


Brittany Olivier

From: Alain Prévost <[REDACTED]>
Sent: Friday, December 1, 2023 12:14 PM
To: Alex Singbush; Renée Dutrisac
Subject: file # 751-6/23-15

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

Hello, I am writing in response to file # 751-6/23-15... (1389 Stephen St, Sudbury).

I would like to object to the project. We recently bought the house that is directly beside this address! When we bought the house, we loved how quiet it was. If we wanted to live besides a big unit, we would have wanted to go on Kelly Lake Road. So, we were very sad at this proposition.

Alain Prévost
owner of 1383 Stephen St Sudbury

Maria Gonzalez Santos

From: Josie Smal <[REDACTED]>
Sent: Saturday, February 3, 2024 2:16 PM
To: Alex Singbush
Subject: Bylaw Amendment and construction of 3 story multiple unit on 1389 Stephen Street

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Mr Singbush,

I am writing on behalf of my mother (Albertina De Luca) who lives at 935 Robinson Drive. I, too, live on Robinson Drive at address 797. Although all residents on Robinson Drive will be affected by traffic issues that will be generated by the construction of a 3 story unit at 1389 Stephen Street, my mother's back yard is directly adjacent to it, and she has several additional concerns.

Below are her concerns:

I live at 935 Robinson Drive. The purpose of this letter is to express my concerns regarding the bylaw amendment and construction of a 3 storey multiple unit at 1389 Stephen Street.

1. Traffic on Robinson drive and Stephen Street is already congested. The addition of an apartment building generating extra traffic will render this corner completely dysfunctional and dangerous. It's already difficult for family to back out of my driveway due to the amount of traffic coming from Kelly Lake Road. The hill from Robinson sloping down to Kelly Lake makes it difficult to see traffic coming from my driveway. Drivers often speed, and then they pass you in the midst of completing the exit from the driveway. As I am close to the corner of Stephen Street, I observe dense car traffic moving (or parked as parents pick up kids), and buses due to the school (École publique Hélène-Gravel) and daycare, not to mention when there are other events at the school. Drivers are already impatient on Robinson Drive. Adding more traffic will be accidents waiting to happen. Accidents where children could be involved because some walk to and from school.
2. A 3 storey building directly behind my back yard will box me in, block any view and block sunshine for my vegetable garden. For 55 years I've planted a vegetable garden in the back corner that will abut the new building. The windows of the proposed apartment building will be looking directly into my back yard. Highly undesirable for any property owner. The proposed structure will reduce property values for all the properties surrounding it.
3. Will the infrastructure in the south end even support the additional units? There are times of the day now when the water pressure is noticeably reduced.
4. The back of my property has a retaining wall separating it from 1389 Stephen Street. I am concerned that construction may damage the wall. Secondly, I note that on the conceptual plan of the proposed multiple dwelling the intent is to slope the ground away from the new building. If water is persistently drained towards my retaining wall, I will end up with erosion and damage to my property.

We both understand there is a housing shortage, but there is plenty of room elsewhere, in properly planned areas for multi-residential housing, to build new units. Stephen Street has an even longer history (than my mother's 55 years) of being a single dwelling street. Proceeding with construction of this building at 1389 Stephen Street will be the proverbial round peg in a square hole. It doesn't fit.

Regards,

Albertina De Luca
935 Robinson Drive

Josie Smal
797 Robinson Drive

Connie Rossi

From: Bing Patterson <[REDACTED]>
Sent: Saturday, November 11, 2023 5:52 PM
To: Mark Signoretti; Alex Singbush
Subject: Zone Classification Change :

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

Subject: re: Ontario Inc. Location: PIN 73597-0402, Parcel 19225, Part of Lot 176 in Plan M-329, Lot 8, Concession 1, Township of McKim (1389 Stephen Street, Sudbury)

Mr. Singbush;

It has recently come to the attention of my partner and I that the above parcel of land and its owners have requested a change in Zone Classification . This is to allow a three story 10 unit apartment building be built after removing the current home . We live just around the corner at 1764 Southview Dr. and along with many in the area walk daily thru there past the french school and feel this is a ridiculous idea for a number of reasons.

1. That street is always busy with not only cars, trucks, buses, teachers and parents dropping off their kids morning and afternoon.
2. With the speed bumps on Southview Dr. the number of car traffic has increased thru Stephen St. onto Robinson St. significantly yet it is still busy here on Southview Dr
3. Parking on Stephen St either in a new parking lot that needs to be built but also on the street is near enough to create needless safety concerns for school children. Estimating 10 new units plus a minimum of 10 vehicles (more likely closer to 20) many will be on the street summer/winter !
4. Snowbanks already create problems coming out of driveways let alone having more cars parked along this street .
5. Construction needed to remove the current home then construct a 3 story apartment requires machinery , trucks workers, noise etc at all hours. Over likely two years!
6. Privacy concerns of neighbours whose backyards and fronts are lost to those living on the 3rd floor of this new building .
7. Once the zone laws change to accommodate this building where does it end ? Why would others not want to do the same based on profit only.

