, especially in the winters with the snowbanks making the roadway incredibly narrow.

- **Emergency Evacuation Challenges:** In the event of a natural disaster, fire, or other emergency, a single point of egress can lead to difficulties in evacuating residents quickly and efficiently. The concentration of people trying to leave through a limited number of exits may result in bottlenecks and delays, potentially putting lives at risk.
- **Traffic Gridlock:** During peak times or emergencies, having only one main exit can lead to traffic congestion and gridlock. This congestion not only hinders the evacuation process but also poses a risk of accidents and delays for emergency response vehicles trying to reach the affected area.
- **Limited Access for Emergency Services:** Emergency services may find it challenging to access the affected area quickly if there is only one route in and out. This limited access could hinder their ability to respond promptly to incidents, potentially exacerbating the severity of the situation.
- **Traffic increase:** With the small, narrow roads in our neighbourhood, adding 745 residents would become a traffic nightmare. As it stands, when a delivery / garbage removal / mail is happening, especially in the winter, we need to wait as the streets are too narrow to pass the car pulled over. Adding 745 residents entering and exiting will add to this congestion creating unsafe roadways.
- **Lack of public transportation:** City of Sudbury transit does not serve our community, given the challenges of narrow roadways, and the incline of the hill. GOVA does not service Mont Adam in the winter months as well due to the incline. "GOVA buses do not service Cochrane St. and Mont Adam St. during the

winter months due to steep topography.” – <https://www.greatersudbury.ca/live/transit/gova-routes-and-schedules/>

- Therefore, there will be no alternative to residents but to use their vehicles, significantly impacting and increasing traffic.
- **Lack of sidewalks:** There is a sidewalk extending from Sunrise Ridge continuing to end of North Field Crescent. This leaves Fieldstone & Kingsview orphaned. If ~500 residents are added, including children, these creates unsafe scenarios where significant amounts of pedestrian traffic on already narrow streets, especially in the winter months. This could lead to pedestrian vehicle accidents.
 - Currently the school bus drops off only at the roundabout at North Field crescent. If these developments were approved, the children would need to walk on the roadways to get to their homes.
- **Sightline issues:** Exiting Sunrise ridge, either turning left or right onto Mont Adam is a challenge and safety issue. Especially to make a left hand turn, give the reduced sight line and speed of traffic coming up Mont Adam, residents have a hard time exiting safely, adding ~745 residents, will increase traffic, increase congestion, decrease drivers patience and lead to more risk taking and accidents.

Concern: Flooding

- **Mountain Street Neighbors:** As you’re all aware, since Sunrise Ridge was established, unfortunately our neighbors on Mountain Street have experienced hardships about the flooding of their homes and businesses.
 - Adding 9 story apartment buildings, with minimal vegetation, along with the blasting, rock removal for underground parking, will negatively impact our neighbors on Mountain Street.
 - As opposed to the proposed 66 home development, which would include greenspace in each yard and vegetation, these 9-story apartments would have large parking lots, and hardscape which would promote water travelling downhill.
 - Natural vegetation particular to this area acts as flood protection to the lower lying areas.
 - Tree roots and biodiverse plant species on the mountain act as a sponge, took the past few decades to naturally develop, and when removed, (in this case would be removed to be replaced by the proposed buildings and parking lots), rock then, not porous to sustain the level of water that will drain down that mountain, causing an increase of flow. This then leave a reoccurrence/relived experience of the past occurring again in terms of flooding to this area even with the pond and drainage channel, which is not addressing all the current water issues, among what is being proposed would be far greater to mitigate.
- Comments to come from the Flour Mill Community Action Network, which are opposed to this development as well.

Concern: Water Pressure

- Water pressure issues have plagued our community, in particular the roads of Field Stone, Kings view and North Field crescent.
 - The PSI measured by several residents of North Field / Fieldstone & Kingsview have been in the range of 22-32PSI.
 - Some residents have had to put pressure booster in their own homes at a significant cost of \$5,000 +
- These issues have been documented with the City of Greater Sudbury, however, there have been no remedies.

- Water services department has noted these issues going back 10 years. When asked to come measure the PSI, they noted it would be “useless” as they know of the issues.
 - It is unlikely that the PSI can be increased, without negative consequences to the residents nearest to the pump.
- It is safe to assume that the addition of three 9 story, 108-unit apartments will have significant negative consequences to our residents. This could prove to be a significant cost to the City of Sudbury should additional new infrastructure need to be added.

Concern: No Affordability Plan / High Rental Rates

- Saldan has noted that 32 units in each building will be designated affordable.
 - In a recent presentation to our neighborhood, he commented that they have not decided if the development will be apartments or condos.
 - Sam noted if they were condos, they would sell for \$550,000 - \$600,000
 - This above the average house price of a single-family dwelling of \$480,000
- Saldan has not formally entered into any agreement with an organization to manage these affordable units.
- Saldan has noted the other units will rent for \$3,500/month – this is almost triple the average two-bedroom rate in City of Sudbury in 2022 - \$1,254.
 - Community members cannot afford this, if families were able to afford this, they would choose a single-family dwelling.

Concern: Represents a Material change to the neighborhood

The proposed zoning changes are inconsistent with the current Provincial Policy Statement and/or the City of Greater Sudbury's Official Plan our Housing Strategy which includes neighbourhood fit and suitability impacting characteristics of the neighbourhood and its original planned intent.

- Our small subdivision of single dwelling home would now have large, 9 story, 108 apartment buildings.
 - North Field Crescent – currently has 22 homes, at the end of this would now be 108 additional units, representing ~250 people. A street that currently only has 33 vehicles (1.5 vehicles per home) would now have 195 vehicles travelling on it.
 - Field Stone – currently has 11 homes, at the end of this small road would now be 108 additional units, representing ~250 people. A street that currently only has 17 vehicles (1.5 vehicles per home) would now have 179 vehicles travelling on it.
 - Kingsview Drive – currently has 15 homes, at the end of this would now be 108 additional units, representing ~250 people. A street that currently only has 23 vehicles (1.5 vehicles per home) would now have 185 vehicles travelling on it.
- This subdivision is a closely knit community, where children can play freely on the roads given the small nature of our subdivision, adding these three 9 stories 108-unit complexes, is a material change to our community.
- The light pollution from these three 9 story buildings will have a large negative impact on the neighboring homes. This will negatively impact the enjoyment of current homeowners.
- The sun / shadow study was missing several months, and missing recent homes that have been built on the street.
- Simply put, these 324 units over three 9 story buildings do not fit within our neighborhood.

Concern: Environmental impacts

-
- We and several neighbors have seen Eastern Whippoorwills over the past few years.

- We have learned from the Junction Creek Stewardship that they do have definite documentation of increased living / habituating species at risk, a rare turtle (Blanding's Turtle) and many of them occupied and migrating up and down the mountain with permanence.
- More comments to come from the Junction Creek Stewardship committee.
- As stated by the Junction Creek Stewardship representative at a recent community meeting, compared to the current plan of single-family homes, each with vegetation supportive of wildlife (lawns, trees, etc.) the proposed buildings would severely impact the multiple threatened species in the area. The large surface of land covered solely by concrete is devastating to the nesting environment and pushes these species further out of their natural habitat.
 - o Anecdotally, in our backyard, we have 2 rabbits that live in our yard, Robins, Eastern Whippoorwills, and a variety of other birds as well as pollinating bees.

Thank you for your time today, I appreciate this was a lengthy email, but felt it necessary to convey my concerns, as to why this development does not belong in our neighborhood.

Should you have any questions, please feel free to reply to this email and we can arrange a time to speak.

Could you please confirm receipt of this email and that it will be entered into the city records on this file.

Sincerely, Michael & Meghan

Bailey Chabot

From: Tanne anne [REDACTED]
Sent: Tuesday, August 27, 2024 11:25 AM
To: Fern Cormier; Rene Lapierre; Pauline Fortin; Bill Leduc; Joscelyne Landry-Altmann
Cc: Bailey Chabot
Subject: Fw: File#751-6/23-23 - 0 Fieldstone
Attachments: Endangered Species Act Compliance - Sunrise Ridge (Sal-Dan Construction Group) - TULLOCH Environmental (26July2024v1.0RS).pdf; OWES Wetland Mapping - Sunrise Ridge (Sal-Dan Construction Group) - TULLOCH Environmental (25July2024v1.0).pdf; MOE- Species at Risk Identified.png; Markle 2023 HSP Sudbury Turtle Nesting Habitat Report.pdf; Miranda_VirtanenCV_herpetology_2023.pdf

Hello, Aanii, Bonjour;

Attn to: City of Greater Sudbury Planning Committee Members:

Fern Cormier, of Ward 10 (Chair), René Lapierre, of Ward 6 (Vice-Chair), Pauline Fortin, of Ward 4, Bill Leduc, of Ward 11 and Joscelyne Landry-Altmann, of Ward 12.

I write to you on behalf of hundreds of residents in the larger concerned community and most particular, attention to and inclusive of; Sunrise Ridge Drive, North Field Crescent, Fieldstone Drive, Kingsview Drive and impacted areas of Ward 12, Mont Adam, Mountain Street, Leslie Street, Cochrane, Brock, and Fairview, among surrounding area petition signers in the Greater City of Sudbury, in regard to:

SalDan's application with the City of Greater Sudbury file #751-6/23-23 - 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 "R1-5", Low Density residential One to "R4", High Density residential.

As you have already received hundreds of petition and letters of concern as presented prior to the first hearing, from this larger community opposing the re-zoning, and the multitudes of very reliable evidence based reasonable rationale with documentation as to the strong areas of concern which make the rezoning a very unsafe and unfit environment for this particular one way highly isolated and extremely elevated area, regarding risks, safety, immeasurable numerous issues related to water, wastewater, pressure, flood control, environmental and species at risk, among incomparable safety risks posed to this gridlock area where SalDan has abruptly changed plans promised to this community from a low residential continuance of single dwelling homes, to an erratic jump to three x nine story tall inaccessible complexes:

We urge you to please review the documents submitted in the meeting package dated April 15th, 2024 inclusive to the attached and answer to yourselves prior to considering your decision, ability to obtain reason responses in relation to community health, quality and risk, to the multitudes of countless unanswered questions outstanding with evidence based documentation that will support the safety of citizens in response to this community should this be approved.


We urge you to take notice that since this time:


The nodes and corridors decision is significant as our area falls into Living area 1, **which by amendment of the Official plan will not permit high density residential buildings.**

Although SalDan has hired their own independent contract to obtain a soft bare/broad environmental, **please take note of the new document attached in relation to Species at Risk and serious environmental concerns are prevalent above and beyond information recently presented in new studies as reported also to Steven Monet and Bailey Chabot for your review.**

I have included below and attached the numourous voices of the community via documents below for your review and look forward to hearing your decision in relation to the wellbeing and safety of our community in regard to the multitudes of issues brought forward with this application and it's impacts on all of our lives directly.

 [April 15th 2024 Planning Committee - Hearing Presentation Slides.pdf](#)

 [Letter of Concern - Public Hearing 4.5 - All Letter\(s\) of concern\(s\) REDACTED - April 12, 2024.pdf](#)

 [Letter of Concern - Public Hearing 4.5 - All Letter\(s\) of concern\(s\) REDACTED.pdf](#)

 [Petition Form 2024 Opposing Sunrise Ridge High Density Re-Zoning Development 02.pdf](#)

If you require further petitions/letters in this regard, we can provide further that was not submitted to the last meeting agenda package if this is helpful to you as well. Thank you kindly again for your attention to these important matters in relation to this particular area. Please never hesitate to reconnect with me at any time.

Tanya anne Ball
North Field Resident

Tanya anne Ball

St. Joseph's Continuing Care Centre | St. Joseph's Villa | Villa St. Gabriel Villa
St. Joseph's Health Centre / Centre de Santé St-Joseph de Sudbury

1140 South Bay Road | Sudbury | ON | P3E 0B6

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From: Tanne anne 

Sent: August 21, 2024 9:01 PM

To: <File751-6 23-23 Distribution list 2 of 3>; 

PETITION

We the

Undersigned residents of the City of Greater Sudbury call on City Council to

(Please identify the petitioners in general terms. For example, residents of Ward #, residents of Street Name, residents of Community Name, residents of the City of Greater Sudbury)

Briefly state the matter or argument in support of your petition. (This statement must appear at the top of each page on which you collect signatures.)

Oppose and deny approval, the Section 34 Planning Act Application (File#751-6/23-23) of 920936 Ontario Inc. to amend By-law 2010-100Z to change the zoning classification of PIN 02132-1366, Part Lot 4, Concession 4, Township of McKim (0 Fieldstone Drive) et. al. from the currently approved Low Density Residential One (R1-5) to High Density Residential (R4).

State the specific request for action you wish Council to undertake.

To dismiss the Section 34 Planning Act Application (File#751-6/23-23) of 920936 Ontario Inc. to amend By-law 2010-100Z to change the zoning classification of PIN 02132-1366, Part Lot 4, Concession 4, Township of McKim (0 Fieldstone Drive) et. al. from the currently approved Low Density Residential One (R1-5) to High Density Residential (R4) for reasons which include, but are not limited to, the following:

a) That the proposed zoning change will create exponentially increased unsafe traffic in a neighborhood with only a one-way road in, and one-way road out without alternate emergency routes, accessible transportation options, on an already congested narrow one-way route with already existing traffic issues.

b) That the proposed zoning change will create increased presented stress on the water pressure to provide for an extremely elevated landscape height; would require more pressurized water facilities to accommodate dwellings to this extent posing exorbitant expense and far greater construction impacts to the existing and surrounding areas;

c) That the proposed zoning change has not thoroughly encompassed aspects inclusive of the proposed increase in dwellings, overburdening the pre-existing sewage, storm and wastewater, electrical and other infrastructure currently in holding place which is designed for a low density residential and not high density residential and therefore, creating unsafe conditions to the surrounding areas such as increased water flow overhead residential homes and surrounding flood impacts;

d) That the proposed zoning change will create increase storm, waste, surface water and drainage issues in a neighbourhood with historic and ongoing issues impacting families ' homes and local businesses, burden budgets enormously to mitigate resolve posing again an increase to taxpayers who are calling urgent sound decisions to the City Planning Committee to look at alternate ground level safe and affordable areas for larger multiple dwelling units in this regard;

e) That the proposed zoning change will create increased construction proposed directly within and deteriorating environmentally and ecologically sensitive areas, including important areas inhabited by and requiring protection for: species at risk; and

f) That the proposed zoning changes are inconsistent with the current Provincial Policy Statement and/or the City of Greater Sudbury's Official Plan or Housing Strategy which includes neighbourhood fit and suitability impacting characteristics of the neighbourhood and its original planned intent for residential homes.

Name and contact information of the Petition Spokesperson or Principal Petitioner.

Name	Residential Address
Tanya anne Ball	15 North Field Crescent
Mailing Address (if separate)	Daytime Telephone Number
Email (optional)	Fax (optional)

Petition Statement (Title)

Deny approval, Dismissing the Section 34 Planning Act Application (File#751-6/23-23) of 920936 Ontario Inc. to amend By-law 2010-100Z

Name of Petition Spokesperson or Principal Petitioner

Tanya anne Ball

Briefly state the matter or argument in support of your petition. (This statement must appear at the top of each page on which you collect signatures.)

Oppose the Section 34 Planning Act Application (File#751-6/23-23) of 920936 Ontario Inc. to amend By-law 2010-100Z to change the zoning classification of PIN 02132-1366, Part Lot 4, Concession 4, Township of McKim (0 Fieldstone Drive) et. al. from the currently approved Low Density Residential One (R1-5) to High Density Residential (R4).

Here follows the Signatures

Name (Please print first and last name)	Addresses (Your residential address in the City of Greater Sudbury)	Signatures (Only original signatures are permitted. If signing on behalf of a business or organization, you should indicate if you are the owner, president, secretary, treasurer, etc.)

Notice of Collection and Consent

The personal information on this form is collection under the authority of the City's Procedure By-law 2019-50, as amended by By-law 2020-107, adopted in accordance with section 238 of the Municipal Act, 2001, S.O. 2001, c. 25 for the purpose of informing City Council as to your views on municipal matters. All information contained in this form will form part of the public record and will be publically accessible. Questions relating to this collection of your personal information may be directed to the Manager of Clerk's Services/Deputy City Clerk, City of Greater Sudbury, 200 Brady Street, Sudbury, Ontario, P3A 5P3 or by calling 705-674-4455, extension 2010.

Maria Gonzalez Santos

From: Alex Singbush
Sent: Friday, March 1, 2024 3:51 PM
To: Bailey Chabot; Maria Gonzalez Santos
Subject: Fwd: Opposition Letter
Attachments: letter to Mr Singbush.pdf

Get [Outlook for iOS](#)

From: Jesse Krzysztofik [REDACTED]
Sent: Friday, March 1, 2024 2:50:59 PM
To: Alex Singbush <Alex.Singbush@greatersudbury.ca>
Subject: Opposition Letter

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

Mr. Singbush,

I have attached an opposition letter voicing my concerns in regards to the application to change a zoning reclassification in my neighbourhood.

Thank you,

Jesse Krzysztofik

Dear Mr Singbush,

I am writing this letter to express my concerns and opposition to the recent application from 0920936 ONTARIO INC to change the zoning classification of 0 Fieldstone Drive from R1-5 low density residential to R4 high density residential and the proposed development of three 9-storey multiple dwelling units containing 108 units each. I strongly feel that this neighbourhood cannot support this plan for many reasons that include safety, concerns with current infrastructure, water/wastewater/stormwater volumes, water pressure, emergency/evacuation plans, accessibility, traffic volumes, city services such as snow removal, and various environmental aspects and impacts.

The proposed re-zoning and new developments would result in a significant increase in vehicle traffic. The current approved plan has 66 single dwelling units remaining which estimating 2 vehicles per household is 132 more vehicles in the neighbourhood. The proposed developments would total 324 new units. 1 vehicle per unit is almost triple from the original plan and 2 vehicles per unit would result in 648 vehicles added to the neighbourhood.

Currently the only entrance and exit to the neighbourhood is Sunrise Ridge Drive which is divided by a median with residential houses on either side. In my opinion this street is not suitable for increased traffic flow and already causes issues for those living on those streets having to enter oncoming traffic when entering or exiting their driveways. Peak traffic hours would potentially create unsafe congestion on Sunrise Ridge and Mont Adam. During Garbage and recycling pick ups these streets are completely obstructed by the garbage and recycling trucks leaving another vehicle unable to drive up or down the street.

Furthermore, at the top of Sunrise Ridge there is a mini roundabout which is the only access to North Field Crescent, Kingsview Drive and Fieldstone Drive, the proposed locations for these new developments. This roundabout has already caused many concerns due to the large structure in the centre causing a visual obstruction in all directions approaching the roundabout. I do not believe this roundabout was designed with the intention to support high density residential traffic. This roundabout is also located next to the neighbourhood playground and there is no safe location to cross to and from the park, making it high risk for all the children and families who play there. Entering and exiting the driveways along the roundabout is also very difficult and there have been many near misses at this location. There have been previous reports to the city about vehicles disobeying the 20km/hr speed limit through this area and it was identified by the city that it was a concern. A recent Planning Council Meeting identified the need for traffic calming strategies in this area to simply support the current approved development plan of 66 more houses which does not consider the new proposed plan for 327 more dwellings.

Other concerns in road safety are the lack of sidewalks beyond Northfield Crescent, lack of pedestrian crosswalks, or lack of additional safety measures to support a high residential neighbourhood. The current street design and lack of secondary entrance

also causes concern for emergency situations. The design of Sunrise ridge causes the road to be easily blocked which can be potential risk for emergency services responding to the area or exiting for evacuation purposes.

In general, this area is a poor location for high density housing due to accessibility challenges and poor walkability because of the steep inclines and/or grades. Inclement weather conditions also greatly increase the challenges of accessibility for pedestrians, transit, emergency services and city services. There is no public transportation available in this neighbourhood. In recent years there was one GOVA bus stop added on Mont Adam Street however, as per the GOVA bus website they do not service this area in winter months due to the steep topography. It was also a challenge years ago to obtain school buses for kindergarteners in the neighbourhood. The consortium did finally agree; however, buses could go no further than the roundabout because the design of the roads cause challenges for large vehicles. If city transit is unable to service the area due to steep topography the same reasons would make it extremely challenging for anyone without a vehicle to access necessary amenities or even access public transportation and would be impossible for any resident without a vehicle who has mobility issues, who is elderly, who has young children, or has medical conditions.

The current infrastructure was designed to meet the needs of a low residential neighbourhood. The new proposed developments would significantly increase the population of this area. We are all aware of the mountain street flooding issue this neighbourhood has caused in the past. It is a reasonable assumption that increasing the population from the original plan and the proposed developments will also cause and increase in sewage, wastewater, and different water drainage pattern than the original plan. There is concern that the current design does not have the capacity to support the new plan, causing water issues for those in the neighbourhood and our neighbours below. Water pressure has also been an issue for current residents higher up on the hill. This causes concern for the new developments in terms of the city's capability to provide adequate water pressure to service all the residents.

Our streets have faced challenges in the winter months in terms of snow accumulation and snow plowing/removal. North Field Crescent and Fieldstone Drive have become so narrow in the past due to the snowbanks from the city snow plowing, that we could no longer fit two vehicles on the roads safely and essentially became one lane streets for the winter months. Adding a large apartment building at the end of each of these streets would only exacerbate the issue causing more safety concerns for motorists.

