

## Maria Gonzalez Santos

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**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 on favour of such a development in your own neighborhood.

Sincerely

Heather Haynes

26 Fieldstone Drive

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

**RECEIVED**  
MAR 06 2024  
PLANNING SERVICES

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

**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.

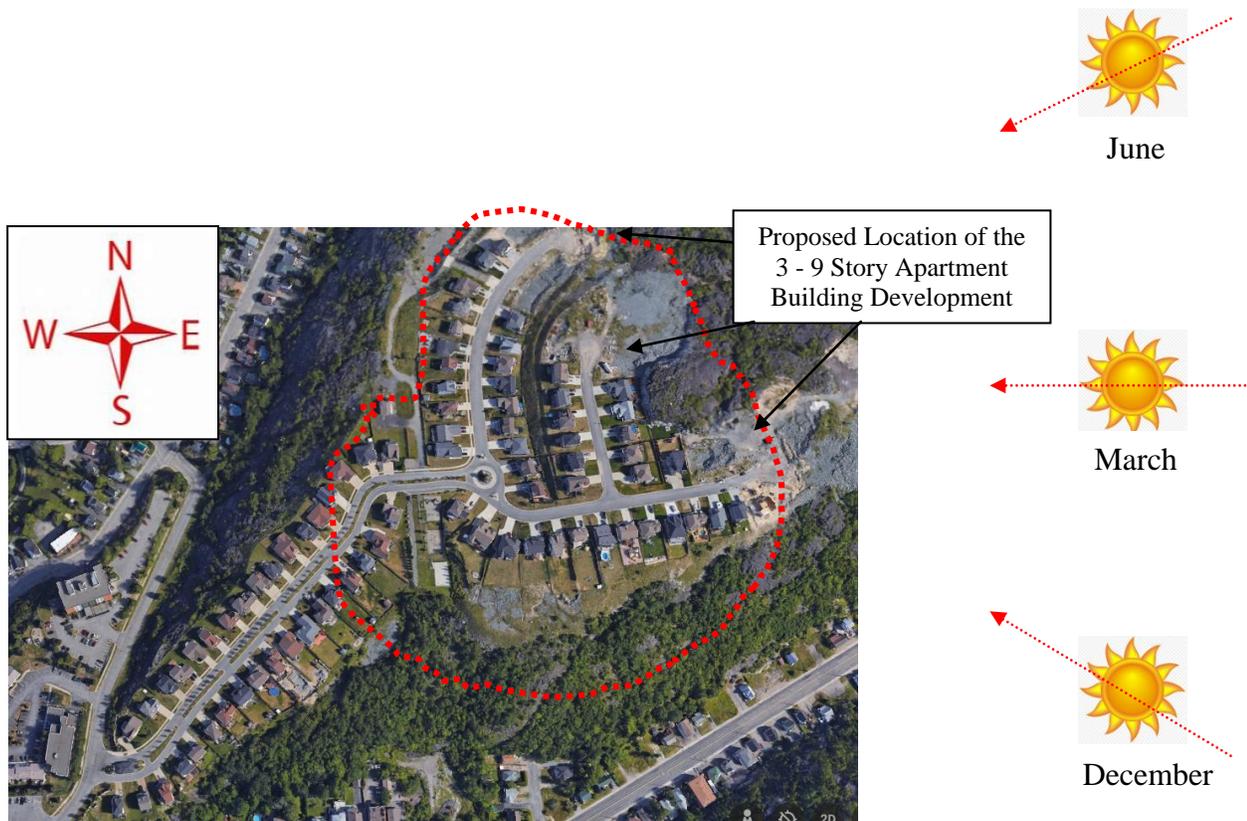


Figure 1 - Sunrise Ridge Estates

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	<b>01-Jan-24</b>	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	<b>01-Feb-24</b>	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	<b>01-Mar-24</b>	7:02	10:00	2:58	100	100%	45
9	6	<b>15-Mar-24</b>	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	<b>15-Sep-24</b>	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	<b>15-Dec-24</b>	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