In closing this normally safe beautiful family street becomes busier, traffic wise and safety wise, well losing its charm and becomes a commercial location with renters constantly moving in and out at all hours . Current house prices could also drop in value ! There are good reasons why people live in this area so why spoil it with a building so out of place and obviously not wanted !

Sincerely ; Mr. B. Patterson
Ms. K. MacDonald

Maria Gonzalez Santos

From: Cathy Andrews <[REDACTED]>
Sent: Monday, February 5, 2024 1:31 PM
To: Alex Singbush
Subject: Bylaw Amendment and construction of 3 Storey multiple Unit on 1389 Stephen Street

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

Dear Mr. Singbush:

I have a few concerns regarding the construction of the multi unit at 1389 Stephen Street. I live at 937 Robinson Drive so my property backs on to the side of the Stephen Street property.

1. Traffic will be impacted. Stephen Street is already quite congested with the school, daycare and other activities. My driveway is difficult to get out of because of the amount of traffic now coming from Kelly Lake Road since the traffic calming on Southridge Drive. There is a bit of a blind curve which makes my driveway a hidden driveway. Vehicles travel quite quickly when turning onto Robinson Drive and it makes access to the street difficult. More residential units will increase the traffic on these streets.
2. The construction of this three storey building will essentially box me in and have a negative effect on the property values. I already have units on one side of my property. A large building at the back blocks the view. It's going to change the amount of sunlight, wind and snow drifting patterns from how they are currently.
3. The infrastructure in the south end of Sudbury is old. I am concerned that things like water pressure will be further strained with the addition of more units. There are times of the day now when the water pressure is noticeably reduced, adding more units only puts greater demand on an already stressed system.
4. The back of my property is a retaining wall. I am most concerned about the integrity of the wall with any new construction. The back of my garage is less than 10 feet from the retaining wall, any changes to the wall will have a direct impact on not only my fence but also my garage which could result in damages.
5. I am also concerned about the drainage of the parking area at the back of the new multiplex. The drawing indicates that it will slope towards the sides of the lot - towards the retaining wall on my side. This further increases the potential to damage the retaining wall.
6. I would expect that there would be security lights at the back of the building illuminating the parking lot. Those lights are usually on all night and will most likely light up my yard as well eliminating privacy. The units on the upper floors will look directly into my yard - again reducing privacy.

The Kelly Lake Road, Robinson Drive, Stephen Street area is already a congested, tight section of this neighbourhood. Adding multiple units to what is now a single family home would only add to the current issues with traffic in this area. It is smack in the middle of a school zone, increased traffic in this area increases problems to not only the people living in the neighbourhood but the kids that go to and from school. I believe that this is not a good location for a multi unit building.

Thank you for your consideration in this matter.

Cathy Andrews
947 Robinson Drive

RECEIVED

FEB 26 2024

pg 0 of 6.

PLANNING SERVICES

CITY OF GREATER SUDBURY
ATT ALEX SONG BUSH manager of
developments Approvals
PLANNING SERVICES DIVISION

ENCLOSE ALEX IS A 6 PAGE HANDWRITTEN
SUMMARY ON REGARDS TO FILE 751-6/23-15
DATED OCT 20 2023 OF NOTICE OF APPLICATION

PLEASE NOTE I AM COMPUTER
ILLITERATE AND WROTE THIS TO THE
BEST OF MY ABILITY. HOPE YOU CAN UNDERSTAND
THIS. I WILL GIVE YOU MY CELL NUMBER
ON THIS COVER PAGE. PLEASE DON'T MAKE THAT
PUBLIC. THE 6 PAGES GO AHEAD AFTER THIS
COVER PAGE. THAT WAY IF YOU CAN'T READ
OR UNDERSTAND JUST CALL ME. MY NUMBER
IS [REDACTED] CELL THAT WAY YOU CAN
BE CLEAR ON WHAT I AM SAYING.

NOTE MY KIDS SAY TO PEOPLE WHEN I TEXT TAKE
ONE LONG BREATH OVEREAD, YOU MIGHT FIND
THAT HELPFUL HERE.

TAKE A LOOK AT PAGE 5 THIS WAS JUST SENT
TO MY MAIL BOX. AND I REFER TO THIS ON
PAGE FOUR LAST PARAGRAPH AND ON PAGE SIX
AFTER THIS LETTER.