I would also like to bring to the attention of the Planning Council of the City of Greater Sudbury, of our concerns related to the environmental and human health risk assessment associated with the increased probability of water runoff, outfall, stormwater pollution, resulting in residual impacts to the local plant, bird, animal/wildlife, and insect species coexisting in the natural greenspaces of the Junction Creek Watershed, which is part of the Junction Creek Wetland identified as a "Provincially Significant Wetland" and habitat for many Threatened Species as identified in the Junction Creek Sub

watershed Report. In this study it was determined that the follow provincially tracked threatened species were reported within this area, they included the following:

5 species of herpetofauna (including 1 complex)

- Snapping Turtle (*Chelydra serpentina serpentina*);
- Blanding's Turtle (*Emydoidea blandingii*);
- Northern Map Turtle (*Graptemys geographica*);
- Massassauga Rattlesnake (*Sistrurus catenatus*); and
- Jefferson/Blue-spotted Salamander Complex (*Ambystoma* hybrid pop. 3).

19 birds (including 16 breeding species):

- Eastern Whip-poor Will (*Antrostomus vociferus*);
- Short-eared Owl (*Asio flammeus*);
- Canada Warbler (*Cardellina canadensis*);
- Chimney Swift (*Chaetura pelagica*);
- Common Nighthawk (*Chordeiles minor*);
- Olive-sided Flycatcher (*Contopus cooperi*);
- Eastern Wood-Pewee (*Contopus virens*);
- Bobolink (*Dolichonyx oryzivorus*);
- Peregrine Falcon (*Falco peregrinus anatum/tundrius*);
- Bald Eagle (*Haliaeetus leucocephalus*);
- Red-headed Woodpecker (*Melanerpes erythrocephalus*);
- Barn Swallow (*Hirundo rustica*);
- Red-necked Grebe (*Podiceps grisegena*);
- Bank Swallow (*Riparia riparia*);
- Eastern Meadowlark (*Sturnella magna*); and
- Golden-winged Warbler (*Vermivora chrysoptera*).
- Northern Myotis (*Myotis septentrionalis*); and
- Little Brown Myotis/Bat (*Myotis lucifugus*).
- Western Tailed Blue (*Cupido amyntula*);
- Monarch (*Danaus plexippus*); and
- Red-disked Alpine (*Erebia discoidalis*)

2 mammals

- Northern Myotis (*Myotis septentrionalis*); and
- Little Brown Myotis/Bat (*Myotis lucifugus*).

3 Butterflies

- Western Tailed Blue (*Cupido amyntula*);
- Monarch (*Danaus plexippus*); and
- Red-disked Alpine (*Erebia discoidalis*).

In light of this knowledge, it is imperative that the city conduct a thorough assessment and verification that this development will not impact the habitat of the threaten species that are either identified, confirmed, observed and even those identified as probable inhabitants of the Junction Creek Watershed. There is an increased risk of the Junction Creek Watershed experiencing a significant pulse of sediment erosion from the

proposed upland construction site plans related to the 0 Fieldstone Drive, even if erosion and sediment controls are used.

With the removal, clearing of essential greenspace proposed by this development there will likely be in increased risk of the washing off of accumulated deposits from impervious areas during storms, which will become an increased source of contaminants. Urban stormwater runoff may contain elevated levels of suspended solids, nutrients, bacteria, heavy metals, oil and grease, as well as sodium and chloride from road salt. Urban runoff may also cause increased water temperatures. All of which can increase the risk of damage to the threaten species and habitat within the Junction Creek Watershed.

This increased risk of exposure to storm water or snowmelt for our community and our neighbours on the Kingsway, Mountain Street, Mont Adam and Leslie Street respectively, is a concern. I request that the city verify and validate the existing and/or future plans related to controlling the quantity of stormwater runoff, preserve or enhance the quality of stormwater runoff, reduce erosion and prevent flooding. I expect that this would be incumbent on the developer to provide plans that meet or exceed the expectations of the City of Greater Sudbury.

I urge the City of Greater Sudbury's Planning Committee to consider the concerns of the citizens and community leaders living in this area and oppose this rezoning application, halting the new proposed development to maintain this safe, family friendly neighbourhood that the current approved low residential building plan supports.

Sincerely,

Jesse and Shawna Krzysztofik
70 North Field Cres.
Sudbury, ON P3B 0C2

Maria Gonzalez Santos

From: family.nicholls family.nicholls [REDACTED]
Sent: Saturday, February 10, 2024 3:45 PM
To: Alex Singbush
Subject: Sunrise Ridge Zoning Change File#751-6/23-23

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

Hello Alex

Irene and Joseph Nicholls, 50 Northfield Crescent DO NOT approve of changing the zoning classification from R1-5 low density Residential One to R4 High Density Residential. In 2008 we purchased our property in good faith because of its low density residential classification. It should not be changed. We chose this lifestyle and changing this would be a slap in the face and a loss of trust in the city.

Other Concerns:

Should you change a law and upset residents just because someone wants to make money at our expense?

Horrendous traffic flow in front of my residence and driveway.

Increase in already-high vandalism, theft, noise.

Years of close proximity construction noise, blasting, cracked foundations in a solid rock environment.

Decrease in property value from low rentals.

Unsafe (line of sight) and congested single entrance .

Unsafe heavy traffic single street for children that we all purchased to raise our kids.

Please rethink this absurdity of having to travel through a low density area (single dwellings) to a high density area (multi-apartment units).

Regards,

Irene and Joe Nicholls

Bailey Chabot

From: Shelly Jean [REDACTED]
Sent: Friday, September 6, 2024 9:12 AM
To: Fern Cormier; Rene Lapierre; Pauline Fortin; Bill Leduc; Joscelyne Landry-Altmann
Cc: Bailey Chabot; [REDACTED]
Subject: Inadequate Water Pressure Issues - re: File#751-6/23-23 - 59 Kingsview Drive

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

Hello,

I am writing to report that we have been experiencing worse than normal water pressure since the emergency fire response on Wednesday September 4, 2024.

I am thrilled that first responders were able to efficiently put out the fire that was started behind the park in Sunrise Ridge. However, I am concerned that 2 days later, our water is still sputtering from our taps.

Can the city assure that there is adequate water pressure to:

- Put out a full house fire
- Maintain the minimum water pressure to existing homes
- Sustain high-rise development proposal

Stay safe,

Shelly Jean
59 Kingsview Drive, Sudbury
Pronouns: she/her (why these are [here](#))

AVISO LEGAL "As informações existentes nesta mensagem e nos arquivos anexados são para uso restrito. A utilização, divulgação, cópia ou distribuição dessa mensagem por qualquer pessoa diferente do destinatário é proibida. Se essa mensagem foi recebida por engano, favor excluí-la e informar ao remetente pelo endereço eletrônico acima."

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Bailey Chabot

From: Steve McNeil [REDACTED]
Sent: Thursday, September 5, 2024 9:31 AM
To: Bailey Chabot
Subject: Emergency Access - Sunrise Ridge
Attachments: 1000002948.jpg; 1000002946.jpg; 1000002947.jpg

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

Now imagine this was not sure a small bush fire and we have added 600+ vehicles to the community that has one way in and one way out with isolated lanes.

The act clearly states that a FIT for community must be considered when rezoning to such extremes from low density residential to high density tower development. These pictures take a literally approach to that consideration..... it just wouldn't "fit".

Thankful for this event to depict what could be while manageable before not considering, it does and it's catastrophic.

I challenge the city: Why we are still considering something so far outside the very guidelines of the planning act and nodes and corridors plan is becoming an irresponsible use of our cities valuable time and energy.

We have a very inspiring developer in Saldan with the gumption to add to our cities housing solution.... just like he has done very responsibly in his hometown of Sault Ste Marie. How or who can work with him on finding space for him in your existing plans to make these monstrosities a reality if the right places.

I am always available for discussion.

Thank you for taking the time to consider this communication.

SCM - WORKFORCE INC (est 2010)

Maria Gonzalez Santos

From: Arnold Burton [REDACTED]
Sent: Wednesday, March 6, 2024 11:12 AM
To: Bailey Chabot
Subject: RE: Email 2 of 3 - 751-6/23-23 - 0 Fieldstone Drive, Sudbury - Technical Documents
Attachments: v1_Opposition to Shade Study submitted with 920936 ONTARIO INC. - docx.pdf

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

Hi Bailey

here is my comments and response to reviewing the Shade Study Submitted.

I look forward to the review meeting.

Arnold Burton

(Is email PDF acceptable for responses.)

From: Bailey Chabot [mailto:Bailey.Chabot@greatersudbury.ca]
Sent: March 4, 2024 1:38 PM
To: [REDACTED]
Subject: Email 2 of 3 - 751-6/23-23 - 0 Fieldstone Drive, Sudbury - Technical Documents

Bailey Chabot, M.Pl., MCIP, RPP
Senior Planner
Strategic and Environmental Planning
Planning Services Division
Growth and Infrastructure

P: (705) 674-4455 ext. 4280
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.

To: Bailey Chabot - Senior Planner - Planning Services

Subject: Opposition to Application to Amend Bylaw 2010-100Z - 920936 - 0
Fieldstone Drive, Sudbury - **Sun Shade Study**

Hello Bailey,

I have received and reviewed the Sun Study.

751-6-23-23 - 0 Fieldstone Drive - Sun & Shadow Study.pdf

I and "On behalf of" the Sunrise Ridge Neighbourhood Group, am writing to express **my strong opposition** to the Shade Study that was submitted.

The shade study submitted in the proposal , 751-6-23-23 - 0 Fieldstone Drive - Sun & Shadow Study.pdf, lacks a report, lacks a summary of findings and any data or information on the cumulative amount and effect of shade, especially early morning, on our community.

The Developer only submitting January, February, March, September and December drawings and omitting April, May, June, July and August is profound. **This study is not sufficient to understand the impact of Shadowing** on our community.

We request additional data and study. This submission should be rejected, and the submission is much less than examples available online from other communities.

Using information from a web site called SunEarth Tools to demonstrate the point. Table 1 Appendix A - was created to estimate percent shadowing for the time 7:30am. As you can see from Figure 1 and Table 1 - there will be a large effect on our community and this will be throughout the entire year. The table and figure were calibrated, visually, on March 6, 2024 and will continue to calibrate it throughout the year.



Figure 1 - Sunrise Ridge Estates

Also, considering the information submitted in 751-6-23-23 - 0 Fieldstone Drive - Sun & Shadow Study.pdf, it was alarming and upsetting to have the Developer stand up at our March 1, 2024 meeting and state, to residents and the Media, that there are no issues with shade, These comments are baseless.

This planned development will be located directly East and above our community, figure 1, and is planned for nine story apartment buildings. **It will significantly change the morning hours of direct sunlight.** As like many residents, I moved to this community to retire and enjoy my morning walk, work in the yard and enjoy the benefits of early morning sunshine during the year and in particular the spring and summer months.

In conclusion, **I strongly urge you to not accept this Shade Study and reject the proposed Zoning change** and housing development.

Thank you for your attention to this matter.

Sincerely,

Arnold Burton
44 North Field Crescent
Sudbury, Ontario
P3B 0C2

Home - [REDACTED]
 Cell - Arnold - [REDACTED]

Appendix A

	A	B	C	D	E	F	G	H
1		7:30am	Sunrise Ridge Estates - 44 North Field Crescent - Sun Study					
2								
3			Sunrise	Mid-Morning	Hours of Morning Sun	Azimuth to sun at 7:30am	% Shade Effect Over Sunrise Ridge Community	Time to clear Buildings (Minutes)
4	1	01-Jan-24	8:08	10:00	1:52	110	91%	60
5	2	15-Jan-24	8:04	10:00	1:56	108	93%	56
6	3	01-Feb-24	7:48	10:00	2:12	106	94%	53
7	4	15-Feb-24	7:28	10:00	2:32	103	97%	49
8	*5	01-Mar-24	7:02	10:00	2:58	100	100%	45
9	6	15-Mar-24	7:35	10:00	2:25	97	97%	42
10	7	01-Apr-24	7:02	10:00	2:58	94	94%	38
11	8	15-Apr-24	6:30	10:00	3:30	90	90%	35
12	9	01-May-24	6:08	10:00	3:52	87	87%	31
13	10	15-May-24	5:49	10:00	4:11	83	83%	27
14	11	01-Jun-24	5:34	10:00	4:26	80	80%	24
15	12	15-Jun-24	5:30	10:00	4:30	78	78%	20
16	13	01-Jul-24	5:35	10:00	4:25	80	80%	24
17	14	15-Jul-24	5:46	10:00	4:14	83	83%	27
18	15	01-Aug-24	6:05	10:00	3:55	87	87%	31
19	16	15-Aug-24	6:23	10:00	3:37	90	90%	35
20	17	01-Sep-24	6:44	10:00	3:16	94	94%	38
21	18	15-Sep-24	7:02	10:00	2:58	97	97%	42
22	19	01-Oct-24	7:23	10:00	2:37	100	100%	45
23	20	15-Oct-24	7:42	10:00	2:18	103	97%	49
24	21	01-Nov-24	8:06	10:00	1:54	106	94%	53
25	22	15-Nov-24	7:26	10:00	2:34	108	93%	56
26	23	01-Dec-24	7:48	10:00	2:12	109	92%	60
27	24	15-Dec-24	8:01	10:00	1:59	110	91%	64
28								
29			* -Calibrated March 6, 2024					
30								

Months in Bold are the Drawings the Developer brought to meeting March 1, 2024

Small amounts of sunlight - especially in morning hours are very beneficial for people.

- ✓ Serotonin
- ✓ Vitamin D
- ✓ Positivity
- ✓ Calming effect
- ✓ Mood
- ✓ Focus
- ✓ Immune System
- ✓ Better Sleep
- ✓ Vegetation
- ✓ Solar Panels

Maria Gonzalez Santos

From: Arnold Burton [REDACTED]
Sent: Wednesday, March 6, 2024 11:12 AM
To: Bailey Chabot
Subject: 751-6/23-23 - 0 Fieldstone Drive, Sudbury - Voicing Comments
Attachments: v5_Opposition to ZONING CHANGE 920936 ONTARIO INC. Sunrise Ridge estates - docx.pdf

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

Hello Bailey,

here are the comments from my wife and I,

Thanks

Arnold and Bonnie Burton
44 North Field Cres
Sudbury, Ontario
Canada, P3B 0C2

Home: [REDACTED]
Cell: [REDACTED]

Arnold and Bonnie Burton
44 North Field Crescent
Sudbury, Ontario
P3B 0C2

To: City of Greater Sudbury
Bailey Chabot
Senior Planner
Planning Services Division
PO Box 5000, Station A
200 Brady Street
Sudbury, Ontario
P3A 5P3

Subject: Opposition to Application to Amend Bylaw 2010-100Z - 920936 - 0
Fieldstone Drive, Sudbury

We are writing to express **my strong opposition** to the application for Zoning change through an Amendment to Bylaw 2010-100Z in our neighborhood. While we understand the need for affordable housing in our city, we believe that this project would have a detrimental impact on our community and is better suited for other, more accessible land in the city that has better access to basic public amenities like grocery, medical , bus service and recreation. Walking up and down the hill for seniors without transportation will be difficult if not impossible.

First and foremost, the proposed change and 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 and additional traffic pedestrian safety issues**, and put a significant strain on our communities public services.



Concern - Traffic Interaction Point B
Mont Adam and Sunrise Ridge

Concern - Traffic Interaction Point A
Round-about with three driveway exits

Figure 1 - Sunrise Ridge Estates

All current and future traffic in the subdivision must go around a poorly designed round-about , figure 1, centre building and shrubbery blocking traffic views, three street exists, four driveways exits, unfinished sidewalks and no pedestrian crossings. This is currently a community safety issue (especially in winter) that city planning is aware of through emails and 311 complaints. The proposed apartment developments would exacerbate this issue.

The intersection of Mont Adam and Sunrise Ridge is very difficult to exit and the intersection sight distance is short causing much anxiety.

This development would bring in a much larger number of residents than the originally planned single family dwellings. To illustrate the point , below is a table of estimates:

	Existing	Existing Residents plus Approved Single Family Dwellings Plan	Existing Resident plus Three Apartment Building with 324 Units Plan
Houses	80	$66 + 80 = 148$	$324 + 80 = 404$
Vehicles	160	$132 + 160 = 292$	$648 + 160 = 808$
Exiting the community Mont Adam/Sunrise (@ two trips per vehicle per day)	320	$240 + 320 = 560$	$648 + 320 = 968$
Trips around round about by resident above (@ two trips per vehicle per day)	90	$122 + 90 = 212$	738

The numbers are strikingly different. This estimate does not include the increase that the change to apartment buildings would create by additional visitors, delivery vehicles, service vehicles, Sudbury transit vehicles.

Secondly the shade study submitted in the proposal , 751-6-23-23 - 0 Fieldstone Drive - Sun & Shadow Study.pdf, lacks a report, lacks a summary of findings and any information on the cumulative amount and effect of early morning shade. Submitting January, February, March, September and December data and omitting April, May, June, July and August is profound. **This study cannot be accepted.**

Also, having the developer stand up at our March 1, 2024 meeting and state to residents and the Media that there are no issues with shade is alarming, upsetting and baseless.

This development is directly east and above our community, and is planned for nine story apartment buildings. **It will significantly change the morning hours of direct sunlight.** As like many residents, We moved to this community to retire and enjoy my morning walk, work in the yard and enjoy the benefits of early morning sunshine during the spring and summer months.

Furthermore, the type of housing being proposed is simply not in keeping with **the character of our neighborhood**. All of the Phases of Our neighbourhood was sold on the premise of single family dwellings.

Finally, we are also concerned about the intangibles:

1. impact this development would have on property
2. reduction in view quality
3. increase noise.
4. crime rate
5. removing the sense of privacy

In conclusion, **We strongly urge you to not accept this proposed Zoning change** and housing development. While we recognize the need for affordable housing, we believe that this project is simply not the right fit for our neighborhood.

If the city Planning Services Committee and the developer are serious about this kind of development, we are sure a better location can be found.

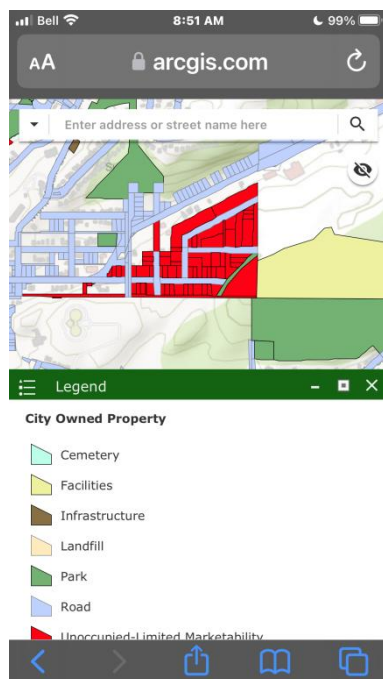
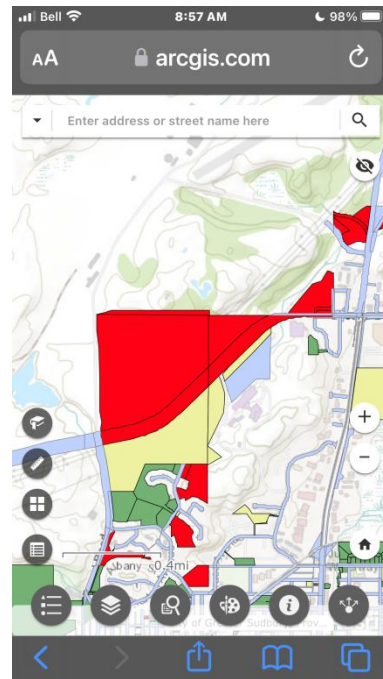
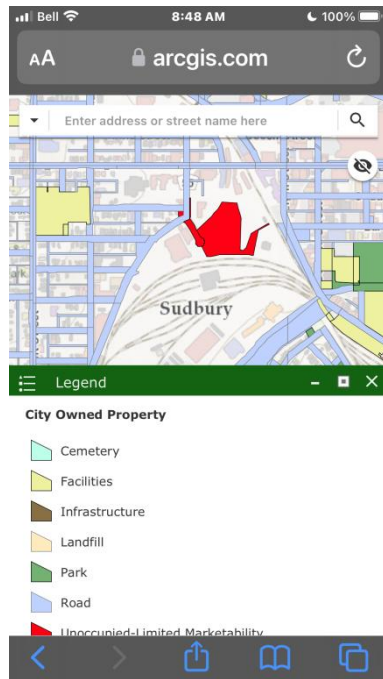
Thank you for your attention to this matter.

Sincerely,

Bonnie and Arnold Burton
44 North Field Crescent
Sudbury, Ontario
P3B 0C2

Home - [REDACTED]
[REDACTED]
[REDACTED]

Appendix - Land that may would create a more accessible development.



There are currently traffic/pedestrian issues that the city has been studying and have not yet been fully addressed:

- a) 230615-000272 Traffic Calming
- b) 210917-000567 Traffic Calming
- c) 210916-000373 Traffic Calming





Bailey Chabot

From: Arnold Burton [REDACTED]
Sent: Wednesday, September 4, 2024 4:26 PM
To: Bailey Chabot
Subject: Fire in Park Blocked our Road for 3 hours

Please file this as an example of what has happened.