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**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]

## Maria Gonzalez Santos

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**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



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

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**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

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**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

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

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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

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**From:** Rodney Rienguette <[REDACTED]>  
**Sent:** Wednesday, February 28, 2024 1:05 PM  
**To:** Alex Singbush  
**Cc:** Patrique Gatien; Paul Yausie; Joscelyne Landry-Altman  
**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

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

## Maria Gonzalez Santos

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**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
- 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,

Danny Scopazzi

## Maria Gonzalez Santos

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**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.

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Sincerely,

Julie Scopazzi

## 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.

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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

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**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

## Maria Gonzalez Santos

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**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

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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-Altman  
**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

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**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



*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:** Ryan Purdy <Ryan.Purdy@greatersudbury.ca>  
**Sent:** February 14, 2024 8:23 AM  
**To:** Michael Boeswald <[REDACTED]>  
**Cc:** Joscelyne Landry-Altman <Joscelyne.Landry-Altman@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](tel:(705)560-6109)  
[www.greatersudbury.ca](http://www.greatersudbury.ca)



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**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](mailto: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:(705)560-6109)

[www.greatersudbury.ca](http://www.greatersudbury.ca)

<image001.png>

---

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

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

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-Altman <[Joscelyne.Landry-Altman@greatersudbury.ca](mailto:Joscelyne.Landry-Altman@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:** 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

Please put to file and print

**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](mailto: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](mailto: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](mailto: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

You don't often get email from [bailey.chabot@greatersudbury.ca](mailto:bailey.chabot@greatersudbury.ca). [Learn why this is important](#)

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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](mailto: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](mailto: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](http://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



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---

**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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---

**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

[REDACTED] Cell Office



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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

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

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:** 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

## 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:** WEHBE Ali <[REDACTED]@a>  
**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**

[REDACTED]  
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## 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

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

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:** 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 strove 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

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

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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

## Maria Gonzalez Santos

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**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

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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

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**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

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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

>

>

>

>

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>

## Maria Gonzalez Santos

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**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.