THANK YOU FOR TAKING THE TIME
TO READ THIS PACKAGE AND PLEASE
DON'T HESITATE TO CALL ME. IF YOU NEED
CLARIFICATION OF WHAT I WROTE

DO N BAKKER

FEB 26, 2024

PS PLEASE LET ME KNOW WHEN PUBLIC
HEARING HAPPENS THANKS,

ATT ALEX SCOTT BUSH
TO WHOM THIS MAY CONCERN

THIS IS IN REGARDS TO FILE # 751-6/23015
REZONING APPLICATION AT 1389 STEPHEN
STREET SUBURBY ON

THE APPLICANT IS CAROLYN ZHITO
1000572188 ONTARIO INC

THIS PERSON IS APPLYING TO REZONE THIS
STREET TO A COMMERCIAL LOT.

AS OF PRESENT THIS STREET IS RESIDENTIAL
WITH A PRIMARY SCHOOL ON THIS STREET.

I HAVE SEVERAL CONCERNS ABOUT THIS BUILDING
AND 3 HIGH TEN APT.

THE FIRST CONCERN I HAVE IS ON THE GO,
KELLY LAKE ROAD MADE A SIMILAR REQUEST. YET
ALL THE WHOLE BLOCK WAS ALLOWED TO BUILD,
WHILE THE CITY WAS LOOKING AT THE ZONING. AT
THAT TIME.

I WOULD ALSO LIKE TO KNOW IF THE ABOVE
ADDRESS IS APPROVED DOES THAT MEAN ALL OF
STEPHEN BECOME COMMERCIAL AUTOMATICALLY.

I WOULD ALSO LIKE TO KNOW HAS ANY ONE EVER
BEEN ON THIS ROAD, BETWEEN "7:45 TO 9 AM" AND
2:30 TO 4:00 PM. IF SO CITY PLANNING WOULD
KNOW AND ALSO SEE THE NUMBER OF VEHICLES ON
BOTH SIDES OF THE ROAD, PICKING UP THEIR KIDS
AND HOW CRAMP THAT ROAD BECOMES. IT LONG WITH
THE FACT ALL THE SCHOOL BUSES ARE USING SAME
ROAD TO DROP OFF & PICK UP THE KIDS, VERY LITTLE
ROOM ON THIS SMALL ROAD.

Hilroy

page 2 of 4

AS FOR THE LOT ITSELF WHICH IS LONG BUT NOT WIDE. THE QUESTION BECOMES IS THIS THE FIRST STAGE, AND IF APPROVED THEY WILL TRY TO BUY NEXT DOOR FOR TWO LOTS. AS CAROLYN ZHANG'S LETTER SENT TO MY MAIL BOX FEB 19, 2024 IS INDICATING A THREE LEVEL 10 APT UNIT.

THERE IS ALSO THE ISSUE OF PARKING AS. THEY SHOULD ALL BE ON THEIR PRIVATE PROPERTY NO STREET PARKING. DUE TO WHAT I STATED PREVIOUSLY, ABOUT STEVEN STREET.

THE LOT IS SELF. IS LONG AND IT BUTTS UP TO THE HOUSES ON ROBERTSON STREET.

SO WHO GOING TO ENSURE A CORRECT RETAINING WALL GOING TO BE INSTALLED, AS THOSE PROPERTIES ARE HIGHER AND NOT MADE OUT OF WOOD, THE WALLS EITHER

FURTHERMORE COME WINTER WHERE IS ALL THE SNOW GOING TO BE REMOVED TO, SINCE THEY PLOW THE PARKING LOT.

ALSO IS THIS PROPERTY GOING TO GET A GRAND FATHER CLAUSE. LIKE WHAT HAPPEN ON KELLY LAKE ROAD, WHERE THE LANDLORD CAN PUT BARBAGE OUT FOR THE CITY TO PICK UP, AND NOT PAY FOR BINS. REFER TO FRIDAY PICK UP ON KELLY LAKE ROAD, YOU SEE THESE LANDLORD ALLOWED TO DO THIS. "DUE TO THIS BY LAW" OR WILL THEY BE REQUIRED TO HAVE BINS, AND IF THEY HAVE BINS WHERE WILL THEY BE PLACED. DUE TO SMELL AND ANIMAL ATTRACTION.

page 3

Hilroy

AS FOR THE BUILDING ITSELF, IF ONCE BUILT: ARE THEY GOING TO HAVE LIGHTS ON THE CORNERS, AND IF SO WHO GOING TO ACTUALLY ENSURE, THAT THEY ARE ANGLE DOWN NOT SHINING INTO PEOPLE HOUSES, SAME WITH CAMERIA THAT THEY ARE NOT POINTED, TOWARDS THE HOUSES.