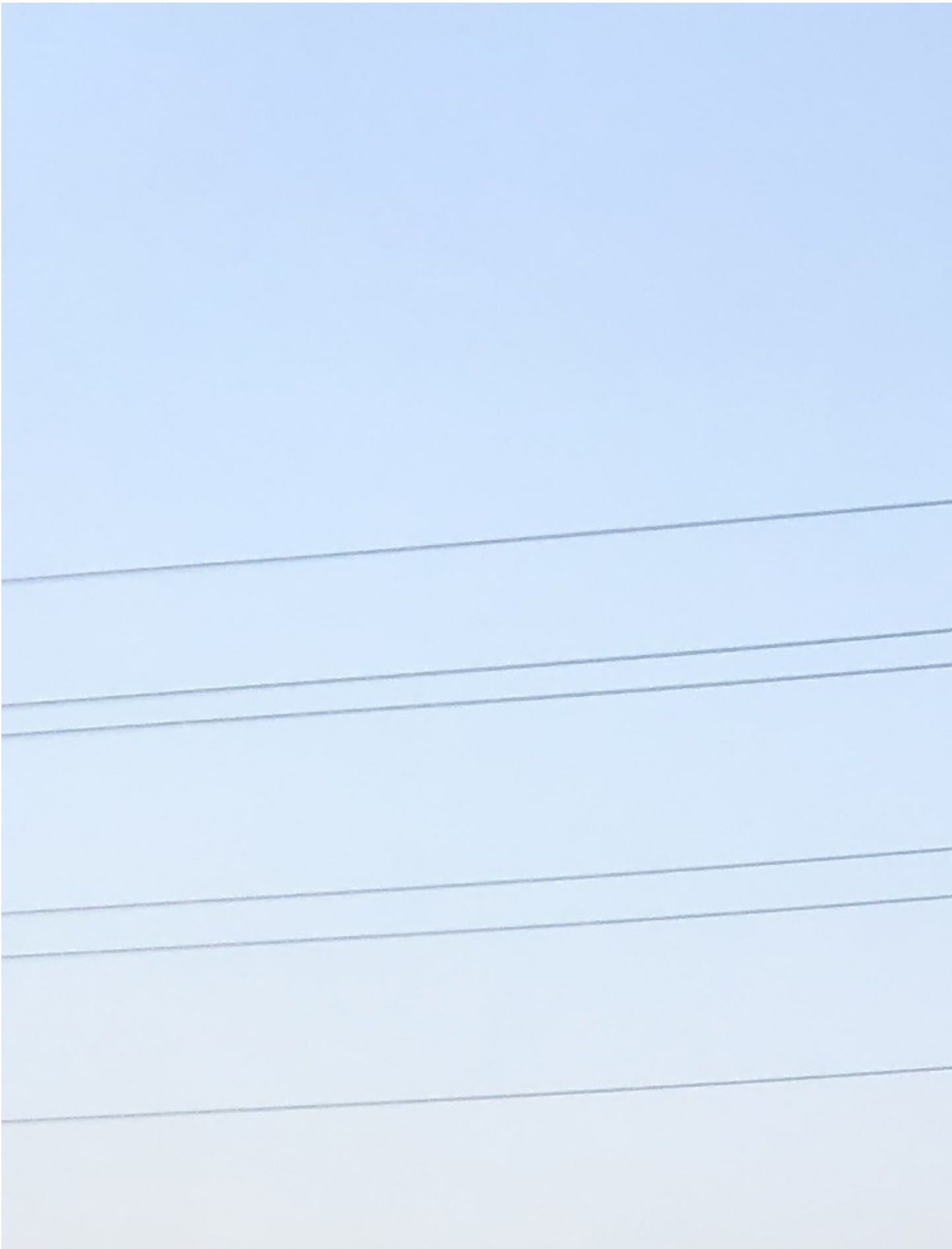
Today there was a fire behind the Sunrise Ridge park where a encampment is located.

The firetrucks blocked both side of Sunrise Ridge as the nearest hydrant was on the Northside of the street.

Residents were trapped unable to leave or enter the neighbourhood for 3 hours.

This needs to be discussed and addressed.





Arnold Burton



Sent from my iPhone

Date: June 11, 2024

Arnold Burton
44 North Field Crescent
Sudbury, Ontario
P3B 0C2

To: City of Greater Sudbury
Bailey Chabot
Senior Planner Planning Services
Division PO Box 5000, Station A
200 Brady Street Sudbury,
Ontario
P3A 5P3

RECEIVED

JUN 11 2024

PLANNING SERVICES

Subject: Opposition to Application to Amend Bylaw 2010-100Z - 920936
0 Fieldstone Drive, Sudbury - TOPIC: **Sun & Shadow Study**

This letter is being sent after the first hearing and, is in addition to the concerns sent in an original letter - Wed 2024-03-06 11:12 AM. (751-6/23-23 - 0 Fieldstone Drive, Sudbury - Voicing Comments).

At the first hearing, the developer had no professionals partake in support of the application and provided no new specific information with regards to the Sun and Shadow Study.

The developers original submission, may have met minimum requirements, however, the data and information (study) did not show *"the effects of the developments on sunlight reaching surrounding properties, buildings, and adjacent public realm areas"*. There was **no report** and the information is **insufficient to understand the impacts of shadows and shade on our community.** These impacts will be permanent.

I ask that you take this into consideration for your final recommendations for this large zoning change.

Regards,
Arnold Burton

Maria Gonzalez Santos

From: Christina and Jorge Bedoya [REDACTED]
Sent: Tuesday, February 27, 2024 10:54 AM
To: Alex Singbush
Subject: Concerns about rezoning from R1-5 to R4 / File # 751-6/23-23 / Applicant 920936 Ontario Inc.

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

Mr. Singbush,

I am writing to you with multiples concerns about the application from Saldan Construction to rezone PIN 02132-1366, Part Lot 4, Concession 4, Township of Mckim and be able to build three buildings, nine storeys each, 108 units each.

I have been a resident of Sunrise Ridge Estate for over 10 years. Here are my concerns:

- Assuming that there will be a minimum of 1 vehicle per unit (there is no public bus services during the winter months on Mt. Adam), current residents will experience an increase on traffic of 300+ vehicles, was the access road to the subdivision planned for that volume of traffic? What are the city safety initiatives to keep current residents - specifically children - safe with that new volume of traffic?
- Will our water pressure be affected by suppling all 300+ units with the existing pump house, was the pumping system designed for this?
- Snow removal services are deficient and often delayed after the roundabout (I assume it has to do with those streets not being a part of a school bus road). What are the city plans to address this when an additional 300+ vehicles will be utilizing this section of the road?
- There aren't any traffic controls for vehicles exiting the subdivision onto Mt. Adam, what are the city plans to address this blind intersection (blind due to elevation) when the traffic is increased by 300+ vehicles?

Thank you for you attention to this matter.

Jorge Bedoya
35 Kingsview Drive
Sudbury, ON P3B 0C8

Maria Gonzalez Santos

From: James [REDACTED]
Sent: Tuesday, March 12, 2024 8:49 PM
To: Alex Singbush
Cc: Joscelyne Landry-Altmann
Subject: Re: PIN 02132-1366 Part Lot 4, Concesion 4 Township of McKim (0 Fieldstone Drive, Sudbury)

Follow Up Flag: Flag for follow up
Flag Status: Flagged

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

Mr. Singbush,

Please kindly acknowledge your received of the email below, originally sent to you on Feb 9th.

I understand that in order to attend meetings on the re-zoning that I need to request to be notified/included. Please consider this that request, or kindly direct me as to where I should submit such a request.

I would like to be notified of any change in the status of this application and be afforded to express my strong opposition.

In addition to my concerns below, I understand that the developer has since represented that the units will be targeted towards Seniors, thus alleviating concerns about traffic.

Such a statement is illogical and non-sensical: seniors are certainly not looking for an un-walkable neighborhood (extremely steep hills) with problematic road access, limited transportation service (no bus) and small apartments with minimal windows. The fact that such a statement was put forward demonstrates either a lack of understanding of the market for seniors, or an outright attempt to be deceptive.

Furthermore, there is no legal way for the builder to "select" such tenants with the rental model proposed. The entire idea is preposterous, and it is quite frankly astonishing to me that the city has even considered the proposal thus far.

Again, please kindly acknowledge your receipt of this email, and my inclusion/access to the planning meetings.

Thank you,
James Swanson
26 Northfield Crescent
[REDACTED]

> On Feb 9, 2024, at 8:40 PM, James [REDACTED] wrote:

>

> Hello,

> My name is Jamie Swanson and I reside with my family at 26 North Field Crescent in Sudbury, in the affected region as per the subject above.

>

> I am writing to express my strong opposition to the motion to change the zoning classification of this neighbourhood to High density residential.

>

> My opposition is based on the following (partial) list of reasons:

>

> 1. There are already traffic problems in the area, which I and my neighbours have repeatedly brought to the attention of the authorities - all of which would be exacerbated irredeemably by this plan. Vehicles (generally non-residents of the neighbourhood) regularly proceed at unsafe speeds down the hill and on the streets here, where there is a high density of young children, not to mention that they speed right by a playground. Increasing the traffic to such an extent here would be irresponsible and unsafe for our children. The round-about is a constant source of amusement for young drivers who decide they would like to drift and/or test their vehicles agility - all while surrounded by residential houses with young children.

>

> I myself have been accosted repeatedly by aggressive drivers who object to being asked to slow down around children playing adjacent to or on the roadway.

>

> Furthermore, the amount of cars that can be expected from these units will undoubtedly be higher than normal as the neighborhood has very very poor accessibility by walking. The published numbers in the traffic projection are most certainly low.

>

> 2. The single access road to/from the community is already very problematic with the amount of traffic that we have. During heavy snowfalls, on garbage days, when there is an emergency vehicle and in fact when anyone on the street has a delivery (including the regular post) the street is blocked and vehicles must proceed on the wrong side of the road to enter/exit the community. In short - access to the community is already bad - adding 400+ residents will make it unliveable, and unsafe in emergency situations.

>

> Furthermore - adding a second access via the kingsway would be a disaster, as it would create a bypass between the kingsway and Notre Dame via a residential neighborhood. Such a bypass is already a problem with traffic on Mount Adam and Cochrane Street - both of which are in terrible repair and are unsafe, and subject to long delays due to the current volume of traffic.

>

> 3. I was constrained to purchase my residence in market conditions which our society now recognizes as having been inflated due to poor policymaking on the part of various governments. The re-designation of this neighbourhood to high density will by definition reduce the value of my home and therefore exacerbate an already problematic situation. Why would the city choose to impact residents that way when no-doubt their land elsewhere (this is Canada!) where high density housing may be built without negatively impacting home values.

>

> 4. When my family selected this neighbourhood it was on the good faith assumption that the plan for the neighbourhood was low density, which provided the type of environment and community that we wanted for our family. I expect our city and government to follow through on that plan, and keep it that way.

>

> 5. Lastly - building stand alone high-rise residential buildings on hills is an eye sore. There is nothing architecturally interesting about apartment buildings (in fact, the planned building design is downright ugly), and doing so is a good way to ruin the skyline of the city.

>

> I respectfully suggest that thus request be denied as it is unquestionably and irredeemably a bad idea, and assure the city that I and my fellow residents will oppose this at every step of the way.

>

> Regards,

> Jamie Swanson

> 26 North Field Crescent

>

>

>

>

>

>

Maria Gonzalez Santos

From: Delores Armieri [REDACTED]
Sent: Saturday, April 6, 2024 3:18 PM
To: Alex Singbush
Cc: Joscelyne Landry-Altmann
Subject: Sunrise Ridge.

Hello councilors Fortin, Lapierre, Cormier, Leduc and Landry-Altmann. I am writing you today about Saldan's application with the City of Greater Sudbury file #751-6/23-23 - 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 "R1-5", Low Density residential One to "R4", High Density residential.

As residents of Sunrise ridge, on North Field crescent, I have several concerns about this potential rezoning and the impact to our neighborhood, and surrounding neighborhoods.

Currently, there are 86 homes in the subdivision, equating to 198 people. This proposal would add 324 dwelling units @2.3 people = 745 people added to our neighborhood.

Our neighbourhood was not built to accommodate that many people and units.

There are safety issues, one exit only and our roads are small and narrow. adding 745 residents would become a traffic nightmare. As it stands, when a delivery / garbage removal / mail is happening, especially in the winter, we need to wait as the streets are too narrow to pass the car pulled over. Adding 745 residents entering and exiting will add to this congestion creating unsafe roadways.

Also the exit from Sunrise Ridge to Mont Adam is very dangerous due to the blind spot on the hill on Mont Adam. The extra traffic will defiantly impact both Sunrise and Mont Adam,

Our subdivision is a closely knit community, where children can play freely on the roads given the small nature of our subdivision, adding these three 9 stories 108-unit complexes, is a material change to our community.

The light pollution from these three 9 story buildings will have a large negative impact on the neighboring homes.

We bought up here because of the view and these buildings will take that away for some of our neighbours. We were also promised from the builder that it would be homes not a big 9+ story high building.

I hope the city takes into consideration all the above before making their decision. i realize there is a shortage of homes in Ontario but I believe 9 story buildings are not suitable for neighbourhood and the homes the builder previously planned would be welcomed by all.

Thank you
Delores Armieri
62 North Field Crescent

Connie Rossi

From: Joanne DeMarco [REDACTED]
Sent: Thursday, September 19, 2024 12:52 PM
To: Alex Singbush; Joscelyne Landry-Altmann
Subject: Proposed Development of Apt. Buldings for Kingsview Dr. Northfield Dr. and Fieldstone Dr.
Attachments: city letter re neighbourhood developement.docx

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

Good Day,

Please see my letter of concern regarding the proposed development of three high rise apartment buildings in the Sunrise Ridge Subdivision in the City of Greater Sudbury.

I trust you will take the time to examine this situation and conclude that this development is not suitable for this area due to inadequate infrastructure.

Sincerely,

Joanne DeMarco

(15 year resident of Kingsview Drive)

September 19, 2024

Good day,

Re: Sunrise Ridge Proposal of Building Three Apartment Complexes

The proposed development of three nine story apartment buildings in our quiet, family-oriented neighborhood is a looming source of discontent and concern for myself and many of the neighbours of this sub-division.

There are many reasons why this proposed development should not take place in this neighborhood and I will point out a few of my biggest concerns.

> 1. Safely. It is unsafe to house close to a thousand more residents in a neighborhood with only one access road in and the same access road out. During the first week of September, 2024 residents of this neighborhood experienced the closure of our only access road due to a fire. Vehicles were not allowed in or out of Kingsview Dr. Fieldstone or Northfield for a few hours causing clogged roads and duress for some residents.

Furthermore, there are no sidewalks on two of the streets (Kingsview and Fieldstone) and these streets are being considered for apartment complexes? Clearly it is unsafe to exponentially increase vehicle traffic without having a safe walking area for pedestrians. I have spent the last fifteen years travelling up and down Sunrise Ridge to Kingsview Dr. in the winter. During heavy snowfalls the narrow, one-way roadway can be equally challenging in both directions. The roads are steep in this area and depending on the time of day they may not be adequately sanded or salted creating hazardous, slippery conditions. Winter driving up and down the steep hill can be further hampered by large snow banks as well as delivery vehicles and waste management trucks stopped on the side of the road. Many times, vehicles are stuck in snow or ice and cannot proceed up the hill, making the only roadway impassable. The current roadway system is clearly not adequate for more vehicles and it would be irresponsible to add more vehicle traffic to the current situation.

> 2. Water. This is an ongoing problem which again came into the limelight with the recent bush fire in early September. Residents of this neighborhood have been repeatedly bringing forth their concerns to the City of Greater Sudbury regarding inadequate water pressure in their homes for years. The problem has not been solved to date and the water required by the firefighters to put out the recent bush fire caused further water problems such as significantly decreased pressure and discolouration. It is unclear to me how this area is being considered for three high rise apartment buildings when the current water problems have not been solved. It is unsafe to even consider housing more people here without an adequate water supply.

> 3. Shade/Noise/Privacy. Many of the current residents of this neighborhood purchased their homes directly from the builder, Saldan Construction Group. At the time of our home purchase on Kingsview Dr. from Saldan we were told we were part of the phase two plan and phase three would include many more single dwelling homes beyond us, up the hill. Furthermore, the subdivision would continue and eventually have another access road that would join us to the Kingsway and provide a secondary access.

It was truly shocking to hear that the original plan that we were informed of has drastically changed with the inclusion of the proposal of three large apartment buildings. I have to question the integrity of Sam, the president of Saldan Construction Group to renege on his plan and instead propose to cast shadows upon people's homes, increase noise in the neighborhood and deprive many of backyard privacy with the construction of 9 storey apartment complexes.

It is clearly evident that the infrastructure of this quiet residential neighborhood cannot accommodate large apartment complexes. Please take the time to review my concerns and stop this proposed development.

Sincerely,

> Joanne DeMarco
29 Kingsview Drive
Sudbury, On P3B 0C8
Telephone: [REDACTED]
Email: [REDACTED]

Maria Gonzalez Santos

From: Joyce lefebvre <[REDACTED]>
Sent: Monday, May 13, 2024 9:42 PM
To: Alex Singbush; Joscelyne Landry-Altmann
Cc: Tanne anne
Subject: SALDAN REQUEST FOR DEVELOPMENT

To all members of the city's building and planning committee, I want to thank you for taking the time to read and understand our letter to you.

We are Joyce and Denis Lefebvre, 83 Kingsview Drive. We were out of the country for the winter but we were kept apprised of the developing issues. We were present for the meeting and thank you for your patience with our people as they spent many hours collecting information and wanted to be heard. This is a very important task that we have been confronted with. Denis and I, do not want this type of development to happen.

We are seniors and when we started looking for a place to build our final home, we did our homework. Sam told us, that this whole subdivision would only be houses. When we reached an agreement for our custom build home, we felt that we would be able to spend our last days here. We are invested in this neighborhood. I'm the one who organizes our yearly neighborhood food drive, I also am the one who has started the neighborhood library. These things have brought our neighborhood even closer. We are a great little community that takes care of each other. We have had our little ups and downs with break-ins and vandalism. Denis and I have been subject to that. I pick up all the garbage, sharps, condoms, containers, lighters, you name it, it's there. All this is left by people who have

no respect for our area. All the weeding and cleaning at the entrance to Sunrise Ridge and at the turnabout, that is not Sam doing that, it's us, the neighborhood. He is not part of our neighborhood as he said at the meeting, he lives in Sault Ste Marie. He tried to make himself look involved but he is not. Ever since Denis and I moved into our house, we had problems with the water pressure. At times it's a trickle. Imagine the price we paid for our house and very little water pressure. Actually, it gets so low that our hot water tank doesn't work properly. And, yes, we did have a service come in and they said that there is nothing at all wrong with the hot water tank, it's a water pressure problem. We did call the city and water management and we even stopped at the pump house and asked them to help us and nothing has been done. We gave up and we just live with it, which is not pleasant. Very embarrassing when company comes over. We do not want all of those apartment buildings to go up. We were promised that we could count on living here for the rest of our lives. We built our home especially for our last days. Please, we beg you, do not let this happen. You would be destroying our neighborhood and personally our lives. This neighborhood is not for this type of development.

Sincerely,
Joyce and Denis Lefebvre

Connie Rossi

From: Joyce lefebvre <[REDACTED]>
Sent: Wednesday, September 4, 2024 8:04 PM
To: Alex Singbush
Cc: Joscelyne Landry-Altmann; Gary Marcuccio; [REDACTED]
Subject: NEW INFORMATION CONCERNING RE-ZONING (SALDAN DEVELOPMENT)

Good day everyone. My name is Joyce Lefebvre from 83 Kingsview Drive. You should already know who I am because I have contacted the city before and my email was addressed specifically to Alex and to Joscelyne. I have expressed great concerns about this development going forward and today after the fire we had, it has made my point quite clear. Of course, the fire was not in the news same as the one where the young man burned in his tent not far from here. We had billowing smoke coming from below in the wood area a few houses from here and close to the playground. Fire trucks arrived and the chaos began. The only way in and out was closed down. People who had to go pick up their children at school or had an appointment or a plane to catch were not able to do so. What if there was a medical emergency????!! Would you be responsible? To make matters worst, the water lines were drained and we had no water. It did come back later on but, with us being at the very top of the hill, we had to accept the trickles coming to us. Now our water is brown. Also, hours after the fire department left, we still had air in our waterlines. If anyone tells me again that there is no problem with the water pressure, I will literally scream. Come for a visit. You will see how it is. We pay over \$8000.00 a year in property taxes and can't even have a decent shower. You all seem to be blinded by Sam (Saldan Development) because he has the money. Well, he doesn't live here, we do. It's not fair for all of you to think that our lives are not worth the money he is going to bring in. Again, please respond to my email. I did not get a response from anyone last time.

Regards,
Joyce Lefebvre

Maria Gonzalez Santos

From: Joyce lefebvre [REDACTED]
Sent: Friday, February 9, 2024 12:53 PM
To: Alex Singbush
Subject: SALDAN DEVELOPMENT

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

Hi Alex, my name is Joyce Lefebvre and my husband and I have many serious concerns about this new development going on in our neighborhood.

We live at 83 Kingsview Drive. We paid a lot of money to build our custom home. Also, we picked that neighborhood because it was nice and quiet. We are seniors looking for a safe and quiet spot to live. We have had a few issues with living there but put up with them. We had numerous incidents with break ins and attempted break ins. We also had that homeless person burn to death in his tent. Many calls were made to the city and the police. No one helped and he perished. There are many issues but the one that has not been rectified is the water pressure. I have complained and nothing is done. They keep telling me it's up to the developer, he says it's the city, they say it's at it's limit. My hot water tank doesn't work properly because there is not enough pressure.

There are other issues also that you probably have heard but, I'm not sure if you are interested.

We all know that Saldan is doing this because of the loop hole with building "affordable housing" so, why are you letting him get away with it? We pay close to \$9000.00 in taxes a year, I organise a neighborhood food drive and I have a neighborhood library going. We also weed and clean the surrounding area, like at the entrance and the turnabout. What more can you ask for from us. These new buildings will destroy our neighborhood. How much water pressure will I get then.

I would like for you to reply to this letter, even if it's to tell me you don't care or that there is nothing we can do. Please help us.

Regards,
Joyce and Denis Lefebvre

Connie Rossi

From: Delores Armieri <[REDACTED]>
Sent: Friday, September 6, 2024 7:12 AM
To: Bailey Chabot; Pauline Fortin; Rene Lapierre; Fern Cormier; Bill Leduc; Joscelyne Landry-Altmann; Alex Singbush; planning services
Subject: Attentional letter of objection to proposed re-zoning of Sunrise Ridge to high density.

