

Karen Cardinal

From: Jane Folino <[REDACTED]>
Sent: Sunday, January 18, 2026 6:32 PM
To: Alex Singbush
Subject: Formal Opposition to Proposed Zoning Amendment - R1-5 to R2-2

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City of Greater Sudbury
Alex Singbush
Manager of Development Approvals
Planning Services Division
P.O. Box 5000, Station A
200 Brady Street
Sudbury, ON P3A 5P3

Dear Mr. Singbush,

We are writing to formally express our strong opposition to the proposed zoning amendment application seeking to change the subject lands from R1-5 (Low Density Residential) to R2-2 (Low Density Residential Two Zone) to permit the construction of seven semi-detached dwellings (14 residential units).

Our primary concern is the requested zoning change itself. The existing R1-5 zoning accurately reflects and protects the long-established character of this neighbourhood, which is comprised of single-family homes on larger lots with significant surrounding open space and natural landscape. This low-density form has been consistent for many years, and residents have reasonably relied on the stability of this zoning when choosing to live here.

A change to R2-2 represents a significant increase in permitted density and a fundamental shift in land use permissions. Introducing semi-detached dwellings would result in a built form and intensity that is not compatible with the surrounding development pattern and would substantially alter the character of the neighbourhood. This is not a minor or technical amendment, but a material departure from the intent of the existing zoning.

Our property is located directly across from the proposed development, and we are therefore particularly concerned about the immediate and long-term impacts of this zoning change. Of significant concern is road safety. The roadway in this area includes a pronounced curve, which already creates limited sightlines and visibility challenges for drivers.

It is our understanding that when development in this area was previously discussed, concerns were raised regarding the safety risks associated with this curve, and that these concerns influenced where development could appropriately occur. Despite this known issue, the current proposal seeks to increase residential density in the same location.

These safety concerns are not theoretical. There has been an accident at or near this curve, and family members leaving our property have experienced multiple close calls due to limited visibility and existing traffic conditions. Increasing density through R2-2 zoning would inevitably lead to increased vehicle traffic, including daily commuting, visitor traffic, and service vehicles, thereby exacerbating an already demonstrated safety

risk. In our view, the existing road alignment and infrastructure are not suitable to safely accommodate the traffic volumes associated with higher-density development.

Approving this zoning amendment would also establish an undesirable precedent. Once lands are rezoned from R1-5 to R2-2, it becomes increasingly difficult to prevent similar applications along the street or in surrounding areas. This gradual intensification would undermine the intent of the current zoning framework and erode the low-density, single-family residential nature of the neighbourhood over time.

For these reasons, we firmly believe that the existing R1-5 zoning is appropriate and should remain in place. It aligns with the historical development pattern of the area, protects neighbourhood character, and prioritizes public safety. We respectfully request that the City deny the proposed amendment to R2-2.

Thank you for considering our comments as part of your review of this application.

Sincerely,
Francesco and Giovanna Folino
3166 Algonquin Rd.
Sudbury, ON
P3E 4X4