

Karen Cardinal

From: Rob Vaillancourt [REDACTED]
Sent: Monday, January 27, 2025 12:17 PM
To: Alex Singbush
Cc: Rob Vaillancourt; Lynn Vaillancourt; Phil Rowe; Yogi; Mike Chezzi; Rob Earl
Subject: Planning - Notice of Application - FILES: 751-6/24-24 & 780-6/24002

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Hello Alex:

Further to a VM with Bailey Chabot (City of Greater Sudbury - Senior Planner) a few moments ago....(Jan. 27)

I am writing to get more information about the City of Great Sudbury "Notice of Application" FILES: 751-6/24 & 780-6/24002 and express some serious concerns about the proposed project as described.

Can you confirm if all the local residents have received a copy of this request to change Zoning in our neighbourhood?

The contractor has taken 10.5 years to build about 15 -17 of their First Phase of home building. They initially announced to the local neighbourhood that they were building and selling single dwellings. They have since moved to some single and more semi-detached units.

They told the neighbourhood the first development phase would be 2 years. It's been 10.5 years of blasting, heavy trucks, rock breaking, drilling, rock crushing, dust and loud noise for 10.5 years. All the neighbourhood is not impressed and tired of the construction and lack of completion of Phase One. Our homes have endured 100's of local blasts.

Why is there a change of Zoning requested by "TimeStone Corporation"? Why a medium density request? Why the change in "planting strip"?

Can you explain in simple terms, the reasoning for changing our single home neighbourhood into multi units next to us?

We are concerned with the way this will effect the neighbourhoods, drainage for snow and rain run off, lack of space for parking, lack of snow consideration for snow removal, pricing on our homes will drop with rentals placed within our single dwelling homes vs. med. density units proposed. What is a linked dwelling? Can you provide examples and definitions, please. The supplied draft drawings do not explain the request by the contractor well enough. Traffic on our once quite streets are already doubled or tripled already.

There has been a higher notable increase in crime in our neighbourhood since the 10 year development. Single family homes lower crime. Can we not consider having single family homes

again, like the current plans indicate and finish this development on time and without the continued chaos noise, blasting, crushing and heavy equipment and overall construction that we have endured for 10.5 years already.

How do we officially oppose this request from the contractor?

What is the status also of the Extencicare that was previously discussed at the end of Nottingham Street?

Regards,
R. Vaillancourt

Karen Cardinal

From: Adam McKibbon [REDACTED]
Sent: Monday, January 27, 2025 9:07 AM
To: Alex Singbush
Subject: Concerns regarding Nottingham extension

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Good morning Mr. Alex Singbush,

I hope this message finds you well. I am writing to express my concerns regarding the proposed exemption for the required 3.0m wide planting strip between the medium-density residential development and the low-density residential property behind my home.

As you are aware, the planting strip is an important feature that provides privacy, reduces noise, and serves as a buffer between different residential zones. Its removal or reduction could significantly affect the quality of life for residents in the adjacent low-density zone, particularly in terms of privacy and environmental impact. I would appreciate further clarification on the reasoning behind this exemption and how the developers plan to mitigate any potential negative effects on the surrounding area, especially for those of us who live near the boundary. Additionally, it would be helpful to understand if there are any alternative measures being considered to ensure that the transition between the medium and low-density residential zones remains respectful to the community's needs.

Furthermore, I would like to address concerns regarding drainage and potential flooding. There is a significant amount of water accumulation behind my house, particularly during the spring thaw. With the proposed development, I am concerned about how this additional construction might affect drainage patterns and exacerbate flooding issues in the area. Could you please provide details on the steps the developers plan to take to address these concerns and ensure proper drainage is in place to prevent any negative impact on neighbouring properties?

Lastly, I would appreciate receiving the development plans for each lot in the proposed project. Understanding the scope and layout of the development will help ensure that residents are informed about the potential impact of these changes on the surrounding environment and community.

I would be grateful for your prompt attention to these matters and any opportunity for further discussion.

Thank you for your time and consideration. I look forward to your response.

Sincerely,
Adam and Adrienne McKibbon
2585 Dorsett Drive Sudbury ON