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

Sent from my iPad

Begin forwarded message:

From: Delores Armieri <[REDACTED]>
Date: September 5, 2024 at 1:30:22 PM EDT
To: joscelyne.landry-altmann@greatersudbury.ca
Subject: Fwd: Sunrise Ridge 9 story development

Sent from my iPhone

Begin forwarded message:

From: Delores Armieri <[REDACTED]>
Date: September 5, 2024 at 1:02:20 PM EDT
To: bailey.chabot@greatersudbury.ca
Cc: Joscelyne.landry-altmann@greatersudbury.ca, pauline.fortin@greatersudbury.ca, rene.lapierre@greatersudbury.ca, fern.cormier@greatersudbury.ca, bill.leduc@greatersudbury.ca
Subject: Re: Sunrise Ridge 9 story development

Dear Bailey:

Good afternoon

Yesterday, September 5th due to a brush fire located behind the playground, traffic was closed in both directions (ingress and egress lanes).

This was done to facilitate running the fire line from the hydrant to the pumper which had to run over both roads.

The fireman said to me he was surprised there was no second exit and there should be, at the least, a dirt road to exit.

If there was a medical emergency, getting to the patient in a timely manner would be most difficult.

During this time, traffic built up with people going to pick up their kids from school, heading to the airport for their flight, etc.
People trying to come home had no place to park, so parked on the medium and walked home.

I asked the fireman what the water pressure was and he showed me the pressure gauge was 54psi and normal pressure was 60 psi.
Having said that after speaking with neighbours on Kingsview and Fieldstone they had no water and when the water came back it was muddy and not potable.
This was a minor emergency, I can only imagine what would happen in a major event.

I sincerely believe this community was built to accommodate the number of homes in the original proposal.

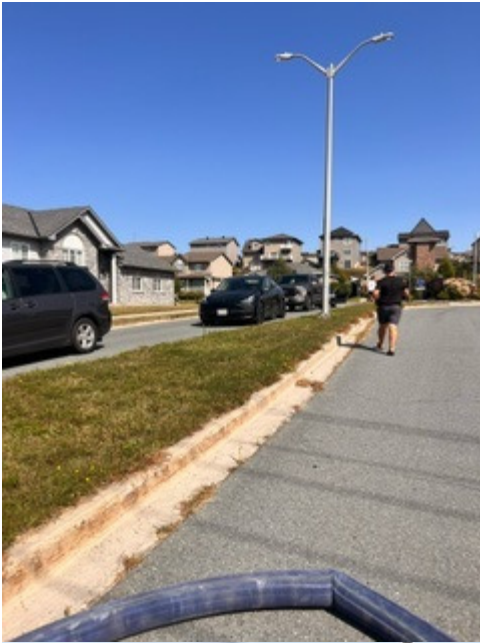
If Sal Dan is able to proceed and build the threes towers as proposed it jeopardizes the health and safety of the whole community.

Please find attached some photos I took yesterday.

Yours truly
Delores Armieri
62 North Field







Sent from my iPad

Maria Gonzalez Santos

From: gilles proulx <[REDACTED]>
Sent: Saturday, May 25, 2024 10:07 AM
To: Alex Singbush

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

The rezoning of Sunrise Ridge area to high occupancy will increase traffic on Sunrise Ridge Dr. This divided road is not friendly to high traffic. The road is not wide enough to allow smooth flow of traffic when the garbage truck and blue box trucks are collecting, especially in the winter time. (poor design). Also , I noticed that some vehicles are driven way to fast and speed bumps should be installed on Sunrise Ridge Dr.

The bottom of the hill (at the stop sign) is very steep. In my six years of residency on Sunrise Ridge Dr, I've seen a few vehicles slide through the stop sign, luckily there was no oncoming traffic. Some people just don't adjust well to slippery conditions, therefore I would suggest a three way stop sign at the bottom of the hill. There's a fair amount of traffic on Mont Adam Rd. People use this road as a short cut to the Kingsway.

Maria Gonzalez Santos

From: Allan Oman [REDACTED]
Sent: Monday, April 29, 2024 1:10 PM
To: Alex Singbush
Subject: I am against rezoning of PIN 02132-1366, Part Lot 4, Concession 4 Township of McKim (0 Fieldstone Drive, Sudbury) File # 751-6/23-23

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

Dear Mr. Singbush,

I am against the rezoning (File # 751-6/23-23) of PIN 02132-1366, Part Lot 4, Concession 4 Township of McKim (0 Fieldstone Drive, Sudbury) for the following reasons:

1. Mont Adam street is already a very busy thoroughfare between The Kingsway and Notre Dame Avenue. It can already be dangerous to turn in and out of our building and adding 324 more housing units and possibly 324 more vehicles on this road twice daily would be very dangerous.
2. The risk of sudden flooding to homes below the hill on Mountain Street and North of the Kingsway would drastically increase from wastewater and property runoff.
3. We do not want our visual skyline affected by these three 9 story buildings at the highest point of land.
4. Those who own properties on Sunrise Ridge should not have their property values dropped or lose their ability to enjoy their skyline views because a company wishes to make a profit at their expense.
5. The increased noise in the area from all uses of the additional 324 units so high up on the hill will propagate in all directions from parking lot, windows and balconies.
6. The huge amount of noise and movement of heavy machinery during the extensive construction process that may take years.

I repeat I am completely against the application (File # 751-6/23-23) to rezone the property by applicant 920936 Ontario Inc.

Thank you.

Allan Oman
105-117 Mont Adam Street
Sudbury, P3B0E1

Maria Gonzalez Santos

From: Claude M Charbonneau <[REDACTED]>
Sent: Friday, April 12, 2024 2:21 PM
To: Alex Singbush; Tanne anne; Claude M Charbonneau
Subject: Sunrise Ridge Development Proposal Flour Mill Community Action Network
Attachments: Fieldstone.pdf

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

This is a letter of concerns from the residents. see attachment below...

Claude Charbonneau

Chair, Flour Mill C.A.N.

Sudbury, ON

(c) [REDACTED]

(h) [REDACTED]



2024 04 12

Dear Sir/Madam,

I am writing to formally express our strong objections to the proposed apartment buildings development located at Fieldstone Drive Kingsview Drive and North Field Crescent, within the City of Greater Sudbury. As concerned residents, we have reviewed the proposal and identified several significant concerns regarding its potential adverse impacts on the neighborhood.

The proposed development's size, scale, and density do not align with the established character of the neighborhood, potentially leading to negative impacts on amenity, traffic, and infrastructure. It will unduly burden the existing infrastructure and the quality of life in our community.

Residents of neighboring properties may experience privacy and amenity issues due to the proximity and height of the proposed apartment building.

Residents of the Flour Mill Area are concerned as we have previously and continue to endure flooding, some caused by the development in this area by removing existing ponds that would mitigate the amount of water draining into our catch basin. This area is protected by the **The Nickel District Conservation Authority (N.D.C.A.)** *Ensuring that homes and people are protected from the threats of flooding and erosion, is the most important activity undertaken by the N.D.C.A. and all Conservation Authorities. Plans for new homes and developments are carefully reviewed and criteria set to ensure people, property, and natural features, are properly protected from the potentially life-threatening impacts of these natural hazards.*

In light of the concerns outlined above I respectfully request that the Planning Department carefully review this development proposal. I firmly believe that the proposed apartment buildings, in its current form, may not align with the General Residential Zone's objectives and may have adverse effects on our community.

I appreciate your attention to this matter and trust that the Greater Sudbury Planning Department will act in the best interest of the community. I look forward to receiving updates on the progress of this application and any further opportunities for community input.

Claude Charbonneau

Flour Mill Community Action Network

Maria Gonzalez Santos

From: Gary Marcuccio <[REDACTED]>
Sent: Friday, April 12, 2024 10:17 AM
To: clerks
Subject: File 751-6/23-23
Attachments: Gary Marcuccio Letter File 751-6 23-23.pdf

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

Hello

Hope you are having a good day. Please find attached my letter for the noted file. Thank you.

Gary J. Marcuccio

[REDACTED]
Cell [REDACTED]

City of Greater Sudbury
City Clerk
Box 5000, Station A
Sudbury, Ontario
P3A 5P3

April 12, 2024

Via Email: clerks@greatersudbury.ca

RE: File 751-6/23-23
Application Under Section 34 of the Planning Act

My name is Gary Marcuccio, and I live with my family on Kingsview Drive in Sudbury, Ontario. I am a resident of downtown Sudbury, and the Sunrise Ridge neighbourhood. I am writing this letter to express my opposition and concern with the Notice of Application brought by 920936 Ontario Inc. (the Developer) to amend the Zoning By-Law (2010-100Z) as it relates PIN 02132-1366, Part Lot 4, Concession 4, Township of McKim (0 Fieldstone Drive, Sudbury).

The Developer is requesting that the City of Greater Sudbury reclassify the lands in question from R1-5 (Low Density Residential) to R4 (High Density Residential). The intent of the Developer, if he is successful, is to toss aside the initial intent for Phase III of the Sunrise Ridge development, that being the construction of more single dwelling homes that fit the current neighbourhood. Instead, the developer wishes to construct three nine (9) storey buildings.

I do wish to be clear that I am not against development in this area. I am, however, for development done right. This proposal is development done poorly. To some extent this is to be expected. The Developer cares for little else other than its own profit. Luckily, there are checks and balances in the system. You, the City of Greater Sudbury, are the checks and balances in the system to protect the community and your constituents.

How can we know the difference as between proper development and poor development? Luckily, the City of Greater Sudbury already has a voluminous and well thought out document that can illustrate the differences for us. That document is the Official Plan.

The City of Greater Sudbury's Official Plan [Section 3.2.3] sets out that when looking at a proposed new development, consideration has to be had to the existing size and configuration of the lots, predominant built form of the area, as well as the building set-backs and heights.

As you all are aware, the current set up of the Sunrise Ridge neighbourhood is a Low-Density development as defined by the Official Plan [Section 3.2.1(1)]. This neighbourhood consists only of single detached dwellings. The Official Plan allows for a maximum of 36 units per hectare in a Low-Density development. It is also specifically noted that the Zoning By-Law may establish lower densities in certain areas of the City to maintain the existing character of a neighbourhood. I submit that the maintenance of the existing character of a neighbourhood is of vital importance when dealing with zoning issues.

As noted above, the Developer is requesting this zoning change to accommodate a massive new development in this area, creating three separate buildings, at the ends of Northfield Drive, Fieldstone Drive and Kingsview Drive. These buildings are to house 108 units each, for a total of 324 units throughout the development.

Medium Density developments under the Official Plan allow for 90 units per hectare, with a building maximum height of five (5) storeys. This development therefore does not qualify as Medium Density. There is no question that this is a High-Density development, and the Official Plan specifically notes that single detached dwellings, which currently encompass the entirety of the Sunrise Ridge neighbourhood, are not allowed in High-Density developments.

It is therefore difficult to see how this new development can be seen as complementing the existing character of the area. This is what I mean when I describe this development as poorly planned. The Developer is requesting that it be allowed to construct a massive apartment complex right next to single dwelling homes. Such a design is illogical, and conflicts with the provisions of the Official Plan.

The developer is further not proposing there be any transitional development in the area. It is instead proposing to jump right from the lowest development density to the highest, with no consideration to proper urban planning.

Low Density development would still allow for semi-detached dwellings, duplexes and townhouses. Medium Density development would allow for small apartment buildings up to five (5) storeys in height.

Even if High Density is accepted in an area, a proper development plan should create a seamless transition from Low Density to High Density, with increasing size of buildings leading one through Low, to Medium and only then to High, rather than the abrupt shift proposed by the Developer.

I am also concerned that while the Official Plan indicates that High Density development should be located in areas located in close proximity to arterial roads, public transit, main employment and commercial areas, open space areas and community/recreational services, that none of these exist in close proximity to the area in question.

With respect, I would not consider this proposed High Density development in close proximity to either an arterial road, or public transportation. Sunrise Ridge Drive is a one-way street. It will not be able to handle the increased traffic which is bound to come with the 324 new units proposed. This proposal is a traffic disaster waiting to happen.

Public Transit is not the answer to this problem, as it does not exist in any proximity, let alone close, to the neighbourhood at all. The closest stop for public transit, that being on Mont Adam, does not even run in the winter as it is, due one assumes to the topography of the area. How to solve this transportation concern has not been considered by the Developer in any great detail.

The City of Greater Sudbury however needs to properly have a solution to what is clearly a serious transportation problem, as it is the City of Greater Sudbury that needs to make sure that the development is done right. The Official Plan [Section 3.2.1(6)] makes it clear that it is the role of Council to ensure, when dealing with re-zoning requests, that the proposed development is compatible with the surrounding neighbourhood in terms of scale, massing, height, siting, setbacks, location of parking and amenity areas. The impact of traffic on local streets is also to be minimal.

Even when dealing with the expansion of a neighborhood onto vacant land, the phasing policies of the Official Plan [Section 3.2.2] indicate that the proposed development should be a contiguous expansion, represent a logical utilization of existing infrastructure, and complete or round out existing neighborhood plans with respect to infrastructure matters.

I am no expert when it comes to construction or urban planning, but even I can see, based on the plans provided by the Developer, that this proposed development is not in any way, shape or form compatible with the existing scale, massing and height of the already well-established surrounding neighbourhood. It also does not meet the proper urban planning criteria set out in the Official Plan. I am sure all of you can see that as well.

While I understand that the City of Greater Sudbury is looking to grow and increase population density in certain areas through intensification, even when dealing with intensification, the Official Plan still requires that the development must be compatible with, and reinforce the existing and planned character of an area. I would suggest that the proposed re-zoning and development in this matter can by no stretch of the imagination be found to be compatible, or even compliment, the existing character of the surrounding area. Nor can this development legitimately be found to be compatible with the Official Plan.

It is for this reason that I oppose the proposed re-zoning of PIN 02132-1366, Part Lot 4, Concession 4, Township of McKim (0 Fieldstone Drive, Sudbury) from R1-5 (Low Density Residential) to R4 (High Density Residential).



GARY MARCUCCIO

Maria Gonzalez Santos

From: Cheryl Gauthier <[REDACTED]>
Sent: Thursday, April 11, 2024 4:46 PM
To: clerks: Alex Sinobush
Cc: [REDACTED]
Subject: RE: File # 751-6/23-23

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

Good afternoon,

I am sending this email to express my concerns and opposition to the recent application from 0920936 ONTARIO INC (File # 751-6/23-23) to change the zoning classification of 0 Fieldstone Drive from R1-5 low density residential to R4 high density residential and the proposed development of three 9-storey multiple dwelling units containing 108 units each.

When we first encountered the neighbourhood, my husband and I fell in love with the fact this neighbourhood was smaller and would encounter much less traffic given the limited number of houses that were approved for development. This was important to us as we had at the time a two year old and wanted to ensure that our child and future children would grow up in a smaller residential neighbourhood. This area is loved by families for that very reason.

The development of 3 large apartment buildings at the end of Fieldstone Drive, Northfield and Kingsview would significantly increase the incoming and outgoing traffic putting any families with children at a higher risk of injury. At 108 units per building (x3) with 1.5 cars for each, that puts at minimum an additional 486 vehicles entering and leaving the one entrance/exit neighbourhood each day, not to mention the influx of other transportation (ie. Amazon, Purolator etc.), which will inevitably increase as well. With limited sidewalks and only one entrance and exit, with a centre median, safety will be compromised and traffic will be unbearable. Those who live on the main incoming street (Sunrise Ridge) will constantly struggle to back up out of their driveways with the increase in traffic flow especially during peak hours. Remaining with the current plan which is an additional 66 houses, with even 3 cars per household, would only result in an additional 198 vehicles.

The development of three large apartment buildings will significantly change the character of the neighbourhood my family and fellow neighbours fell in love with and have invested their hard earned money in. This is not what we moved to this subdivision for. This development request is the extreme opposite of what this neighbourhood was sold to us as. The developer has indicated that he is unable to sell houses due to the current financial climate. I don't believe this is a fair argument to now build three large apartment buildings. Other areas are building and selling houses, including the subdivision this developer owns in the Valley. Our community and specifically our area needs homes that will attract buyers who want to put down family roots and invest in our community. Living so close to the downtown core, having homes to purchase will be integral to developing the economy for downtown businesses and supporting the growth of downtown Sudbury as a whole for the long term. Perhaps the developer should consider building smaller homes or even consider semi-detached properties if he is concerned he is unable to sell the models he has previously built in our neighbourhood. Both these options would retain the aesthetic and character of the subdivision myself and neighbours have invested our money in.

I urge you to consider voting against this rezoning application for the reasons above as well as many others, including but not limited to flooding issues to lower neighbourhoods, blockage of sunlight due to large buildings, disruption to wildlife and only one exit/entrance to neighbourhood.

Please confirm receipt of my email for your consideration.

Thank you,

Cheryl Gauthier

Maria Gonzalez Santos

From: Carole Groulx <[REDACTED]>
Sent: Thursday, April 11, 2024 5:45 PM
To: Alex Singbush
Cc: Joscelyne Landry-Altmann
Subject: Change proposing low density to high density

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I am writing to express my strong opposition to the proposed construction of the multiple dwellings on Northfield, Fieldstone and Kingsview Crescents. As a resident of this community, I am deeply concerned about the potential negative impacts that this development may have on our neighbourhood. The primary reasons for my opposition to this project are the following:

1. Traffic concerns: The addition of apartments will significantly increase traffic congestion and create safety concerns to children playing in the neighbourhood. The proposed zoning change will create exponentially increased unsafe traffic in a neighbourhood with only a one way road in and out without alternate emergency routes. Our infrastructure is not equipped to handle the influx of vehicles that will result from this development leading to safety hazards and inconvenience for residents.
2. Flooding risks and storm issues: our neighbourhood has a history of flooding and the construction of apartments could exacerbate this issue. The increased impervious surfaces and lack of proper drainage may lead to more frequent flooding to the homes and businesses located below.
3. Lack of alternate routes: the current road network in the neighbourhood is limited and there are no viable alternate routes to accommodate the additional traffic generated by the new apartments.
4. Environmental concerns: the proposed zoning changes will create increased construction proposed directly within and deteriorating environmentally and ecologically sensitive areas, including important areas inhabited by and requiring protection for species at risk.
5. Provincial policy: the current Provincial policy and housing strategy states neighbourhood fit and suitability impacting characteristics of the neighbourhood are its original planned intent for residential homes.

I urge you to consider these valid concerns and prioritize the wellbeing and safety of our community. I respectfully request that the city reconsider the approval of the rezoning and the approval of this development and explore solutions that are more viable and in line with the needs of the residents and neighbourhood.

Thank you for your attention to this matter

Regards
Carole Groulx
27 Northfield Crescent
Sudbury, Ontario

Sent from my iPhone

Maria Gonzalez Santos

From: Michael Schinko <[REDACTED]>
Sent: Thursday, April 11, 2024 9:37 PM
To: Alex Singbush
Cc: Joscelyne Landry-Altmann
Subject: Sunrise Ridge development proposal

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

Dear Mr Singbush,

I am writing to express my strong opposition to the proposed change in zoning from low density to high density residential, particularly the development of three 9-story apartment buildings in our community.

This proposal attempts to force-feed a high-density development in an area with infrastructure built with capacity appropriate to low density residential housing, which introduces a multitude of costs and risks for the community, the city, and adjacent neighbourhoods.

These costs and risks include adequate capacity to provide sufficient water and sewer services to the new buildings (is this proven and understood with a detailed engineering study?), single entrance/exit road to the area which is a hazard in the event emergency services are required, water drainage control (which has already resulted in significant action to mitigate problems for the existing development), and increased disruption and damage to local wildlife in the area.

These factors make re-zoning an irresponsible decision for city without a clear execution level plan in place to address them all as rectifying them after the fact would come at substantial cost to the city's taxpayers.

This is also simply a poor use of land. If the proposed apartment buildings are built, all three road access points will be blocked off, greatly increasing the cost to ever build anything else behind them as they would need a new access road built, likely off the Kingsway. This would very likely eliminate the possibility of this land ever being developed in the future, and thus is not a sound long term plan.

In order to address the low housing supply in the city, I would question why the developer (Saldan) has not been challenged on why they have not completed the current development they are approved for, with the last house in the subdivision being built in 2021? That would be 66 single family homes to add to the city's housing stock, without introducing all the above mentioned risks?

Regards,
Michael and Caitlin Schinko

Maria Gonzalez Santos

From: Shelly Starling <[REDACTED]>
Sent: Thursday, April 11, 2024 2:41 PM
To: Alex Singbush
Cc: Joscelyne Landry-Altmann; Andre Brisebois
Subject: Change Zoning for 0 Fieldstone Drive - 0920936 ONTARIO INC (File # 751-6/23-23) , Letter Opposing the Application
Attachments: Sunrise Ridge Development Proposal.docx

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

Good afternoon, Mr. Singbush,

André and I have attached our letter of concerns regarding the recent application from 0920936 ONTARIO INC (File # 751-6/23-23) to change the zoning classification of Fieldstone from R1 (low density residential) to R4 (high density).

Please feel free to contact me if you have any questions.

Shelly Starling

Laboratory Supervisor-Sample Preparation

Analytical Services, Vale Base Metals

18 Rink Street, Copper Cliff, ON, P0M 1N0

Mobile: [REDACTED]

www.vale.com/basemetals/



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In response to the recent application from 0920936 ONTARIO INC (File # 751-6/23-23) to change the zoning classification of 0 Fieldstone Drive from R1-5 low density residential to R4 high density residential and the proposed development of three nine-story multiple dwelling units with 108 units each, I'm writing this letter to voice my concerns and opposition. For numerous reasons, including safety, issues with the current infrastructure, water/wastewater/stormwater volumes, water pressure, emergency/evacuation plans, accessibility, traffic volumes, city services such as snow removal, and numerous environmental aspects and impacts, I strongly believe that this neighborhood cannot support the rezoning.