ALSO IS THIS APT BLOCK GOING TO HAVE BALCONYS. OR NOT?

ARE ALL APT GOING TO BE TENENTS, OR ARE THEY GOING TO ALLOW AIR B & B THERE.

ON REGARDS TO THE DRAINAGE, FROM THIS BUILDING, IS IT GOING TO BE ABOVE GROUND, OR ACTUALLY BELOW THRU A PIPE AND WHICH DIRECTION, TOWARDS STEVEN STREET, AS THIS GET FLOODED OUT NOW ON STORMS. ALSO THAT WHOLE SIDE WHERE THIS IS LOCATED HAS DITCHES.

HOW IS THIS SITE GOING TO MAKE SURE, THAT MELTED SNOW AND RAIN DO NOT GO ONTO OTHER PEOPLE PROPERTY, AND FLOOD THEM OUT AND CAUSE WEARING TILE DAMAGE TO THEIR HOUSES.

AS FOR DAMAGE FROM THE APT BLOCK ITSELF ARE THEY ACTUALLY GOING TO INSTALL CORRECT EAVES DROP, WITH PIPE ON ALL FOUR CORNERS, OR JUST DIRECTLY OFF THE ROOF, LIKE MOST APT BLOCKS WITH NO EAVES DROP AT ALL?

THERE IS ALSO THE ISSUE OF TRAFFIC COMING OUT OF THIS APT BLOCK, SAME TIME SCHOOL STARTS IT WILL PUT MORE OF A STRAIN ON THIS ROAD.

Y OF SEP

EN REGARDS TO THE CONSTRUCTION OF THE BUILDING SITE, IS THE HOUSE ITSELF BE TORN DOWN AND IF SO WILL THAT MEAN STEPHEN STREET BE USED TO HAUL ON THE MACHONERY ON A FLAT BED. AS THAT ROAD IS VERY TIGHT, IS THERE GOING TO BE A FENCE ALL AROUND THE JOB SITE, WHERE ARE ALL THE WORKERS FOR THIS JOB GOING TO PARK, WHERE THE FLAT BED SEMI GOING TO PARK. ARE THEY GOING TO HAVE A CORRECT FLAG MAN ON SITE, TO MONITOR THE ROAD.

ALSO IS THERE GOING TO BE ANY BLASTING OF ROCK, OR IS IT JUST DIGGING AS THIS WAS ROBERTSON FARM YEARS AGO.

WHEN THE PIPE FOR WATER AND SEWAGE IS INSTALLED, IS THAT GOING TO BE ON STEPHAN STREET, IF SO WHO PAYING FOR THE HOOK UP AND REPAIRING OF THIS ROAD. CAN THE UNDERGROUND SYSTEM ACTUALLY HANDLE THE EXTRA TEN UNIT HPT BLOCK. THAT THERE WILL BE NO BACK UP INTO PEOPLE HOUSES, AND CAUSE DAMAGE TO THEIR RESIDENCE. AND IF THAT HAPPENS THE WHO WILL BE RESPONSIBLE FOR COST TO THESE PEOPLE.

ALSO HOW LONG WILL STEPHEN STREET BE SHUT DOWN FOR. AS THE SCHOOL IS THERE AND THEY NEED BOTH ENDS OF THAT ROAD, WHEN THEY DO THIS PIPING.

THE LETTER ATTACHED SENT TO MY MAIL BOX ON FEBRUARY 19, 2024 BY CAROLYN ZHAO PLEASE READ.

NEXT PAGE 5.

5056

1000572188 Ontario Inc.
1389 Stephen Street
Sudbury ON P3E4L4

Occupants
1843 Southview Dr.
Sudbury ON P3E 0G2

Date: February 19, 2024

RE: File #751-6/23015, rezoning application in related to
1389 Stephen Street, Sudbury ON P3E4L4

Dear Residents,

We are the applicant in related to above rezoning application. We applied for rezoning to amend By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury by changing the zoning classification on the subject lands from "R1- 5", Low Density Residential One to a R3(S), Medium Density Residential (Special) Zone.

To facilitate the population growth in Sudbury, we intend to construct a 3-storey multiple dwelling having ten residential dwelling units. Site specific relief to the landscaping and parking provisions of the By-law are also being requested.

You are invited to make comments on the application. Please send your comments by mail to:

1000572188 Ontario Inc.
1389 Stephen Street, Sudbury ON P3E4L4

Thank you. Your comments are very important to our community and to us as part of the community.