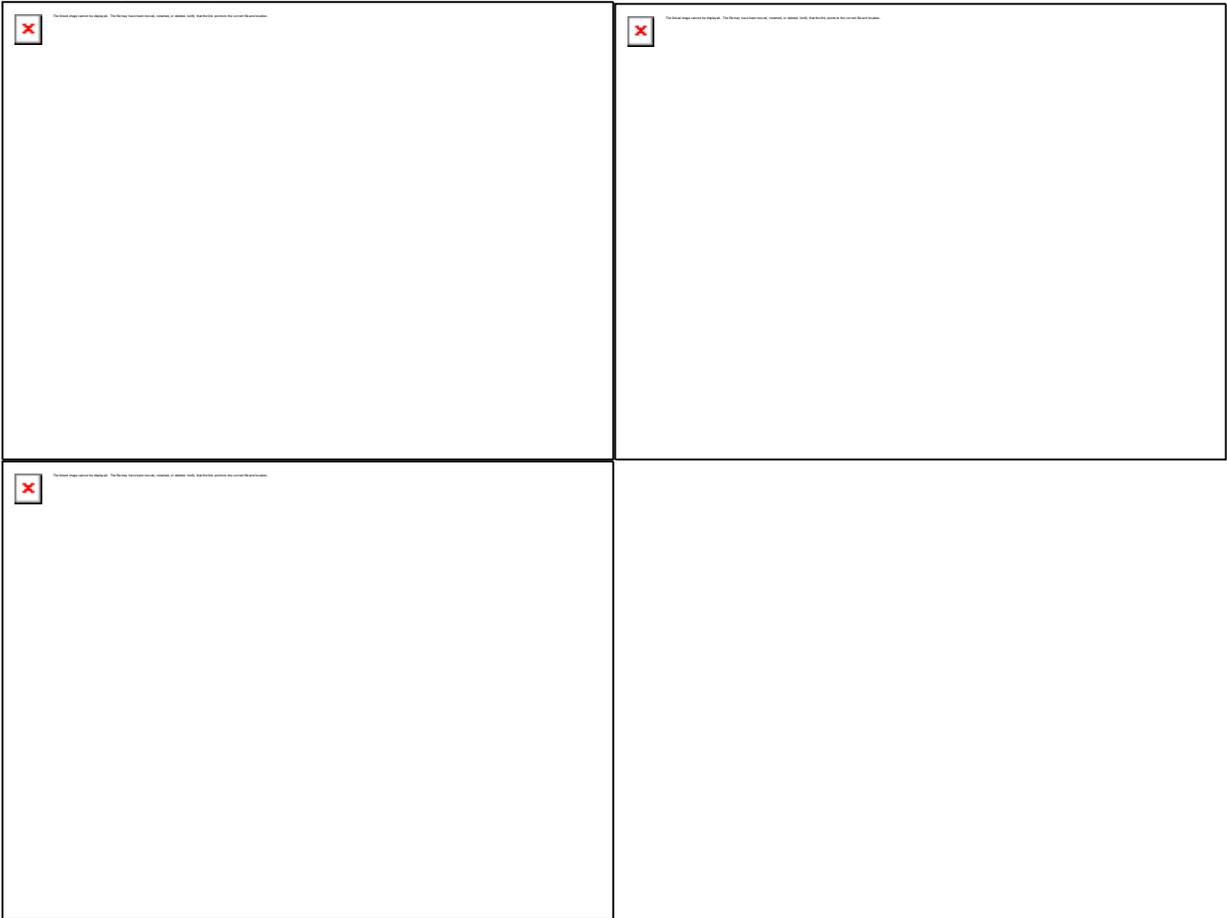
The Devil is in the details...

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

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**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

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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]  
Email: [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.



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.

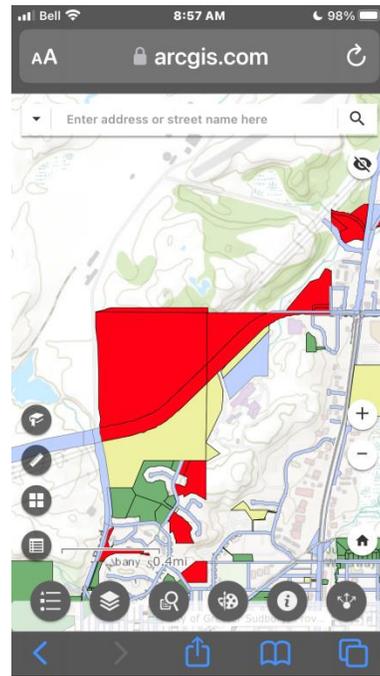
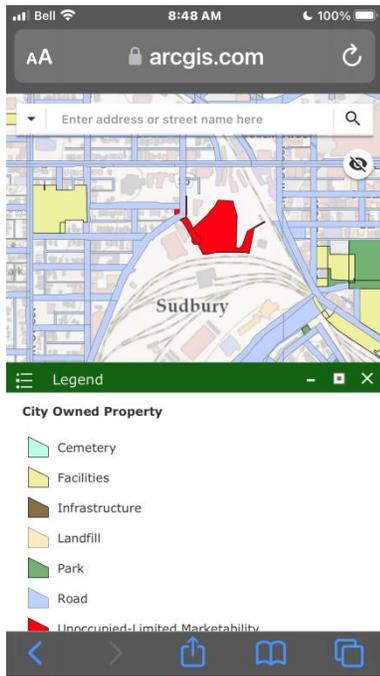
Thank you for your attention to this matter.

Sincerely,

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

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