The main worry is that the building and rezoning will likely result in more traffic. Sunrise Ridge was purposefully designed as a low-density neighborhood to protect the health and safety of its occupants, especially our kids. The quiet and secure atmosphere this area provided made it a popular choice for many of us to buy homes here. Rezoning to high-density residential, however, would have a negative effect on the present residents' quality of life and the safety of the neighborhood's children.

In addition, there is a significant safety risk due to the inadequate infrastructure to handle the increase in traffic. Few school buses travel up the hill in the winter, most kids in the neighborhood are currently compelled to walk farther than is safe to catch them. Additionally, the neighborhood lacks access to public transportation; bus service is limited to the summer months on Mont Adam and is nonexistent within Sunrise Ridge. Due to the lack of public transportation, tenants would have to walk a considerable distance to acquire basic amenities like groceries.

The subdivision's single entrance and exit on a high-traffic route poses issues for sightlines and safety. Changing the zoning to high-density residential could worsen the situation, leading to more accidents for both vehicles and pedestrians.

Access to emergency services is a major concern, particularly during winter months when poor snow removal makes passing cars difficult. The proposed high-density residential modification could jeopardize the safety of new residents by preventing emergency vehicles from accessing or evacuating the area quickly. The neighborhood's capacity to maintain water pressure during a fire in these apartment complexes raises safety issues.

I urge the City Council Planning Committee to vote against the proposed zoning change and construction project due to safety concerns and inadequate assessments. Prioritizing the safety and well-being of our community, including existing and future residents, is an essential factor in decision-making.

Thank you for your time and consideration.

Sincerely,

Shelly Starling and André Brisebois

Maria Gonzalez Santos

From: clerks
Sent: Thursday, April 11, 2024 10:38 AM
To: clerks
Subject: FW: 0 Fieldstone Drive - Application (File#751-6/23-23)
Attachments: CGS Planning Committee- Re_0 Feildstone_ Rezoning Application_Letter of Concern - April 8th_2024.pdf

From: Tanne anne <[REDACTED]>
Sent: Thursday, April 11, 2024 9:29 AM
To: clerks <clerks@greatersudbury.ca>
Subject: Fw: 0 Fieldstone Drive - Application (File#751-6/23-23)

Good morning again,
Attached is my letter of concern sent again yesterday since I also noted was missing from the April 15th meeting package consent agenda under Letters of Concer. I has sent it early last week by mail but perhaps was not received. Can you please ensure it is also included in the Letters of Concern PDF. I have updated the date on it last evening to send electronically as well. Thank you kindly again.
Tanya anne

From: Tanne anne
Sent: April 10, 2024 9:31 PM
To: Alex Singbush <Alex.Singbush@greatersudbury.ca>; Bailey Chabot <Bailey.Chabot@greatersudbury.ca>
Cc: Joscelyne Landry-Altmann <Joscelyne.Landry-Altmann@greatersudbury.ca>
Subject: 0 Fieldstone Drive - Application (File#751-6/23-23)

Good morning Alex and Bailey,

Could you please ensure inclusion of the attached letter into the consent agenda - April 15th, 2024 Planning Committee Meeting - Letters of Concern please.
If you can please confirm receipt acknowledgement and inclusion into the agenda attachments please. Thank you kindly again,
Tanya anne Ball

Attn to: City of Greater Sudbury Planning Committee Members:

Fern Cormier of Ward 10 (Chair), René Lapierre of Ward 6 (Vice-Chair), Pauline Fortin of Ward 4, Bill Leduc of Ward 11 and Joscelyne Landry-Altmann of Ward 12, and; Bailey Chabot, Senior Planner, Strategic and Environmental Planning, and Alex Singbush, Manager of Development Approvals, Planning Services Division

Subject: Opposition the Section 34 Planning Act Application (File#751-6/23-23) of 920936 Ontario Inc. to amend By-law 2010-100Z to change the zoning classification of PIN 02132-1366, Part Lot 4, Concession 4, Township of McKim (0 Fieldstone Drive, Sudbury Ontario), et. al. from the currently approved Low Density Residential One (R1-5) to High Density Residential (R4)

Hello, Aanii, Bonjour;

I write to you on behalf of many voices of a larger concerned community inclusive to Sunrise Ridge Drive, North Field Crescent, Fieldstone Drive, Kingsview Drive and impacted areas of Ward 12, Mont Adam Street, Mountain Street, Leslie Street, Cochrane Street, Brock Street, and Fairview Avenue including surrounding area petition signers in the Greater City of Sudbury.

Please accept this letter describing notable comments on behalf of these residents directly impacted in this area pertaining to data, experiences, recommendations, and opposition related to safety and detrimental negative impacts of the proposed changes. These changes suggest a re-zoning from a quiet, safe single dwelling low density residential area to a high traffic, weighted populated, high density building zone proposed at the end of each street of the Sunrise Ridge Development poses. This rezoning proposal by Saldan Developments Ltd. / 920936 Ontario Inc. as it relates to three nine story tall complex buildings, each containing 108 units, for a total of 324 multiple dwelling units impose environmental, infrastructure, health and safety risks to residents residing in this area.

We the residents living in this area have multiple concerns on many levels to be addressed as well as recommendations to the City of Greater Sudbury including the planning committee, councillors, and mayor in this regard. Some of these issues include:

- Not prevalent to be a good fit as part of the City of Greater Sudbury's Official Plan
- Transform the character of the neighbourhood which is currently very peaceful, friendly, safe and family oriented,
- Not along nodes and corridors, inaccessible, foreseeable need for accessible bus routes, accessible city transportation including, Gova and Handi-transit, and
- Emergency vehicle safety and access without risk of gridlock in responsiveness to emergency service preparedness,
- Water drainage, storm/wastewater issues, particularly concerning drainage issues and water flow to underlying residential homes, businesses,
- Blasting and vegetation removal acting to absorb water, impact of the foundation of local ecosystems, long term reduction, resilience, or removal of ecology unadaptable to changes causing environmental stresses, leading to cascading ecological consequences,
- Affecting home to pollinators, crucial to reproduction of plant species,
- Impacts on water levels and water flow-speed to junction creek and the ponderosa wetlands, soil erosion, destabilize riverbanks, lead to more severe flooding during heavy rains/winter/spring melts,
- Destruction of regreened natural environments, including biodiversity loss – reduction of plant species, the foundation of local ecosystems, vegetation's crucial role with microclimates, cause adverse effects within habitat environments established, home to many species at risk particularly those adapted to vegetation types, may find their habitat altered or destroyed, leading to decline in population.

- Ongoing water pressure issues,
- Safety to pedestrians and child and elderly safety in the streets related to substantial concerns for high traffic to add an average of 60% more traffic,
- Congestion on narrow single lane roads, including driveway access for Sunrise Ridge resident home driveways backing into this one-way street with far greater level of traffic congestion being proposed, speed and lack of sidewalks for pedestrian safety, all detrimental to safety and risk that the city is accountable for in its decision making,
- Sightline issues at the peak of Mont Adam Street and Sunrise Ridge Drive entrance, among concerns flooding from dwellers of the buildings and homes on Leslie Street, Mountain Street, Mont Adam Street, Brock Street, Cochrane Street, Kingsway, to Notre Dame Avenue, including increase of traffic imposed by new development on Fairview Avenue and Brady Street.

This creates high risk scenarios for an overall unsafe community, along with severe impacts to natural biology, safety to the landscape and species co-existing in the area impacted by this scale of development.

Considering this is one of the last central areas of the City of Greater Sudbury with the ability to accommodate single dwelling homes, surrounded by other neighbouring areas containing high rise towers and affordable housing complexes, we ask you to please work in line with the Ontario premier's office and his administration, to support single dwelling homes in low residential zoned areas. We suggest the continuance of 66 single dwelling homes as originally planned, rather than destroy this family community permanently for the many reasons discussed below, and from the many other residents who have written you, petitioned and will continue to express this very simplistic and sound request.

In your financial consideration, SalDan would be responsible to repay the city outstanding costs associated with previous repairs to resolve. These include: \$511,236 which is \$7,746 for each of the remaining 66 lots, as well calculating current taxes for this area, contributing an average of \$5,000 - \$12,000 per home per year in tax collection, additional to 66 more single dwellings. This is feasible in your affordability and contributing greatly to your budgets among support routine services to the area.

Traffic, One Point of Egress, Emergency Service Challenges, Inaccessibility, lack of Transportation and Pedestrian Safety:

We would like to address concerns regarding safety in our neighbourhood streets:

1. We understand the addition of 324 additional units in the 3 x 9 story tall buildings with a potential of 1-2 vehicles per unit for an increase of at least 648 vehicles on our quiet neighbourhood streets per day on this narrow one way in / out street.
2. Included accommodation will be required for those who reside within these buildings without vehicles, a call from new building dwellers from the city to provide accessible safe public transportation needs increasing even more weight on our quiet single dwelling low density one-way narrow streets.
3. We ask reasonably, is the city going to be able to provide accessible public transportation up and down this narrow neighbourhood area to accommodate this number of residents added to their routes? We understand the developer is calculating less vehicles for low-income housing.
4. How will these residents commute to and from services? It is an extreme hike, kilometers up steep mountain to one of the most elevated areas in the entire city, to the extent that there are already no accessible transportation services to Mont Adam Street aside the months of July and August. The elevation upward to the higher streets is not walkable and see even young teens and children in their best of health having a difficult time climbing the steep half that distance. The streets in this neighbourhood are extremely narrow and 'one way' for the majority of this distance, including from the lower mountain: Mont Adam Street all the way up the mountain to North Field Crescent including around the roundabout where meeting streets: Sunrise Ridge Drive, Kingsview Drive and North Field Crescent homes reside. All homes on Sunrise Ridge Drive which are one-way would no longer have ease of access in and out of their driveways safely with this amount of increased traffic.

5. Further, originally approved were 152 single dwelling family homes, based on the average household size of 2.3 individuals per household, this equates to 350 residents (Based on statistics Canada 2021 census data). Currently, there are 86 homes in the subdivision, equating to 198 residents. Additionally, you are looking at a proposal to include a vast greater amount on what was not designed in its infrastructure additional 324 dwelling units adding an average of 2.3 individuals = 745 residents added to our neighborhood. This leads to significantly vast increase in vehicles and surge congestion, particular to the one point of egress in and out, foreseeable high-risk scenarios and accidents particularly at peak rush hours. This increase in traffic poses significant safety risk to our children and residents, not designed, or built to manage this type of high-density traffic and will guarantee, risking the safety of residents including this area is populated with many young families, and older adults utilizing the outdoor environments including children who daily: walk, bike, visit each other and play at our neighbourhood playground.

The original development plans presented to us and passed by the City of Greater Sudbury included the development of the existing homes plus an addition of 66 homes, not 3 x 9 story buildings with 324 dwellings. We invested in building and/or renovating our homes based on the original plans presented, not the proposed deterioration to the quiet, safe, and calm family friendly community we live in. Residents have wondered if the city could not support sustainable and accessible transportation via public bus systems, has gone to question, looking at installing a funicular or gondola lift to transport residents to and from the bottom of the mountain to the top and vice versa. With height, comes extra costs of installing infrastructure, continuously running, managing, and maintaining it while ensuring safety to residents and within reasonable financial constraints. Is this something that would be reasonably sustainable by the City of Sudbury to provide for residents in this ward? If this sounds trivial to the Planning Committee Members, City Councillors, and the Mayor of the City of Greater Sudbury, this then becomes a realistic understanding of how unfeasible this re-zoning application and development outcome poses on our community.

Should the City of Sudbury (via motion through the Planning Committee) move forward with knowledge of this level of thorough true transparency, with full knowledge clearly stating the multiple levels of safety risks – accountable to citizens lives, and cost accountabilities to their budgets from impacts of this development in it's aftermath similar to prior years in this specific area?, Should the City still believe this development to be feasible, we recommend:

1. A Human Health Risk Assessment take examination of the fulsome scope of safety as it relates to the multitude of health concerns brought forward and contained here and further identified in a variety of areas as described below.
2. Inclusive to a thorough traffic study to be amended to the conditions of the application led by an external body (withholding unbiased intention nor for or against development). This assessment with no shared common interest, linked affiliation with the developer, partners, contractors, funders, or constituents to undertake and release publicly it's findings. The past traffic study undertaken did not encompass realistic timeframe that or times of day the neighbourhood commutes in actuality - in and out: at peak rush hours. Nor did it consider pedestrian, emergency vehicle access, high risk emergency situations for citizens', quick evacuation, rather did it touch on high concentration of residents trying to leave/exit resulting in gridlock / bottleneck scenario and limited access for emergency vehicles to respond promptly to incidents and severity of situations.
3. Attention given accessible public transportation, unwalkable to local services and basic needs such as grocers and pharmacies.
4. Considering the congested single lanes tied up already with courier/delivery vehicles, and service vehicles on the one way in / out areas among lack of side walk from the top of Sunrise Ridge to the top of Kingsview, and Sightline issues that will only become more drastic with the introduction of more traffic and congestion from the Fairview development directly impacting Mont Adam Street, Cochrane Street, Leslie Street, from Notre Dame Avenue to Lloyd Street, to the Kingsway.

Storm and Wastewater - Flood Mitigation and Drainage Issues / Water Pressure

These have already been an issue and very well documented in this area. A public reminder of multimillion dollar displaced results already incurred and documented from the original development plans moved forward previously. These include flooding off the mountain to Mont Adam Street, Mountain Street, Leslie Street to Notre Dame Avenue, through Junction Creek and throughout surrounding wards alongside the creek properties. This has impacted many families, shared throughout social media and is a continuing discussion throughout the not just this ward, yet heavily weighting on citizens residing in the City of Greater Sudbury who lived through those experiences toward recovery, many still experiencing flood and ground swelling issues on their properties and homes. Flooding can inundate homes, causing structural damage, destroying personal belongings, electrical risks, potentially rendering homes uninhabitable, leading to the displacement of families/businesses, and/or weakened structures and mould growth.

Economic Burden: The financial impact extends beyond immediate property damage. There are long-term economic effects due to loss of valuables, cost of repairs, and decrease in property values in flood prone areas. With blasting, rock and vegetation removal to accommodate these towers versus natural vegetation the original plan of continuing 66 homes in this area which provide for far greater geographic/topographic greenspace for tree roots and biodiverse plant species. The purpose of natural vegetation is to remain and take place in each property and surrounding area landscapes, acting as a sponge to absorb flow of water and maintain species habitat, including natural greenspace for the community to enjoy necessary health benefit outcomes. While only some of the floodplan was put in place, including a small holding pond on the side of North Field Crescent, due to lack of budget/expensive cost to mitigate long term solution to water/wastewater security/mitigation issues in order to contain the amount of waste/storm water flowing from the top of the mountain, water still flows often the holding pond found dry, while water still flows onto underlying properties. Photographs to be presented as evidence. This is confirmed both by neighbours and the city water engineer expressing that water continues to be an issue, flooding, and swelling areas below through Mountain Street. Even with flood channels and regreening efforts to revitalize local ecosystems that have taken the past two decades to transform this ecosystem currently in place. In speaking with Mr. Paul Javor, City of Sudbury Drainage Engineer it is explained while water flow still needs to be addressed to Mountain Street from the overflow back into the lower area properties on Mountain Street and area and therefore the city continues to work on a plan including upcoming work to a park in the area where we previously purchased homes to address this.

Should SalDan move forward with building the multiple dwelling units however, their engineer and architect would be required to come up with a plan that would be privately managed and therefore not the responsibility of the City to manage as opposed to the original plan which includes the additional 66 homes. In this case Mr. Javier recommends storm water management facility to be built as part of the conditions to move this scope of development further and would be at the expense and accountability of the developer”.

In a more recent conversation;

From: Paul Javor <Paul.Javor@greatersudbury.ca>

Sent: February 29, 2024 1:16 PM

I will limit my comments to stormwater as that is my area of practice. Although if multilevel buildings were built and the water pressure on upper floors were not satisfactory they/the developer would need to design and install internal water pressure boosters in the buildings.

There are 2 scenarios that are being proposed here, continue the single family homes and build multilevel apartment type of buildings.

For the single family homes scenario the developer is required to investigate the feasibility of a new outlet for stormwater from the yet to be developed areas. If this proves infeasible this water will be directed towards the existing pond on Northfield which has been designed for the existing and the future development of the remaining single family homes. Nothing further could be required of the developer for this scenario.

The City has built the Mountain Street overflow channel and purchased homes on Mountain Street below the pond outfall. This work has addressed flooding concerns caused by any development of Sunrise Ridge and predevelopment conditions on Mountain Street. The further work to happen in summer of 2024 will be replacing the demolished homes with a park that will better direct water towards the new channel.

In the scenario where they build multilevel apartment type of buildings the developer would have to enter into a Site Plan agreement where we would require them to build and operate stormwater management facilities for the site plan area on their property. This would in general improve the future condition when compared to single family homes for stormwater and flooding.

Hope this helps.

Paul

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Human Health Safety Risks / Costs and Accountability related to Storm and Wastewater Flooding, Drainage Issues:

Among water and mould in basements and their impacts to human health, loud volumes from the pond and drainage continue to be an issue in this area by local residents living at the foot and surrounding street areas of the mountain. The overflow of water from the collection pooling area is not sufficient to sustain existing challenges that come with any extremely elevated development. Even with a separate water pump house in place for the Sunrise Subdivision, (which comes with an extremely high cost of running, managing, and maintaining), existing as is includes complaints ongoing of the unviable increase to an already unstable infrastructure to withhold potentially 600 – 1000 new building dwellers. (pending size of family per unit), in these 324 units overhead at even a higher elevated area.

With an increase of this measure from this elevated area, the cost to build and design extremely large capacity booster pumps, among replace the existing pump which is currently insufficient even for the existing community. Regardless, this would have to include several new designed/engineered enhanced mega pumps in order to pressurize and flow to this magnitude, inevitably extremely costly and unaffordable to residents, developer, and/or city budgets. For example: a pressurized water holding tank built directly into the mountain off Howey Drive to sustain pressurized water from high level areas as comparable, not even close to elevation height nor the magnitude being proposed in this development plan to accommodate this level of dwellings. This would require thousands of square feet to withhold that magnitude of water to sustain long term provision to these dwellings, until it reaches term with depreciation. At that time, management including at what point it requires replacement/reconstruction/repair among whether if or if not covered by any form of capital replacement plan is feasible under the city or developer (should the corporation still exist at that time), would also be required to assess. Currently existing residents of Field Stone Drive and Kingsview Drive report PSI levels with a range of 22-32PSI. Many are frustrated that they cannot wash the soap from their hair in a shower, do not have functional hot water tanks due to lack of pressure, are unable to afford normal use of water. For many residents in our culture, expect as part of routine services are afforded, for example, utilize as part of daily routine basic sanitization of food, household, and personal care as example. Severity of disruption to routines in daily life: disrupts daily activities, such as bathing can become time consuming and uncomfortable rather its purpose of cleansing and relaxing; cooking, especially tasks requiring significant water usage and cleaning which can become time consuming and less effective, both personal and household uses are hindered.

Other Important Human Health Impacts related to inadequate provision of water for basic needs:

Psychological stress: constant struggles with basic utilities can lead to increased stress less effective time management with scheduled commitments at the office, with children and other family and community involvement needs; impacting overall well-being. Sanitation concerns: inadequate water pressure compromises effective sanitization practices. This can lead to accumulation of bacteria and germs in households, elevating risks of infections and illnesses. Vulnerable Populations at Risk: Elderly individuals, children and those with weakened immune systems are particularly at risk from the health hazards posed by poor water pressure as they are more susceptible to illnesses.

Neighbours have been frustrated that they have called 311 multiple times, spoken to their councillor who we have seen bring this forward at council chambers, with response that the developer is accountable, or another department is responsible and to call another number to submit another complaint, ongoing have not found supportive of an improvement plan outlining clearly a final response of who is accountable and when with the issue be resolved. We understand there is an 'acceptable average' however, that average considers higher PSI at lower levels, mid-range moving upward through the development, toward very little in the upper areas (as mentioned; Fieldstone and Kingsview). The areas in question fall within these higher physically demanding elevated areas, yet very low PSI range.

Competency with any member of our community who need no expertise to have the knowledge that water only flows one way; downhill with gravity, and while rock is narrowly permeable, not the extent required to hold the volume to flow from each dwelling proposed with larger geographic area requiring wider range of vegetation removal and concrete coverage in it's access and parking at this height with community of housing among businesses directly below.

Storm and wastewater only leads downward, repeating the same occurrence as previous years specific to this area which many residents have already suffered impacts from and ongoing. Elevated flood levels including swelling to properties below, Junction Creek, including the Ponderosa wetland. Floodwaters often carry pollutants, chemicals, and waste, including from road salts among other auto toxic chemicals causing widespread soil and water contamination, impacting far-reaching ecological consequences and ecosystem disruption or halt thriving.

This is not in any means a smart or sound plan for the city to approve, undertake, is not feasible, safe or sustainable. It will only lead to devastating community impacts causing further and much higher financial crisis issues implicated directly onto the City of Greater Sudbury as accountable for moving this plan forward.

The result also poses exorbitant costs beyond city budget affordability reliving prior experience in order to try to rectify safe housing in the existing and lower areas of this development. This plan will exhaust resources to respond to continual complaints requiring resources for resolution by impacted citizens, increase in staffing responsiveness, time, wages, as is not a sustainable structure that is possible to be added without multiple levels of unaffordable and unrealistic infrastructure to support it where alternate sensible plans in other areas are possible and feasible without such determining impacts.