Yours sincerely,



Carolyn Zhao
1000572188 Ontario Inc.
1389 Stephen Street
Sudbury ON P3E4L4

6 of 6.

THE SECOND PARAGRAPH. Line two AND THREE, STATES " SITE SPECIFIC RELIEF TO THE LANDSCAPING AND PARKING PROVISIONS OF THE BY-LAW ARE ALSO BEING REQUESTED "

SO I AM INTERESTED TO KNOW EXACTLY WHAT THIS MEANS TO THIS SITE AS THAT IS NOT EXPLAINED ON PERMITS. AND SAYS ALSO ALONG WITH BY LAW CHANGES TO COMMERCIAL LOT.

NOTE THIS ABOVE SECTION IS NOT ANYWHERE THAT I CAN SEE ON OCT 20, 2023 FILE 751-6/23-15 LETTER SENT TO MY HOUSE. OR IF IT IS ON THERE I DON'T SEE IT.

THE ABOVE AND 5 PAGES STATE WHY I THINK A APT BLOCK SHOULD NOT BE ALONG ON STEPHAN STREET. IT SHOULD BE LEFT ALONE AS A RESIDENTIAL AREA. FOR A SINGLE FAMILY HOUSE DWELLING.

I WOULD ALSO LIKE TO KNOW IF THIS NUMBER COMPANY IS ACTUALLY FROM SUDBURY OR OUT OF TOWN. AND ARE THEY PLANNING TO HAVE LOW RENTALS OR SUBSIDIZED HOUSING AT THIS SITE FOR INCOME. ALSO IF THIS IS OUT OF TOWN COMPANY, IS THERE A CARETAKER ON SITE OR NOT.

ALSO IF BUILT WHO GOING TO MAINTAIN THE AREA OF THIS SITE. AND IF THERE ARE ISSUES HOW EASY ARE THE OWNER GOING TO BE TO RECTIFY THE PROBLEMS THAT I HAVE PREVIOUSLY MENTIONED.

THIS IS HAND WRITTEN AS OLD SCHOOL AND DON'T USE COMPUTERS. HOPE YOU CAN READ, AND LIKE TO KNOW WHEN IN PERSON WELL THIS BE A PUBLIC FORUM SO I CAN ATTEND.

THANK DON BAKKER

Hilroy

Attention: Alex Singbush

Re: File: # 751-62/23-15

RECEIVED
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PLANNING SERVICES

This letter is to express our opposition to the proposed 3-story 10-apartment building complex at 1389 Stephen Street.

We would first like to share our concerns with changing the zoning for this lot to a medium density residential zone especially as this re-zoning request is moving from R1 to R3. This is a significant change in zoning that will have negative impacts to this street and neighbourhood. This is not a desirable outcome for this neighbourhood, aesthetically or safety-wise.

We are considering the amount of traffic this complex would add to an already busy street. Stephen Street is home to Hélène-Gravel French Public School. Residents of the street, as well as the children and families of this school, navigate this street daily, which already carries its challenges with congestion and lack of pedestrian visibility. This complex would be adding an unneeded layer of safety concerns to an already troublesome system. These concerns are also thinking forward to the completion of the complex, let alone the construction process that this size of a project entails. The state of Stephen Street while this project is underway would simply be hazardous.

We do acknowledge and appreciate that there are similar complexes in this neighbourhood, however, these are located on Kelly Lake Road and Robinson Drive; both of which are main arteries in the neighbourhood which already host a large volume of traffic. Stephen Street does not have the capacity to house such a complex comfortably or without disruption to the neighbouring homes.

Additionally, when reflecting on the current zoning of the lots on the street and looking at the logistics of the area, the proposed 3-story 10-apartment building complex is simply not in keeping with the character of our street. This is an area with primarily single-family, bungalow housing. On evenings and weekends, Stephen Street acts as a quiet bypass between Southview Drive and Robinson Drive, which is busy with local foot-traffic, rich in child and elderly pedestrians. The scale of this project would create an unwanted dynamic and change of pace to this family-friendly street, along with disrupting the aesthetic of the area.

The residents living here purchased homes and chose to live in a safe, family-friendly, low density residential neighbourhood. From recent discussions, we know our concerns are shared with others in our area. We appreciate having the opportunity to share our perspectives on this matter, as it would most certainly negatively impact this neighbourhood.

Thank you for your continued service and support of our communities.

Best regards,

Erin Quinn-Furino and Matthew Furino
1421 Stephen Street
Sudbury, P3E 4L4

Good evening Mr. Singbush:

This email is in regards to the application to amend By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury by changing the zoning classification on the subject lands from "R1-5", Low Density Residential One to a R3(S), Medium Density Residential (Special) Zone. The subject property is PIN 73597-0402, Parcel 19225, Part of Lot 176 in Plan M-329, Lot 8, Concession 1, Township of McKim (1389 Stephen Street, Sudbury).