Without safe housing to the below community, also comes the displacement of families from homeowners, and an increase need again for affordable housing for those impacted. Therefore, this plan will create more housing needs, which is the issue it was presented to resolve.

Among flooding, storm, sewage/wastewater and holding pond capacity issues, the issue of water pressure is also an ongoing concern from residents at the more elevated areas of the subdivision, reporting ranges from only 22-32 PSI water pressure. This is very little to no water pressure – and these buildings are proposed even the highest levels towering over these very elevated properties. In a Planning Committee meeting held February 2024, it was explained there is a water pump station recording pressure, an average being numeric range over the entire neighbourhood from lower much higher levels. This does not address individual houses many homes young families and retired older adults reported paying \$9,000 in taxes per year and receiving the lowest water pressure in the city, impacting basic water needs without any assistance from the city to help resolve this issue. (<https://www.greatersudbury.ca/city-hall/tax-services/tax-calculator/>). Using an average is not acceptable excuse as a response to an actual ongoing issue in homes –

to be clear, factual and rational: the issues exist, are ongoing and not addressed. How would three additional 9 story high buildings at an even higher level be sustainable at this level? At this meeting, Councillor Altman-Landry when speaking on behalf of her constituents, was asked to redirect residents with this issue to continue to call City water/wastewater to report water pressure issues. Is part of the developers' plan include intention to fund additional full time city staffing act as response staff for the new building dwellers who will be undoubtedly populate several full time staff positions to respond to the volume of citizen calls to complain of these issues among lower area homes experiencing flooding and/or swelling, noise issues, and road safety traffic issues? City Engineer Mr. Paul Javor explains the developer would be responsible for internal private expense of developing several booster pumps and would be up to their mechanical engineer/architect to develop, sustain and manage, yet also notes when pressure pump such as the current existing development pumping station exist, comes low pressure up top of the mountain, and very high-risk pressure at below homes. To raise the pressure to accommodate higher level homes, puts lower homes at risk. Further development is proposed at even higher elevated areas than the existing homes experiencing ongoing issues with extremely low pressure. Mr. Javor continues to explain his recommendation that the subdivision conditions should include a feasibility study to investigate, develop and install the outlet of an alternate stormwater route among pressurized stations, to be in place prior to approval of further development stages to take place at the expense of the developer. Such as the Mountain Street overflow channel, the city provided an outlet where it did not previously exist, yet still not containing all of the storm/wastewater drainage continuing to impact lower homes, Junction Creek and Ponderosa Wetland areas.

There was particular focus on water coming down from a holding pond built as part of the subdivision, which locals came to call "**Niagara Falls**." In 2015, Sudbury city council responded by approving a \$4 million flood-proofing plan, which was to include a flood wall across the face of the hill and several drainage channels. In addition to \$4million flood-proofing plan, instead of building a system of channels and flood walls, the city bought the houses of the people most affected. City Drainage Engineer: Paul Javor says, "the other thing that's changed is in recent years is a detailed study of Junction Creek has shown that channeling water into the large ponderosa swamp nearby would actually **make things much worse**. We had so much more information to **make a better decision**," he said.

<https://www.cbc.ca/news/canada/sudbury/flooding-swamps-new-sudbury-roads-homes-1.2610466>

The developer of Sunrise Ridge, SalDan, maintains 'nothing was wrong with the original plan'. Do we believe it will be addressed in proposing 25 times the original development capacity to add an additional three nine story stall, adding hundreds of dwelling units on low-capacity infrastructure? Or have millions to invest in super infrastructure design and installation directly into the mountain in order to sustain such project of this elevation and magnitude.

Flour Mill Flooding - SalDan Development forces the City of Greater Sudbury to respond to calls for safety from Citizens – changes the course on FlourMill floodproofing plan – city has had to resort to buy out homeowners' properties at an increase 1 million for this purchase + \$4 million flood proofing plan to taxpayers upcoming expenses.

<https://www.cbc.ca/news/canada/sudbury/flour-mill-flooding-1.6412999> Public Photo Gallery.

\$4M Flour Mill flood-proofing underway to end 'nightmare' for Sudbury neighbourhood

<https://www.cbc.ca/news/canada/sudbury/flour-mill-neighbourhood-flood-proofing-1.4100763>

A mountain street resident states to reporters he is hopeful be able to "rent out the basement apartment in his Mountain Street triplex without the fear of his tenants waking up in a pool of water, but he isn't sure taxpayers should be footing the \$4 million bill. All this expense, it's the taxpayers taking the burden. Should have been the developer," he says. The city did consider forcing developer SalDan to pay half, but Landry-Altmann says it's time to move past that debate".

Sudbury's Flour Mill area seeks flooding solution

<https://www.cbc.ca/news/canada/sudbury/sudbury-s-flour-mill-area-seeks-flooding-solution-1.2694403>

Mountain Street residents have complained for many years that the hilltop Sunrise Ridge development above them has lead to wet basements and flooded streets in recent years.

In response, city engineers proposed a multi-million dollar plan including a flood wall and a drainage channel which would funnel water away from Mountain Street and into the Ponderosa swamp **at a cost in the millions to tax payers.**

This then moves flooding in other parts of the city connected to Junction Creek, in other wards/areas to then experience increased waste/water among devastating environmental impacts from waste streaming into the natural habitat stream. Hydrologist Sig Kirchhefer, who has studied water flow in the area, **warned against that plan, "You're dumping it into the Ponderosa area and you're flooding somebody else,"** he said. **"So, you have to take care of your own problems, rather than pass it on the next person down stream."**

New Sudbury, Flour Mill area serves as floodplain for Junction Creek

<https://www.cbc.ca/news/canada/sudbury/new-sudbury-flour-mill-area-serves-as-floodplain-for-junction-creek-1.2613967>

Human Health Impacts from contaminated drinking water: The Sudbury and District Health unit warned the rain could affect wells and septic systems and create health risks. If surface water enters a well from the top due to flooding, the drinking water becomes contaminated and unsafe, officials said. If that has happened, the health unit recommends people boil their water for at least two minutes before drinking.

Sudbury's Flour Mill area seeks flooding solution - <https://www.cbc.ca/news/canada/sudbury/sudbury-s-flour-mill-area-seeks-flooding-solution-1.2694403>

People in flood-prone parts of Sudbury are calling on the city to find a better way to contain the waters of Junction Creek. Claude Charbonneau, one of many members on a concerned citizens committee in the ward said homeowners are tired of worrying about water flooding their homes every spring. He said his part of the neighbourhood serves as a kind of holding tank for floodwaters, as the storm sewers under homes fill up when the creek swells. Hydrologist Sig Kirchhefer, who has spend many years studying water flow in the area who warned against that plan, said **“there is no evidence that the flood-proofing measures the city has put in place are actually reducing flows in Junction Creek. He said in general, the growth of the city has lead to more water than ever running through the waters”.**

Environmental Impacts to decades of regreened area currently acting to absorb water: natural biodiverse environment to species including Identified Species at Risk and water levels / swelling to Junction Creek/ Ponderosa/ surrounding Wetlands

Junction Creek Wetland/flood plane is prone to flooding from this area overflow, which only moves water through to other areas. Enormous amount of work went into the regreening efforts of this area which provides for absorption of water, vegetation taken place over the past two decades has shown extreme change to securing erosion control. Roots from tree and plant species absorb water preventative of further mud and sewerage erosion down the mountain pulled from precipitation year-round among ice and snow melt. This alive environment is critical to flood management in the area, and should it be removed for rock, parking lot and buildings in place, the increase of flow could be 60+ fold it's current average. Rock is not porous, removal of trees and shrubs, their important root systems in place and biodiverse plant, bird, animal and insect life removes not just natural habitat, home (including the outcrop areas identified), and elimination to species at risk habituating/holding territory in this area. Please see documentation provided by the MOE and JCSC confirming Sunrise Ridge Mountain where proposal has been initiated, is home to species at risk, (SAR), presented to the planning committee February 2024 in it's requested amendment to condition #39.

Specifically, Junction Creek Stewardship is to provide their year end report to citizens of the City of Greater Sudbury later this year which is inclusive to their annual findings and reporting to the National Heritage Information Centre in this regard. Please see information provided by Dr. Peter Beckett, well known for his long outstanding professional expertise, local environmental research, assessment and impact studies, Professor of Biology and Environmental Sustainability, and, Miranda Virtanen, Executive Director of Junction Creek Stewardship Committee. One of the most significant benefits to regreening is its ability to mitigate flooding – acting to absorb large amounts of water, reducing run off and the speed at which water flows over the land, crucial during heavy rains. In this case, water flows directly onto other property owners below as well as other significant environmental impacts noted. These green solutions are increasingly vital in urban and rural planning, as they offer sustainable and cost-effective alternatives to traditional flood defenses. Not only do they address environmental and ecological concerns, but also provide practical solutions to modern challenges, they enhance well being of the community, creating more liveable, resilient, and healthy environment –

multi-faceted impact that makes regreening essential part of strategy for sustainable development. Turtles holding territory, habituating with permanence, using upland, traveling, and nesting along the way up and down and reoccurring continuously in permanent habitancy. This is evidence that the mountain is an extremely important circumstance of concern with regard to highly vulnerable species at risk inclusive to unique species for example of birds, plant life, bees which play a detrimental part in pollination in this area to name a few. Altered ecosystem dynamics: Flood waters can lead to the introduction of invasive species and alter the natural landscape balance of the ecosystem potentially causing long-lasting or irreversible ecological shifts.

Moreover, related to flood control/water concerns, the City of Greater Sudbury mailed residents in the area twice in the past year to notify they are “not responsible for maintaining and repairing portions of service lines located on homeowners’ properties”. It is noted in this letter (see appendix A), “These repairs can be costly and may not be covered by basic homeowners’ insurance, to contact insurance providers to learn if their policy covers exterior water and sewer service lines. Residents are encouraged to contact and purchase additional insurance in this regard to Service Line Warranties of Canada (SLWC) to protect against potentially expensive emergency repairs to water and sewer service lines on properties, ensure repairs are completed to applicable codes and standards by qualified contractors and reduce water loss and water inflow/infiltration as protection plans encourage line leaks in a timely manner”. Already our neighbourhood homes are experiencing over inflated housing taxes. Among paying some of the highest housing tax brackets seen in the entire Greater Sudbury Area, comparable to many waterfront property taxes, we have been encouraged to purchase additional insurance to address water/wastewater issues. We foresee an extremely high influx to these issues impacting this area and we are being told that homeowners are accountable for these costs potentially incurred on our families as homeowners directly. Homeowner population in this area are mainly young families with high expenses for their children’s schooling, community teams, as well as retired older adults on tight budgets spread thin by inflated cost of living expenses, mortgage rate increases, extreme increases to city tax bills etcetera. Many homeowners purchased in the downtown due to lower cost of properties in this area as opposed to other areas in the city, yet no longer makes financial sense now paying an extravagant and rising amount in taxes and difficulties with services and now potentially safety and peacefulness of the community.

Human Health Safety Risks and City Responsibility in this decision – Overall outcome Accountability

Already you have received letters regarding heavily weighted concerns from residents regarding the sun/shadow study which only captured a very limited single period from what impact would be fulsome in scope impacting residents’ quality of life under the shadow of these buildings. Noise and light pollution, loss of privacy to all homeowners would all be introduced and regular 311 calls of complaints to tie up city resources as response on an ongoing basis. Stress and duress of community members should this move forward will be immense.

Among our neighbourhood issues relevant to further apartment dwellings proposed, are the issues we have experienced over the years being downtown including but not limited to ongoing issues of theft, vandalism, drug abuse and violence. Homeowners have had to purchase and install security cameras which have been frequently documented with the City of Sudbury Police Services, among respond to many calls for other volunteer service organizations in need to pick up needles and various emergency services where daily and frequent high-risk situations are found. Specifically, downtown is experiencing the highest level of these issues and saddened to see residents living in the last few areas that include single residential homes yet faced to manage these levels of issues while also paying the highest cost of living in the city. They also manage a variety of leadership roles that are the foundation in the fabric of the overall greater community, then again sidebar to oversee operations that address basic safety, our families are on constant ongoing alert in attempt to prevent damage and unsafe situations at the comfort of their own homes. What leads us to then question is: is this the right safe, smart, attractive, and economical community for us to remain in? What are the resale impacts of single dwelling homes in the area when we see more and more deterioration surrounding the area and no supportive investment to make the downtown and flour mill areas safe, look appealing in any way, without investment into ground level surrounding existing buildings currently abandoned. These could be repurposed and come with existing infrastructure already in place to renovate re-beautify surrounding areas, and act as reasonable housing crisis response. Residents throughout this ward already experience frequent issues of break-ins, theft, vandalism, violence recorded as factual evidence, and are extremely worried about these central downtown issues. This including extreme and

continually visible drug abuse; downtown being the highest populated area experiencing opioids, thousands of needles found and collected every month, even during the needle exchange program duration, lack of mental health supports, crisis intervention supports and importantly, pressure on police services to have a handle on/manage regular daily high-risk issues is becoming less, while high risk issues increase. We see less single-family home dwellings approved for development downtown while high rise structures overtake the centre wards splitting the downtown core of our city. Families from a diversity of wards in the broader city are very expressive publicly via all forms of social media about their feeling less and less safe to live, visit, or even shop/enjoying the downtown area, looking elsewhere to raise their children/retire and shop in safer areas of the city. To include a more recent example, should any member of the public visit facebook's social media dialogue regarding this last Santa Clause Parade held downtown/flour mill recently, hundreds of families wrote streams of negative comments regarding this area and experience.

What has been the impact to the Greater Community? All wards have been impacted, community as a whole in the way they have experienced and interact with the Downtown and Flour Mill Community has completely diminished: We see little to no children and young families in the downtown. Hundreds of businesses and service sectors have either closed, bankrupt or moved for reasons related to the above – all in one centralized area of the city. Currently we as a community, would like to maintain a safe family friendly environment for our children and older adults inclusive of single dwelling homes for families in this last preserved area currently zoned and designated to do so.

We call on the city to advocate and protect the remaining portion of our family neighbourhoods who are working hard to preserve basic peaceful and safe quality of life for their loved ones. We well understand ongoing housing issues particularly affordable housing which we also know aside from being needed, is also very attractive to developers with government rebate incentives may be a cheaper and quicker option for development corporations to build and make more profitable returns with.

Realistic Housing Affordability and Population Served

In his presentation March 1st, 2024, to our community, the developer confirmed rates which were extremely unaffordable, noting \$3500/month which is almost triple the average two-bedroom rent rate in the City. Also noting, once approval for re-zoning, 'Sam' noted 'I can do anything', continuing to inform that the community may see condos after the proposal is approved, selling between \$550,000 - \$600,000 per unit. SalDan's idea of affordable housing is only a play to gain your and the public's buy in. (The first step in Change Management technique). Further, 'Sam' continued to inform the community that he will only 'accept' seniors to live in the units in all three complexes. When questioned if it is to be a designated retirement living, he confirmed firmly, No– not designated retirement living. When asking how he would discriminate against younger couples and families looking for housing, he stated again, he can do what he wants and will only allow seniors, then continued to look around the room at the older adult population, offering this as an opportunity and seeking buy in. The community was outraged by this discrimination. With a career in geriatric care, experience, and knowledge inclusive to types of senior levels of care, population and housing needs, this is not realistic in any terms. Elderly communities who are able to live in their own complexes are affording lifestyles off limited retirement budgets, while also managing health care needs and supports required during natural progression of aging and encountering varied comorbidities. The story presented is simply to gain buy in from the public to support these high rises however in no way is going to be designated affordable or for senior nor accessible for dwelling patrons.

Looking at the larger picture involved with the whole of the City of Greater Sudbury, **we recommend to the Planning Council of the City of Greater Sudbury:** larger housing building approvals be dispersed diversely among each ward rather than stacked all centralized all in the centre of the physical city landscape of downtown. For all of the very valid, well known above reasons, as well as, in areas that make sense in terms of sound, solid, smart planning decisions, based on landscape, less complex and costly infrastructure needs, environmental concerns, access, safety of surrounding areas, environmental impacts and accessibility with nodes and corridors in mind, taking into account the well being of all citizens, rather causing a domino effect of other costly and high risk scenario problems to surely come in the multitudes of problematic aftermath. We already have concerns regarding increased need for support services in the downtown area to address citizen's safety and well being.

These issues are already impacting the deterioration of tourism and commerce not only in this ward already, also significantly visible and known to citizens throughout the greater community of Sudbury, among deter visitors considering any investment in any matter in our community. These address multiple levels of issues well documented and known throughout the City of Greater Sudbury Police, City staff, Councillors and the Mayor of our beautiful city requiring constant attention, particular to this area's unattractive deterioration and low popularity due to the Downtown and Flour Mills's current level of instability, unattractiveness with accompanying ongoing safety risk status ongoing. As our entire community has commented many times, these proposed buildings are definitely not attractive in way and have no intention of living beside them, or experiencing all the issues that accompany this proposal.

We also recommend to the Planning Council of the City of Greater Sudbury in regard to multiple housing complex buildings aside disbursement in a variety of wards to enhance diversity in all areas of the city, to also please be considerate to the impacts on the little remaining natural landscapes our greenspaces provide that are left in our wards, impacts to human health, oxygen to filter carbon gases and assist cleanse and maintain air quality by filtering environmental toxins and other pollutants that also comes with multitudes of emissions from mining, automobiles, etc. This is particularly important to the overall health benefits and wellbeing provided from this environment inclusive to citizens of Greater Sudbury, plant, bird, animal/wildlife and insect species.

In addressing environmentally sound housing solutions, we recommend to the city to consider prioritizing encouragement and explore options and opportunities for developers to utilize existing buildings that are not occupied, to rebuild or renovate where existing infrastructure already exists to support such amount of dwellings. There are currently hundreds of buildings unoccupied in the City of Greater Sudbury that can be used to address the need for housing. Government incentives are available for developers to utilize these buildings which already are inclusive of existing infrastructure; electrical, water/wastewater/sewage/plumbing as outstanding options that are financially efficient and ecologically sound among assist transform old, deteriorated areas, into beautiful living spaces for alternative housing needs.

We recommend to the Planning Council of the City of Greater Sudbury, to include a full comprehensive environmental and Human Health Risk Assessment inclusive to impacts to the community without social services, support services and police services enhanced in this area should more buildings be approved in the centralized areas of downtown Sudbury. A comprehensive approach leads to a more balanced and healthy overall quality of life. Is the City of Greater Sudbury prepared and able financially to provide more supportive responsiveness services to the area? Also inclusive to request and Environmental Risk Assessment, inclusive to: plant, bird, animal/wildlife, and insect species coexisting in the last of our irreversible natural greenspaces which also is provision to clean air in the centre of the city, home to much environmental carbon monoxide off gases, mining pollutants, among other toxic chemicals impacting air quality. Mr. Steven Monet confirmed with us at City Council Chambers, February 12th, 2024, other areas slated for development were assessed prior to development. While it is not his opinion that endangered species at risk or other personal opinion as to why he feels assessment would not be required, his opinion is not rationale nor evidence based as to why the removal of condition 39, to the application or any other reason to waive assessment to such a high risk area that have excessive decades of documentation showing evidence otherwise of devastating impacts to correlating areas would call for dismissal.

This area was regreened as part of a city-wide project with intent to rehabilitate greenspace, hundreds of thousands of dollars put into this effort, several decades of growth afforded to have finally taken place, now considered to be blasted and be replaced with more concrete structures and an unstable infrastructure nightmare for neighbouring residents.

We urge the City to enter this decision with open eyes, clearly transparent information presented, not be wilted to the developers' last minute change that only serves as SalDan's cost effective interest to make capital in a transaction, that will be left with us citizens, and the City of Greater Sudbury detrimentally devastating financial crisis to reoccur again impacting displaced outcomes on families throughout the ward for decades by denying rezoning approval from moving forward. We suggest protecting the area from further financial, health and safety crisis, and remain in line with the premier's agenda for single dwelling homes to remain with single dwelling homes while taking into account so many

residents' alternate suggestions that are sound, reasonable, accessible and affordable. There are better options recommended and we look to you for preventative action in this decision please. Please review article links and expertise statements pertaining to the experiences' years prior, lessons learned, which called at that time to make better decisions, it was recommended not to develop further, yet was moved forward with SalDan's word that everything would be in place in order to receive approval, yet at a cost to all of us - millions which is still not resolved. Nor to date, has SalDan fit the bill to cover incurred costs to impacted residents from unstable infrastructure to support this development, which costed millions aftermath of the development. While just over \$7000 per 66 single dwelling homes to be developed is still slated to be paid back to the city by SalDan, the result from 3 x 9 story buildings and the weight that will come from this development can most definitely guarantee only more financial deficit into repair from crisis that will outcome from this re-zoning application, not only will it cause drain on city staff and department resources, current non payment in return from prior agreements between SalDan and the City of Greater Sudbury to provide finances to costs incurred from prior issues resulting from this development.

Fit, Suitability and Material Change to Character of the neighbourhood / Residents residing in this area

Lastly, residents in this neighbourhood express the importance of fit, suitability and character of our neighborhood would be irreversibly altered should approval move forward. The application is not in line with the Province of Ontario's Federal agenda to accommodate further single dwelling homes in single dwelling home neighbourhoods for working families, nor the City of Greater Sudbury's Official Plan, Housing Strategy. Residents of Sunrise Ridge, purchased with the understanding that this is to be a low-density residential area where families can rely on enjoying peace and tranquility in their home environment. Residents are well organized for the reasons mentioned above in response to having to maintain issues of safety in the area. High-rise buildings will disrupt this calm environment and contradict the developers' original plans for the neighborhood. The original plans presented to us inclusive in our decision making to work hard and invest to build and/or renovate our homes for the future of our families.