I am submitting this email categorically opposing the application listed above. I am very knowledgeable of the Robinson neighbourhood, being raised a few houses up from the subject property at 899 Robinson Drive. My senior parents still reside at this residence, and are also both in opposition of the rezoning application. My wife and I lived at 947 Robinson Drive after we were married, literally around the corner from the applicant's property. In addition, I was a City Councillor, representing the neighbourhood from 2006 to 2014, and as well was a member of the City Planning Committee for three years.

I do not support this application for the following reasons:

- First and foremost, Stephen Street is part of a residential neighbourhood. The proposed 10 unit building would begin to erode the characteristics of a residential area, which are becoming more and more difficult to find. In 2012, when I was Councillor for the area, the City acquired Corpus Christie school on Robinson Drive and created 5 residential lots which now boast 5 R1 residential homes. This demonstrated that the City in their wisdom wished to maintain the area as single residential.

- Ward Councillors, past and present, the Community Action Network, and residents have been vigorously working on keeping this neighbourhood safe by trying to solve the real traffic issues in the area. The volume of vehicles and their speed are issues in

the wider Robinson/Southview community, and adding 10 units on a residential lot would exasperate this health and safety problem.

- All parking for residents and visitors must be provided on site and no exceptions must be made in this regard.. Ecole publique Helene-Gravelle, with their many school busses is located across the street from the proposed development site, and the road is relatively narrow. Therefore, expecting additional on-street parking is illogical. This congestion would also pose a healthy and safety issue for the students at the school.

- The apartment buildings on Kelly Lake Road should no be used as a comparable of why to support this development. Kelly Lake Road was zoned for those types of buildings, the individual parcels of land are larger, and sufficient parking is on-site for all tenants and visitors.

- Approval of this development would produce a negative precedent for future rezoning applications in the area. Planners and others may suggest that each application is weighed on its own merits, but as a former member of the City Planning Committee, I can tell you that precedents do affect the decision making process.

These above points being made, I need to state that I understand fully the need for economic development in order to stimulate a larger tax base and to provide a variety of housing types. Furthermore, urban infill is a principal that I fully understand. However, we must not throw the baby out with the bathwater. We cannot degrade established single residential neighbourhoods at all costs. This is not a "not in my back yard scenario", but an opposition to the application based on the fact that this is not a smart development for this R1 zone.

Sincerely,

Joe Cimino

6 Saturn Court, Sudbury, Ontario, P3E 6B8



Connie Rossi

From: CHC Properties Inc. <[REDACTED]>
Sent: Monday, November 6, 2023 3:30 PM
To: Alex Singbush
Subject: Stephen Street - at about 3:00 PM On November 6 ,2023

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NOV 06 2023

PLANNING SERVICES

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

Hi Alex.

Can you please add these pictures to my previously sent letter of opposition to the rezoning application on Stephen St. to allow a three storey ten - plex.

Caption

Monday November 6, 2023 during the end of the school day. (Non- snowy Winter day)







Sent from my iPhone

Eric Taylor

From: Maurizio Visentin <[REDACTED]>
Sent: Friday, October 27, 2023 11:20 AM
To: Eric Taylor
Subject: Fwd: Application by 1000572188 Ontario, INC. File #751-6/23-15

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



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

From: Maurizio Visentin <[REDACTED]>
Date: Thu, Oct 26, 2023 at 10:39 PM
Subject: Re: Application by 1000572188 Ontario, INC. File #751-6/23-15
To: alex.singbush@greatersudbury.ca <alex.singbush@greatersudbury.ca>
Cc: <eric.taylor@greatersudbury.ca>, Mark Signoretti <mark.signoretti@greatersudbury.ca>

Re: Application by 1000572188 Ontario, INC. File #751-6/23-15

Dear Mr. Singbush:

In your capacity as Manager of Development Approvals, Planning Services Division. I am submitting my concerns related to File #751-6-23-15 by 1000572188 Ontario Limited. First, I would appreciate the opportunity to view and have a copy of said File application as it relates to 1389 Stephen Street. I may be contacted via email to set up a suitable time with either you or Mr. Eric Taylor.

As a resident of Concord Crescent since 1974 and being familiar with the street and surrounding community since 1967 as I attended Corpus Christi Elementary School, as well as co-owning two multi-residential properties on Kelly Lake Road I am very familiar with the area. In fact, if memory serves me right there were only two residences built on Stephen Street between 1967 and 1968 eliminating any empty lots on Stephen Street.