Impacts to nearby neighborhood residents health and safety and city's accountability for this community's wellbeing and attractiveness to retain including: Increased traffic, already deteriorated roads which are currently in disrepair from either/all direction, (Kingsway to Sunrise Ridge, or Pearl Street to Sunrise Ridge, or Notre Dame to Sunrise Ridge), among water/wastewater/drainage/flooding issues below this development, caused by a high level, large-scale construction development also disrupting the last of their neighbourhood natural landscapes. This project will be foreseen as an eyesore by citizens throughout the city as seen from afar, being developed to overlook the city from the highest point of our mountains, sure to cause attention and conversation heard throughout the city of Sudbury just as popular as the highlight topic of it's neighbouring Sudbury Water Tower.

We urge the City of Greater Sudbury Planning Committee to be aware of the real concerns brought forward as well in respect of the voices of its citizens (many fellow community leaders and partner colleagues), who made the choice to invest in this low-density living area for its family friendly, safe environment that cannot be replicated in high-density areas. We ask you not just as council members, but fellow community members to please receive kindly, our recommendations to preserve Sunrise Ridge by opposing the rezoning and halt of the proposed development permanently and immediately.

Thank you for taking the time to review the concerns collected from hundreds of residents outlined in this lengthy letter of concern, representative of the voices of those signed on the petition to deny approval the Section 34 Planning Act Application (File#751-6/23-23) of 920936 Ontario Inc. to amend By-law 2010-100Z to change the zoning classification of PIN 02132-1366, Part Lot 4, Concession 4, Township of McKim (0 Fieldstone Drive) et. al. from the currently approved Low Density Residential One (R1-5) to High Density Residential (R4).

Should you have any questions please do feel free to connect at any time.

Sincerely,

Tanya anne Ball

November 2023

Dear Resident,

You're receiving this letter to notify you that the City of Greater Sudbury has selected Service Line Warranties of Canada (SLWC),* an independent company that offers homeowners protection plans to help cover repair costs associated with their water and sewer service lines. Participation in this program is **optional and voluntary** for homeowners.

What homeowners need to know:

Water and sewer service lines connect a homeowner's property to the City's water and wastewater systems. These lines can be subject to freezing, tree roots, changing soil conditions and general deterioration. Service line failures can result in the loss of water supply to the home, sewer backups, and potential property damage.

The City is responsible for maintaining the portion of these service lines running from the sewer or water main up to your property line. **Homeowners are responsible for maintaining and repairing the portions of these service lines located on their private property.** These repairs can be costly and may not be covered by basic homeowners' insurance. Homeowners are encouraged to contact their insurance provider to understand if their policy covers repairs to the exterior water and sewer service lines, whether or not additional coverage can be added to their policy, and their responsibilities in the event of a private water or sewer service line failure.

An optional protection plan from SLWC can help you be better prepared in the event of a service line failure as SLWC can:

- provide eligible homeowners repair plans to help protect against potentially expensive emergency repairs to water and sewer service lines on their property;
- ensure repairs are completed to applicable codes and standards by qualified contractors; and
- reduce water loss and water inflow/infiltration as protection plans encourage residents to repair water and sewer service line leaks in a timely manner.

Learn More:

The enclosed information is provided by SLWC to help you decide whether a plan is right for you. More information regarding the program and City's partnership can be found by visiting the City's website at greatersudbury.ca/SLWC.

*SLWC, an independent company separate from the City of Greater Sudbury, offers and manages these optional plans. Your choice of whether to purchase these service plans will not affect any service currently provided to you by the City of Greater Sudbury.

Maria Gonzalez Santos

From: Joscelyne Landry-Altmann
Sent: Friday, February 9, 2024 3:18 PM
To: Meghan Forestell; Bailey Chabot
Subject: RE: Sunrise Ridge Apartment Development - Concerns

Hi Megan and Bailey

I am forwarding your concerns to the planner on this file Ms Bailey Chabot.

Regards,
Joscelyne

-----Original Message-----

From: Meghan Forestell <[REDACTED]>
Sent: Thursday, February 8, 2024 10:13 PM
To: Joscelyne Landry-Altmann <Joscelyne.Landry-Altmann@greatersudbury.ca>
Subject: Sunrise Ridge Apartment Development - Concerns

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

Good evening councillor,

I am a resident of Sunrise ridge and have received the letter from the City of Sudbury regarding file #751-6/23-23.

I'd like to take a moment to share my concerns and have your thoughts on the development.

1. The proposed amendment goes against the city of Greater Sudbury's official plan. The residents of this area purchased their homes knowing this plan of single family homes. We feel the city and developers have lied to us and would have impacted many residents decision to purchase in the neighbourhood.
2. The significant increase in traffic will be detrimental to the neighbourhood and is a large safety concern. If you come to visit the neighbourhood you will notice the large number of children playing in the streets and park. The low traffic allows children to safely do so currently. Should this plan go through worry for the safety of these children and their ability to play as a community and be free to do these activities.
3. This change in development represents a large character change to the neighbourhood. Like I said in comment 1, many purchased homes with beautiful views knowing that there was an option of single family houses to be built never apartments. This will change many views, noise, and character of our neighbourhood.

I invite you to please come visit our neighbourhood and you will see that adding approximately 700 residents is not feasible for the area.

Thank you,

Meghan

Maria Gonzalez Santos

From: Mark Gauthier <[REDACTED]>
Sent: Saturday, April 6, 2024 12:15 PM
To: clerks
Subject: Planning Committee Meeting - Re-zoning of Sunrise Ridge

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To the members of the Planning Committee of the Greater City of Sudbury,

I am writing to express my strong opposition to the proposed construction of three nine-story apartment complexes within our residential single dwelling subdivision. As a resident of this community, I am deeply concerned about the potential negative impacts such a development would have on our neighborhood.

First and foremost, the construction of three nine-story apartment complexes would drastically alter the character of our community. Our neighborhood is comprised of single-family homes, and the addition of such a large-scale development would be out of place and incongruent with the existing landscape. It would not only disrupt the aesthetic appeal of the area but also diminish the sense of community that we have worked hard to cultivate.

Furthermore, the increased population density resulting from this development would put a strain on our already limited resources and infrastructure. Our narrow, single laned entrance and exit are not equipped to handle the influx of vehicles that three nine-story apartment complexes would bring. This will lead to an increase of traffic and creating unsafe walking conditions. Currently our children do not have access to adequate sidewalks that lead to the playground or bus stops. Apart from our children having to maneuver increased traffic, there will be residents in need of adequate public transportation, which the Sunrise Ridge subdivision does not currently have due to the grade and narrow one laned street that serves as the main artery of the subdivision.

Additionally, the construction of such tall buildings would have a detrimental impact on property values in the surrounding area. Studies have shown that high-rise developments often decrease the value of nearby properties due to factors such as reduced privacy, increased noise pollution, and obstructed views. Many residents, myself included, have invested a significant amount of time and money into our homes, and we should not be forced to bear the financial burden of a development that does not align with our community's values.

I urge you to consider the concerns of myself and other residents who oppose this project. Instead of approving the construction of a nine-story apartment complex, I encourage the city council to explore alternative solutions that are more in line with the needs and character of our neighborhood. Currently, our developer (Sal-Dan) has approval to continue with the construction of single-dwelling homes. I urge you to encourage Sal-Dan to stay the course and commit to what we were promised when we invested our future into Sunrise Ridge.

Thank you for taking the time to listen to my concerns. I trust that you will make the right decision for our community.

Sincerely,

Mark Gauthier

8 Fieldstone Dr.
[REDACTED]

Connie Rossi

From: Kent Rendell [REDACTED]
Sent: Saturday, March 30, 2024 11:39 AM
To: Alex Singbush
Subject: rezoning of Sunrise Ridge

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

Alex Singbush

I am writing to you to voice my concerns, and opposition to the proposed rezoning and planned building of 3 apartment buildings in Sunrise Ridge.

To begin with, my wife and I purchased a property, and built our home together after visiting an open house, and talking to the realtor. We were sold on the idea that this was going to continue to be a single family home neighborhood, and in fact, were told that the next phase was to be even higher end houses.

This appealed to us, as we liked the location being close to downtown, as well as being central. We also really liked the idea of a quiet neighborhood with limited disruption from traffic, as we had each lived in higher traffic areas prior to this.

Had we been aware that this was going to be a high density area with 9 storey apartment buildings, we would have looked elsewhere.

Our concerns are as follows:

1. High volume of traffic: 108 Units on our street will see at least 108 more vehicles in and out at all hours of the day. With 3 such buildings, 324 units, means a minimum 324 more vehicles on the main road up/down the hill. The original proposed 66 houses, even with 2 cars per household, would only see 132 more vehicles. This is a significant increase, and does not include increases due to visitors to these residents.
2. Privacy: 9 storey units will mean our backyards will now be part of the viewing area for the upper floors and depending on the house, maybe most floors. We have gone to considerable expense to create privacy as best we can, from neighboring houses, so we can sit in our hot tub without feeling we are being watched. Further to this is the privacy inside our houses, as people in these units will now be able look directly into our houses from above.
3. Sidewalks: With an increase of at least 108 vehicles on our road, walking may become dangerous. Sidewalks have been proposed. We already have a driveway that is short and fitting 2 cars back to back takes the entire length of the driveway. If a sidewalk is built, we will lose a significant area to park in, and, come winter, we risk blocking the sidewalk and not allowing it to be plowed, or, parking on the street and receiving a ticket.
We also would lose a portion of our front yard, which is also not very large.
Again, when considering building a house, we asked about sidewalks, and were told there was no plan for a sidewalk on our street.

In summary, we feel this proposal, if successful, will alter significantly the character of the neighborhood we were sold on and have an impact on our safety, privacy and on our personal property.

I hope you will consider this, and protect the consumer, who in many cases have invested significant amounts of money to live in Sunrise Ridge.

Sincerely

Kent Rendell

Maria Gonzalez Santos

From: M-s-n member info <[REDACTED]>
Sent: Tuesday, March 19, 2024 3:13 PM
To: Alex Singbush
Subject: Re: Opposition for SalDan request File # 751-6/23-23.

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

Sent from my iPad

> On Mar 16, 2024, at 12:06 PM, M-s-n member info <[REDACTED]> wrote:
>
>
> Listed are my reasons for objection on the changes.
> 1 - Loose boulders falling from existing construction.
> 2 - water washing away soil from under driveway.
> 3 - ice on street preventing water access to street drains.
> 4 - water saturated yard increased.
> 5 - drilling and blasting creates dust aggravating allergies.
> 6 - increase in vehicle traffic with frequent accidents on Mount Adam.
>
> Richard Pilon
> 274 Mountain St. Sudbury , On. P3B 2T7.

Maria Gonzalez Santos

From: M-s-n member info <[REDACTED]>
Sent: Tuesday, March 19, 2024 3:07 PM
To: Alex Singbush
Subject: Re: Opposition for SalDan request File # 751-6/23-23.

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

Sent from my iPad

> On Mar 18, 2024, at 6:27 PM, M-s-n member info [REDACTED] > wrote:
>
> Listed are my reasons for objection on the changes.
> 1- loose boulders falling from previous construction in my yard.
> 2- water saturating yard increased.
> 4 - ice forming on driveway entrance preventing water to access street drain.
> 5 - difficulty entering driveway due to ice buildup.
> 6 - increase in vehicle activity in my area.
> 7 - insecure feeling walking on my street.
>
> Doris Poulin
> 274 Mountain Street , Sudbury On. P3B 2T7.

Maria Gonzalez Santos

From: M-s-n member info <[REDACTED]>
Sent: Tuesday, March 19, 2024 3:20 PM
To: Alex Singbush
Subject: Re: Opposition for SalDan request File # 751-6/23-23.

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

Sent from my iPad

> On Mar 18, 2024, at 6:27 PM, M-s-n member info <[REDACTED]> wrote:
> Listed are my reasons for objection on the changes.
> 1- loose boulders falling from previous construction in my yard.
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> 4 - ice forming on driveway entrance preventing water to access street drain.
> 5 - difficulty entering driveway due to ice buildup.
> 6 - increase in vehicle activity in my area.
> 7 - insecure feeling walking on my street.
>
> Doris Poulin
> 274 Mountain Street , Sudbury On. P3B 2T7.

Maria Gonzalez Santos

From: M-s-n member info <[REDACTED]>
Sent: Tuesday, March 19, 2024 3:20 PM
To: Alex Singbush
Subject: Re: Opposition for SalDan request File # 751-6/23-23.

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

Sent from my iPad

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> Listed are my reasons for objection on the changes.
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> 2- water saturating yard increased.
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> 6 - increase in vehicle activity in my area.
> 7 - insecure feeling walking on my street.
>
> Doris Poulin
> 274 Mountain Street , Sudbury On. P3B 2T7.

Maria Gonzalez Santos

From: Heather Haynes <[REDACTED]>
Sent: Thursday, March 14, 2024 2:59 PM
To: Alex Singbush
Subject: Sunrise Ridge development proposal

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Mr. Singbush,

Having received notice from the city of Saldan's rezoning application for the Sunrise Ridge subdivision from low density to high density, my concerns are numerous.

As a homeowner in the subdivision this location was purposely selected to build upon based on the plan for the area stated. Had there been any inkling of apartment buildings being constructed, we would never have made this decision.

As I'm sure you've heard from a number of area residents, I will likely reiterate their concerns:

Water pressure

Single entrance/exit

Significant increased traffic flow

Lack of sidewalks

Lack of accessible transportation

Water drainage at the bottom of the hill

Blockage of light during certain times of year

Disruption to wildlife

Lack of easy access for emergency services

Lack of fit with neighborhood character

Please take these concerns seriously and ask whether you would be in favour of such a development in your own neighborhood.

Sincerely

Heather Haynes

26 Fieldstone Drive

[Yahoo Mail: Search, Organize, Conquer](#)

Maria Gonzalez Santos

From: k masiero <[REDACTED]>
Sent: Thursday, March 14, 2024 10:24 AM
To: Alex Singbush
Cc: Joscelyne Landry-Altmann; Fern Cormier; Mayorsoffice
Subject: Application for rezoning/SunRise Ridge subdivision-File #751-6/23-23

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

Dear Mr. Singbush,

I am writing this letter to express my strong opposition to the application by 920936 ONTARIO INC to amend by law 210-1002 by changing the zoning classification from R1-5 Low Density Residential 1 to R\$ High Density Residential, as well as the intention to develop three 9 storey buildings with approximately 324 apartments.

My opposition is based on the following reasons:

TRAFFIC

The existing subdivision has one point of egress. A potential increase of 400+ vehicles in and out of the area becomes a significant safety issue . The roadway is particularly narrow in winter.

In the event of a natural disaster and /or fire the single point of egress will lead to difficulty evacuating residents To exit Sunrise Ridge Dr. turning left onto Mont Adam vehicles must inch out to see any cars coming up the hill on the right.

Having only one point of ingress/egress will lead to traffic congestion along Cochrane St and Mont Adam . This will also create issues for emergency response vehicles trying to enter the subdivision.

PEDESTRIAN SAFETY

There are no sidewalks on two streets where the proposed apartments are to be built.

Children will not be able to walk safely to and from playground, school buses and neighbours' homes if an additional 400+ cars are introduced into the area.

PUBLIC TRANSPORTATION

CGS transit does not service this neighbourhood due to the narrow roadways and incline of hill.

GOVA is seasonal on Mont Adam operating from April-November due to " steep topography ".

School busses for children aged 4-12 will only pick up/drop off at the roundabout on Northfield Dr.

Busses for high school students drop off at the subdivision entrance on Mont Adam.

This creates challenges for the additional 324+ residents who will occupy the proposed apartment buildings.

FLOODING

Mountain Street residents have experienced flooding of homes and businesses due to the establishment of the existing neighbourhood.

The city has been forced to purchase and demolish homes on Mountain Street to prevent further damage from flooding The extensive parking areas (hard space) of the three 9 story apartments will promote water traveling downhill to the Mountain Street area.

Valuable natural vegetation that acts as flood protection will be destroyed.

WATER PRESSURE

Residents in homes on Northfield, Fieldstone Dr and Kingsview Dr have experienced water pressures below 30psi. (provincial standard is 40psi)

Issues have been documented with the city for a number of years. There have been no solutions offered. Currently there are two water pumps (1 operational and 1 back up) at the entrance to the subdivision to provide water to the existing homes.

Does the operating pump have the capability to supply water(uphill) to an additional 324 apartments?

Is the pump efficient enough to provide water to hydrants in the event of a fire in these buildings?

ENVIRONMENTAL

The heat generated from the parking lots asphalt and buildings pose a hazard to the surrounding environment. The amount of carbon produced by these buildings will be greater than those produced by single-family dwellings, which have more green space. Taller buildings produce more carbon.

The Junction Creek Stewardship committee has documentation of habituating species at risk (rare Blanding's turtle) occupying and migrating up and down the mountain.

I respectfully ask that these factors be taken into consideration and that the rezoning and proposed building of three 9 story apartment buildings be denied.

Regards

Kim Masiero

27 Fieldstone Dr

Sudbury ON

Maria Gonzalez Santos

From: 311
Sent: Tuesday, March 12, 2024 9:42 AM
To: planningservices
Subject: Fw: Saldan, Sunrise Ridge Development

Good day,

Please see the attached email for your review.

Regards,

Stacey Lawrence

Senior 311 Call Centre Representative
City of Greater Sudbury/Ville du Grand Sudbury
P:705-674-4455 ext.2817

From: bob daigle <[REDACTED]>
Sent: Thursday, March 7, 2024 2:43 PM
To: 311 <311@greatersudbury.ca>
Subject: Saldan, Sunrise Ridge Development

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Take a large metal salad bowl and turn it upside down. Place a wash cloth on top and pour a half cup of water onto it. Notice the absorption and “predictable” pattern with the run off. Now remove the wash cloth and pour another half cup of water on top. There is no “flow”. Note there is no absorption and the rush of water down the sides. That is what has and is happening with the Sunrise Ridge Development.

I also have concerns about the wetlands below and to the North of the development. If, like I suspect, the wetlands don't get the moisture it is used to, it will either dry out and become hard pan or become saturated. Both conditions will mean the wetlands will not do their traditional job as a “sponge” and there will be flooding downstream.

There have been two very serious flooding “events” in 2007 and 2009 where rainfall was so heavy that many homes below the development suffered serious damage.

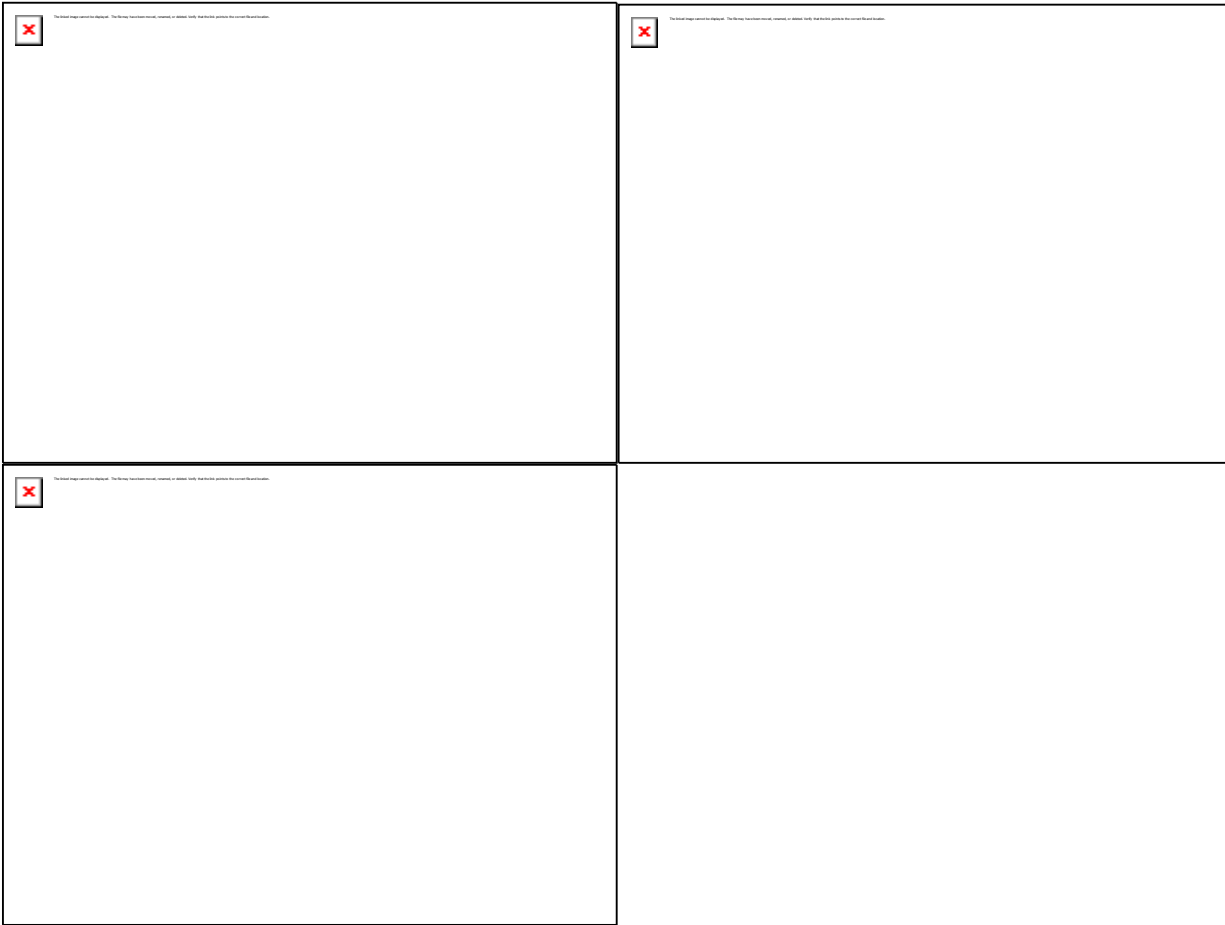
The Devil is in the details...

I have a Storm Water Management Report that indicates the drainage system on Mountain Street is only capable of handling two year rain “events” and the drainage system on Monte Adam a five year event. Both these conditions indicate that there will be even more serious flooding events in the future at even more cost than already has been incurred.

There is also an engineering report, yet to be released, that indicates there are serious deficiencies with the current Phase One and Phase Two aspects of the development. It won't be released unless the (city) engineer tasked with the investigation gets paid for his work.

Instead of dealing with the street drainage systems upgrade, the city installed a drainage ditch at the top lower end of Mountain Street that connects directly to Junction Creek. Those same engineers deemed the street as a “sluice way” to that ditch. That means any overflow will be washing down the street passed all those homes to the very same ditch. If the rain event is as serious or even more, it will not prevent those homes from being flooded yet one more time. I think we on Mountain Street have been lucky since 2009 that there has not been even more “events”. Considering the buzz words Climate Change, we can fully expect this to happen.

It should also be noted that, according to my Access to Info requests, there was NOT ONE report generated as to the cause, costs incurred by home owners, and or possible mitigation solutions to the flooding in 2007. It took a serious very costly event two years later for it to get “noticed”. Oh, and a lawsuit on my part to have the city respond. Oh, and the increased tax revenue, which seems to be the only focus, will not compare to the costs to homeowners. What follows are pics of the “event” from 2007. I was way too busy trying to save my home in 2009 to take pictures of the damage to my home and basement contents.



The upshot of this whole letter is to indicate that mountain top development(s) alters the natural absorption and flow of storm water run off and will most certainly cause future flooding and/or potential side effects of developments of this kind.

Robert C. Daigle,
291 Mountain Street,
Sudbury, Ontario, Canada
P3B 2T8









Maria Gonzalez Santos

From: Alex Singbush
Sent: Saturday, March 2, 2024 4:14 PM
To: Bailey Chabot; Maria Gonzalez Santos
Subject: Fwd: File # 751-6/23-23
Attachments: BYletter1.docx

Another requesting an acknowledgment of receipt. Thx, Alex

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From: Brianna Yuill <[REDACTED]>
Sent: Saturday, March 2, 2024 3:58:59 PM
To: Alex Singbush <Alex.Singbush@greatersudbury.ca>
Subject: File # 751-6/23-23

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Hi,

Please see my attached letter of opposition regarding the proposed zoning change to 0 Fieldstone Drive, Sudbury and confirm your receipt of this email.

Sincerely,
Brianna Yuill

Brianna Yuill
2 Fieldstone Dr.
Sudbury, ON P3B 0C4

[REDACTED]

[REDACTED]

March 2, 2024

Alex Singbush
Manager of Development Approvals
Planning Services
Box 5000, Station A
200 Brady Street
Sudbury ON P3A 5P3

Re: File # 751-6/23-23

Dear Alex Singbush,

I am writing to express my strong opposition to the proposed change in zoning from low density to high density residential, particularly the development of three 9-story apartment buildings in our community. While I understand the pressing nature of the housing crisis, I firmly believe that this proposed solution is not the appropriate answer.

The proposed plan suggests that there will be a total of 108 affordable housing units in the development. However, it is crucial to note that affordable housing is defined as 80% of market rent. During a meeting with the developer, it was indicated that units in the apartment buildings would rent for approximately \$3400 per month, making the affordable units rent for around \$2720 per month. According to the health unit, the average income in Sudbury is gross \$41,950, which divided over 12 months equals \$3495 per month. For rent to be considered affordable, it should not exceed 30% of one's gross monthly income. Thus, even the so-called "affordable housing" proposed by the developer is unattainable for the average resident in the Sudbury District.

Furthermore, the current waitlist for Sudbury Housing and geared-to-income residences in the community is approximately 4 years. Therefore, rezoning this community to high density residential to allow for the development of high-end apartment buildings will not alleviate the current housing crisis in Sudbury. Even if retirees were to sell their current housing to move into these apartments, as suggested by the developer, it would not address the housing crisis. The average house price in Sudbury, according

to MLS, is \$470,000, resulting in a mortgage payment of approximately \$2968 monthly, which is still unaffordable for the average resident of the Sudbury District based on income.

Instead of approving the rezoning of 0 Fieldstone to allow for the development of high-end apartment buildings, I urge the city to focus its efforts on developments in other areas that would be more attainable for the average resident of Sudbury. This approach would have a positive impact on the current housing crisis. Allowing rezoning and the subsequent building of high-end apartment buildings in a current low-density residential area would significantly decrease the quality of life for those residents who specifically chose to invest their money in a low-density residential area, without benefiting the residents of Sudbury who are in need of housing.

In conclusion, I urge the City Council Planning Committee to deny this proposed rezoning and development plan and to prioritize solutions that truly address the housing crisis in Sudbury and benefit the residents in need.

Thank you for considering my perspective on this matter. I hope that together, we can work towards solutions that promote equity, inclusivity, and compassion in our community. Please provide me additional notice when the application is scheduled for a public meeting.

Sincerely,

Brianna Yuill

Maria Gonzalez Santos

From: Alex Singbush
Sent: Saturday, March 2, 2024 4:12 PM
To: Bailey Chabot; Maria Gonzalez Santos
Subject: Fwd: File #751-6/23-23 community member comments
Attachments: CYletter1.docx

Hello Bailey,

Could you please acknowledge receipt on my behalf?

Thanks,
Alex

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From: Craig Yuill <[REDACTED]>
Sent: Saturday, March 2, 2024 4:07:33 PM
To: Alex Singbush <Alex.Singbush@greatersudbury.ca>
Subject: File #751-6/23-23 community member comments

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Dear Alex Singbush,

Please see attached regarding my comments and opposition to the proposed zoning changes within file #751-6/23-23.

Please send acknowledgement you have received my letter.

Cheers,
Craig Y

Craig Yuill

2 Fieldstone Dr.

Sudbury, ON P3B 0C4

[REDACTED]

[REDACTED]

March 2, 2024

Alex Singbush

Manager of Development Approvals

Planning Services

Box 5000, Station A

200 Brady Street

Sudbury ON P3A 5P3

Re: File # 751-6/23-23

Dear Alex Singbush,

I am writing to strongly oppose the proposed change of zoning from low-density residential to high-density residential, as well as the subsequent construction of three mid-rise apartment buildings within the Sunrise Ridge subdivision. This proposed development raises significant safety concerns for both current and future residents of our community.

The primary concern is the anticipated increase in traffic resulting from the rezoning and construction. Sunrise Ridge was intentionally established as a low-density residential area to ensure the safety and well-being of its residents, particularly our children. Many of us chose to purchase homes here precisely because of the peaceful and safe environment that it offered, allowing our children to play outside without fear of harm. However, rezoning to high-density residential would significantly impact the quality of life for current residents and put neighborhood children at risk.

Furthermore, the lack of adequate infrastructure to accommodate increased traffic poses a serious safety hazard. Currently, children in the community are forced to walk outside of an acceptable distance to catch school buses, as the buses are unable to safely make it up the hill during the winter months. There is also a lack of access to public transportation in the area, with bus services being unavailable within Sunrise Ridge and only available during summer months on Mont Adam. The proposed apartment buildings would be situated on top of a large hill, and would require residents to walk significant distances to access necessities such as groceries, due to the lack of public transportation.

Moreover, the single entrance and exit to the subdivision, located on a bend of a high-traffic road, already presents challenges with sightlines and safety. Changing the zoning to high-density residential would exacerbate these difficulties, increasing the potential for both vehicular and pedestrian accidents.

The Traffic Impact Study conducted by CIMA+ and published on October 30, 2023, fails to adequately address the concerns of our community. The study only assessed nearby intersections and neglected to consider the infrastructure within the Sunrise Ridge subdivision itself. Specifically, there was no assessment of the roads or roundabout within our subdivision. This oversight is troubling as it disregards the potential strain on our existing infrastructure caused by the influx of traffic from the proposed development.

Furthermore, the conclusions drawn in the traffic study are highly questionable. The study estimated that the development of the apartment buildings would only add 110 new auto trips during the weekday AM peak and 119 auto trips during the weekday PM peak. However, the proposed development included a total of 324 units with 450 parking spots, indicating gross underestimation of the increased traffic that would result from this development.

Moreover, there are serious concerns regarding access to emergency services, especially during winter months when poor snow removal makes it difficult for two vehicles to pass each other on the roads. The proposed change to high-density residential would put new residents' lives at risk, as emergency vehicles may be unable to access the area in a timely manner or evacuate the area if needed. Additionally, the ability of the neighborhood to support the water pressure in case of a fire in these apartment buildings raises further concerns about safety.

In conclusion, I urge the City Council Planning Committee to say no and vote against the proposed change of zoning and construction project in light of the safety concerns and inadequate assessments outlined above. The safety and well-being of our community, both current and future residents, must be the top priority in any decision-making process.

Thank you for considering my concerns. Please inform me of when the application is scheduled for a public meeting.

Sincerely,

Craig Yuill

Maria Gonzalez Santos

From: Rodney Rienguet <[REDACTED]>
Sent: Wednesday, February 28, 2024 1:05 PM
To: Alex Singbush
Cc: Patrique Gatien; Paul Yausie; Joscelyne Landry-Altmann
Subject: Development of three multiple dwelling

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

Good Afternoon This is regarding Location PIN 02132-1366, PART Lot 4, Township of McKim (0 Fieldstone Drive, Sudbury) I Understand there is an application to permit the development of three multiple dwelling each containing 108 units. The Concern we have is the amount of water we will have coming off the mountain, as of right know there is plenty on our side of the mountain, (352 Mountain Street) Our Concern is will this affect the water flow once Construction is finished and is there some kind on Guarantee From the City of Greater Sudbury that this will not happen, and if so what happens Then . We Have Put up a New Building 2 years ago this is Very Concerning To Us.

I look Forward to Hearing Back From You.

Thank

You

Rod

Rienguet
ABC Ventilation Systems
352 Mountain Street
Sudbury On P3B 2T7
[REDACTED]

Maria Gonzalez Santos

From: Alex Singbush
Sent: Thursday, February 29, 2024 5:02 AM
To: Bailey Chabot; Maria Gonzalez Santos
Subject: Fwd: Opposition to Rezoning Application File #751-6/23-23 (0 Fieldstone Drive, Sudbury)
Attachments: Opposition to Rezoning Application File #751-6_23-23.pdf
Follow Up Flag: Follow up
Flag Status: Flagged
Categories: COMMENTS

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From: Danny Scopazzi <[REDACTED]>
Sent: Thursday, February 29, 2024 12:15:31 AM
To: Alex Singbush <Alex.Singbush@greatersudbury.ca>
Subject: Opposition to Rezoning Application File #751-6/23-23 (0 Fieldstone Drive, Sudbury)

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Dear Mr. Singbush,

Please find attached my opposition letter regarding the Rezoning Application (File #751-6/23-23).

Feel free to reach out to me should you have any questions or comments.

Kindest Regards,

Danny Scopazzi

Dear Mr Singbush,

I am writing this letter to express my concerns and opposition to the recent application from 0920936 ONTARIO INC (File # 751-6/23-23) to change the zoning classification of 0 Fieldstone Drive from R1-5 low density residential to R4 high density residential and the proposed development of three 9-storey multiple dwelling units containing 108 units each. I strongly feel that this neighbourhood cannot support this plan for many reasons that include safety, concerns with current infrastructure, water/wastewater/stormwater volumes, water pressure, emergency/evacuation plans, accessibility, traffic volumes, city services such as snow removal, and various environmental aspects and impacts.

The proposed re-zoning and new developments would result in a significant increase in vehicle traffic. The current approved plan has 66 single dwelling units remaining which estimating 2 vehicles per household is 132 more vehicles in the neighbourhood. The proposed developments would total 324 new units. 1 vehicle per unit is almost triple from the original plan and 2 vehicles per unit would result in 648 vehicles added to the neighbourhood.

Currently the only entrance and exit to the neighbourhood is Sunrise Ridge Drive which is divided by a median with residential houses on either side. In my opinion this street is not suitable for increased traffic flow and already causes issues for those living on those streets having to enter oncoming traffic when entering or exiting their driveways. Peak traffic hours would potentially create unsafe congestion on Sunrise Ridge and Mont Adam. During Garbage and recycling pick ups these streets are completely obstructed by the garbage and recycling trucks leaving another vehicle unable to drive up or down the street.

Furthermore, at the top of Sunrise Ridge there is a mini roundabout which is the only access to North Field Crescent, Kingsview Drive and Fieldstone Drive, the proposed locations for these new developments. This roundabout has already caused many concerns due to the large structure in the centre causing a visual obstruction in all directions approaching the roundabout. I do not believe this roundabout was designed with the intention to support high density residential traffic. This roundabout is also located next to the neighbourhood playground and there is no safe location to cross to and from the park, making it high risk for all the children and families who play there. Entering and exiting the driveways along the roundabout is also very difficult and there have been many near misses at this location. There have been previous reports to the city about vehicles disobeying the 20km/hr speed limit through this area and it was identified by the city that it was a concern. A recent Planning Council Meeting identified the need for traffic calming strategies in this area to simply support the current approved development plan of 66 more houses which does not consider the new proposed plan for 327 more dwellings.

Other concerns in road safety are the lack of sidewalks beyond Northfield Crescent, lack of pedestrian crosswalks, or lack of additional safety measures to support a high residential neighbourhood. The current street design and lack of secondary entrance also causes concern for emergency situations. The design of Sunrise ridge causes the road to be easily blocked which can be potential risk for emergency services responding to the area or exiting for evacuation purposes.

In general, this area is a poor location for high density housing due to accessibility challenges and poor walkability because of the steep inclines and/or grades. Inclement weather conditions also greatly increase the challenges of accessibility for pedestrians, transit, emergency services and city services. There is no public transportation available in this neighbourhood. In recent years there was one GOVA bus stop added on Mont Adam Street however, as per the GOVA bus website they do not service this area in winter months due to the steep topography. It was also a challenge years ago to obtain school buses for kindergarteners in the neighbourhood. The consortium did finally agree; however, buses could go no further than the roundabout because the design of the roads cause challenges for large vehicles. If city transit is unable to service the area due to steep topography the same reasons would make it extremely challenging for anyone without a vehicle to access necessary amenities or even access public transportation and would be impossible for any resident without a vehicle who has mobility issues, who is elderly, who has young children, or has medical conditions.

The current infrastructure was designed to meet the needs of a low residential neighbourhood. The new proposed developments would significantly increase the population of this area. We are all aware of the mountain street flooding issue this neighbourhood has caused in the past. It is a reasonable assumption that increasing the population from the original plan and the proposed developments will also cause and increase in sewage, wastewater, and different water drainage pattern than the original plan. There is concern that the current design does not have the capacity to support the new plan, causing water issues for those in the neighbourhood and our neighbours below. Water pressure has also been an issue for current residents higher up on the hill. This causes concern for the new developments in terms of the city's capability to provide adequate water pressure to service all the residents.

Our streets have faced challenges in the winter months in terms of snow accumulation and snow plowing/removal. North Field Crescent and Fieldstone Drive have become so narrow in the past due to the snowbanks from the city snow plowing, that we could no longer fit two vehicles on the roads safely and essentially became one lane streets for the winter months. Adding a large apartment building at the end of each of these streets would only exacerbate the issue causing more safety concerns for motorists.

I would also like to bring to the attention of the Planning Council of the City of Greater Sudbury, of our concerns related to the environmental and human health risk assessment associated with the increased probability of water runoff, outfall, stormwater pollution, resulting in residual impacts to the local plant, bird, animal/wildlife, and insect species coexisting in the natural greenspaces of the Junction Creek Watershed, which

is part of the Junction Creek Wetland identified as a “Provincially Significant Wetland” and habitat for many Threatened Species as identified in the Junction Creek Sub watershed Report. In this study it was determined that the follow provincially tracked threatened species were reported within this area, they included the following:

5 species of herpetofauna (including 1 complex)

- Snapping Turtle (*Chelydra serpentina serpentina*);
- Blanding’s Turtle (*Emydoidea blandingii*);
- Northern Map Turtle (*Graptemys geographica*);
- Massasauga Rattlesnake (*Sistrurus catenatus*); and
- Jefferson/Blue-spotted Salamander Complex (*Ambystoma* hybrid pop. 3).

19 birds (including 16 breeding species):

- Eastern Whip-poor Will (*Antrostomus vociferus*);
- Short-eared Owl (*Asio flammeus*);
- Canada Warbler (*Cardellina canadensis*);
- Chimney Swift (*Chaetura pelagica*);
- Common Nighthawk (*Chordeiles minor*);
- Olive-sided Flycatcher (*Contopus cooperi*);
- Eastern Wood-Pewee (*Contopus virens*);
- Bobolink (*Dolichonyx oryzivorus*);
- Peregrine Falcon (*Falco peregrinus anatum/tundrius*);
- Bald Eagle (*Haliaeetus leucocephalus*);
- Red-headed Woodpecker (*Melanerpes erythrocephalus*);
- Barn Swallow (*Hirundo rustica*);
- Red-necked Grebe (*Podiceps grisegena*);
- Bank Swallow (*Riparia riparia*);
- Eastern Meadowlark (*Sturnella magna*); and
- Golden-winged Warbler (*Vermivora chrysoptera*).
- Northern Myotis (*Myotis septentrionalis*); and
- Little Brown Myotis/Bat (*Myotis lucifugus*).
- Western Tailed Blue (*Cupido amyntula*);
- Monarch (*Danaus plexippus*); and
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In light of this knowledge, it is imperative that the city conduct a thorough assessment and verification that this development will not impact the habitat of the threaten species that are either identified, confirmed, observed and even those identified as probable inhabitants of the Junction Creek Watershed. There is an increased risk of the Junction Creek Watershed experiencing a significant pulse of sediment erosion from the proposed upland construction site plans related to the 0 Fieldstone Drive, even if erosion and sediment controls are used.

With the removal, clearing of essential greenspace proposed by this development there will likely be in increased risk of the washing off of accumulated deposits from impervious areas during storms, which will become an increased source of contaminants. Urban stormwater runoff may contain elevated levels of suspended solids, nutrients, bacteria, heavy metals, oil and grease, as well as sodium and chloride from road salt. Urban runoff may also cause increased water temperatures. All of which can increase the risk of damage to the threaten species and habitat within the Junction Creek Watershed.

This increased risk of exposure to storm water or snowmelt for our community and our neighbours on the Kingsway, Mountain Street, Mont Adam and Leslie Street respectively, is a concern. I request that the city verify and validate the existing and/or future plans related to controlling the quantity of stormwater runoff, preserve or enhance the quality of stormwater runoff, reduce erosion and prevent flooding. I expect that this would be incumbent on the developer to provide plans that meet or exceed the expectations of the City of Greater Sudbury.

I urge the City of Greater Sudbury's Planning Committee to consider the concerns of the citizens and community leaders living in this area and oppose this rezoning application, halting the new proposed development to maintain this safe, family friendly neighbourhood that the current approved low residential building plan supports.

Sincerely,

Danny Scopazzi

Maria Gonzalez Santos

From: Alex Singbush
Sent: Wednesday, February 28, 2024 9:25 PM
To: Bailey Chabot; Maria Gonzalez Santos
Subject: Fwd: Opposition letter to rezoning application file #751-6/23-23
Attachments: Opposition Letter - Rezoning Application - File #751-6_23-23.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: COMMENTS

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From: Julie Scopazzi <[REDACTED]>
Sent: Wednesday, February 28, 2024 8:40 PM
To: Alex Singbush <Alex.Singbush@greatersudbury.ca>
Subject: Opposition letter to rezoning application file #751-6/23-23

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

Dear Mr Singbush,

Please find attached, my opposition letter to the rezoning application for 0 Fieldstone Drive file #751-6/23-23. Thank you for your consideration.

Julie Scopazzi

Sent from my iPhone

Dear Mr Singbush,

I am writing this letter to express my concerns and opposition to the recent application from 0920936 ONTARIO INC (File # 751-6/23-23) to change the zoning classification of 0 Fieldstone Drive from R1-5 low density residential to R4 high density residential and the proposed development of three 9-storey multiple dwelling units containing 108 units each. I strongly feel that this neighbourhood cannot support this plan for many reasons that include safety, concerns with current infrastructure, water/wastewater/stormwater volumes, water pressure, emergency/evacuation plans, accessibility, traffic volumes, city services such as snow removal, and various environmental aspects and impacts.

The proposed re-zoning and new developments would result in a significant increase in vehicle traffic. The current approved plan has 66 single dwelling units remaining which estimating 2 vehicles per household is 132 more vehicles in the neighbourhood. The proposed developments would total 324 new units. 1 vehicle per unit is almost triple from the original plan and 2 vehicles per unit would result in 648 vehicles added to the neighbourhood.

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Sincerely,

Julie Scopazzi

Maria Gonzalez Santos

From: Dan Dionne <[REDACTED]>
Sent: Monday, February 26, 2024 12:54 PM
To: Alex Singbush
Subject: Seldan Zoning Application from R1-5 Low density Residential to R4 High Density Residential

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Hi Alex in reviewing the notice of application, dated February 08, 2024 my objection to changing to a R4 High Density Residential area would be based on the increased vehicle traffic due to it being only one single road access. The potential of adding another 324 vehicles + school busing, Sudbury transit, Taxis would definitely overwhelm the present road infrastructure. We would basically have another Kingsway in our front yards. We usually relate a cul de sac with higher end residential homes that give way to more quiet and secluded residential areas. I have lived in this area for the last 14 years and just recently finding out about this information has unfortunately now prompted me to look at alternatives.

Dan Dionne

33 Sunrise Ridge,

Sudbury, ON P3B 0B1