Ecloe Public Helen Gravelle has been on that street, although previously as an English Public school with a different name, dating back to the 50s. My point in drawing attention to these factors is that Stephen Street has always been a s

Stephen Street has always been a single residency R1-5 area. In fact, only recently was one residence, 1427 Stephen Street, approved to have a legal basement apartment.

The request made by 1000572188 Ontario INC. to place at 1389 Stephen Street, 10 apartment units, where presently, and for over 50 years a single residence has been located, is unacceptable.

My first question refers to the nature of the requests and given their nature are the requests within the domain of the Planning Committee to address?

Furthermore given the possible implications for all residents in the area, be it Robinson Drive, Southview Drive, Concord Crescent, Strathmere Court, Cranbrook Drive, and so on, the distribution of **Notice Of Application** should be distributed beyond the present which I believe is 300 feet of the noted location applied.

I would appreciate knowing the building requirement for such a proposed 3-story multiple dwelling. That is the lot size requirement and the actual lot size at 1389 Stephen Street.

Given that Stephen Street was recently upgraded would the proposed request require further upgrades to accommodate increased traffic?

What is the traffic flow volume on Stephen Street at peak school hours that is between 7:30 a.m. and 9:00 a.m. and 2:30 to 4:00 p.m.? Between school buses and parents dropping off or picking up children at the school or daycare located directly across the proposed application site, it is nearly impossible to navigate through Stephen Street.

I thank you for addressing my initial concerns on the matter and look forward to receiving the requested information.

Sincerely,

Maurizio Visentin



Sender notified by
[Mailtrack](#)

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Maurizio Visentin



Sender notified by
[Mailtrack](#)

Re: File: # 751-62/23-15

RECEIVED
NOV 01 2023
PLANNING SERVICES

Attention Alex Singbush,

We have concerns with the proposed 3-story 10-apartment building complex at 1389 Stephen Street as follows:

We have concerns with changing the zoning for this lot to a medium density residential (special) zone especially as this re-zoning request is moving from R1 to R3, and there are not even any R2 zones in this area; this is a significant jump in zoning that will have negative impacts to this street and neighbourhood. This is not a desirable outcome for this neighbourhood, aesthetically or safety-wise. While we acknowledge there is an R3-1 in the area, this is on Kelly Lake Road which is a major thoroughfare.

We have concerns with the amount of traffic on this small street. As it is, there are already traffic calming measures on both Robinson (seasonal posts installed) and Southview (permanent speed humps) and having this complex built will only add to the traffic in this neighbourhood, and particularly on this street.

Additionally, because Helene Gravelle elementary school is on this street, we have concerns about the safety of the children and other pedestrians going to and from school. Not only that, but at times in the morning and afternoon - plus anytime there are activities at night at the school - traffic and parking are heavy and having constant extra congestion on this street is not reasonable or desirable.

Lastly, we have concerns with the change of neighbourhood. While there are complexes nearby on Long Lake Road, those were established and planned, and the infrastructure from the City (sewage, etc.) was most likely put in place when that part of the neighbourhood was planned. This street is part of a neighbourhood built in around the 1950s, and the residents living here purchased houses in a family-friendly, low density residential neighborhood. All houses on this street are bungalows, with the exception of one side-split; there are not even 2 story houses on this street. This was the type of neighborhood residents in this area chose to live in, and we are not pleased with the proposed change in neighbourhood dynamics. We are worried that changing this property from an R1-5 to an R3 zone will increase the chances of other lots in this area moving to this zoning, which is not the desired outcome for us or any other neighbours on this street.

Sincerely,

Meghan McMillan and Stephen Walsh
1392 Stephen Street Sudbury ON P3E 4L5

Maria Gonzalez Santos

From: Peter Valentini <[REDACTED]>
Sent: Thursday, February 22, 2024 2:47 PM
To: Alex Singbush
Subject: Re: File #751-6/23015 rezoning application re: 1389 Stephen St., Sudbury, Ontario

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

Dear Mr. Singbush,

I just received a letter from the applicant in this case (1000572188 Ontario Inc. Carolyn Zhao) dated Feb 19,2024.

Ms Zhao is requesting I send my comments on their application directly to 1389 Stephen St., Sudbury, ON P3E4L4. I doubt they are interested in collecting and submitting comments opposing their plan to destroy a bungalow on an R1 lot and build a 3 story 10 plex in its place.

Please record my request to deny this rezoning application as it will result in additional traffic congestion on Stephen St, Robinson Drive, and Southview Drive.

I reside at 1510 Kelly Lk Rd Apt 2 P3E4L9 and my driveway exits on Robinson Dr. The traffic on Robinson as is makes it difficult to leave our driveway due to volumes.

I can be reached at [REDACTED].

Thanks,

Peter

Maria Gonzalez Santos

From: Scott Manuel <[REDACTED]>
Sent: Monday, February 26, 2024 5:05 PM
To: Alex Singbush
Subject: File #761-6/23015

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

Mr. Singbush,

We received this letter from the applicant. I'm wondering if you can clarify if this is part of the process. I believe this constitutes a conflict of interest on the applicant's part?

Thanks
Scott Manuel of 1384 Stephen

1000572188 Ontario Inc.
1389 Stephen Street
Sudbury ON P3E4L4

Occupants
1384 Stephen Street
Sudbury ON P3E 4L5

Date: February 19, 2024

RE: File #751-6/23015, rezoning application in related to
1389 Stephen Street, Sudbury ON P3E4L4

Dear Residents,

We are the applicant in related to above rezoning application. We applied for rezoning to amend By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury by changing the zoning classification on the subject lands from "R1- 5", Low Density Residential One to a R3(S), Medium Density Residential (Special) Zone.

To facilitate the population growth in Sudbury, we intend to construct a 3-storey multiple dwelling having ten residential dwelling units. Site specific relief to the landscaping and parking provisions of the By-law are also being requested.

You are invited to make comments on the application. Please send your comments by mail to:

1000572188 Ontario Inc.
1389 Stephen Street, Sudbury ON P3E4L4

Thank you. Your comments are very important to our community and to us as part of the community.

Yours sincerely,



Carolyn Zhao
1000572188 Ontario Inc.
1389 Stephen Street
Sudbury ON P3E4L4

RECEIVED

October 30/ 2023

NOV 02 2023

City of Greater Sudbury.
Box 5000 Station A.
200 Brady Street.
Sudbury, Ontario P3A 5P3.

PLANNING SERVICES

Re : Notice of Application, File # 751-6/23-15 Dated October 20, 2023

ATT'N : Mr Alex Singbush, MCIP , RPP , Manager of Development Approvals

From: William Steciuk, Civil Engineer, Professional Engineer USA, P. Eng. (APEO) ON, retired after 35 years experience as a Consultant across Canada in the Public, Industrial and Private Sectors.

Dear Sir:

Be advised of a complete objection to any change in zoning classification for subject Property # 1389.

Background Flooding Stephen Street has been created by the City and infrastructure must be rectified by the City before any zoning change.

The proposed development of 1389 Stephen Street Sudbury will make drainage conditions worse.

The created drainage conditions reduces the property value of property # 1415 and adjacent north property # 1399.

The storage building on 1415 requires replacement due to flood inundation of the floor resulting in Dry Rot. A claim is presently being prepared against the City for the full cost of building replacement and will include all costs for technical information provided to rectify drainage conditions and inconvenience suffered.

~~_____~~
~~_____~~ The CAO and City Engineering Dept. have been kept fully informed on the technical and engineering infractions which created the drainage problem. Strongly recommend CAO and Engineering Dept review thoroughly all technical data provided.

The information provided for infrastructure required for the catchment area south of 1415 will remain the same. Due to zoning change, the requirements for the catchment area north of 1415 have changed and will require the services of a Professional Engineer knowledgeable in the science of Hydrology, Topography and Related Engineering to overview design.

The City's CAO who coordinates City Departments and advises Mayor and Council has the responsibility to notify key personnel of the problems this zoning change will create and any required delays on zoning changes prior to rectification of drainage infrastructure.

The history of development of the Robinson Subdivision from 1958 through 2023 is outlined in detail in an information package sent to the City's Mr David Shelsted, passed on to Mr Paul Javor and shelved. This is a Classic Display of small town development with no plan of subdivision, infill lot development, inadequate bylaws and overall ignorance of Municipal Technical design and Operations staff on drainage.

This is the fourth (4th) time since 1958 through 2023 I have had to straighten the existing municipality out on drainage, this time City of Greater Sudbury.

TVT
Wm Steciuk
William Steciuk

Via Registered Mail

Cc. ~~_____~~

Cc. Dept Head, City Engineering

MR DAVID SHELSTED

CC. MAYOR PAUL LEFEBURE

Maria Gonzalez Santos

From: Eric Taylor
Sent: Thursday, March 7, 2024 8:11 AM
To: Maria Gonzalez Santos
Subject: FW: File # 751-6/23-15

Categories: COMMENTS

Maria, please include the email below from Mr. Manuel as a comment on the above noted file.

Eric Taylor, RPP
Senior Planner, Planning Services Division
P: 705-674-4455 ext. 4619
F: (705) 673-2200 www.greatersudbury.ca



At the City of Greater Sudbury, we value and respect flexible work arrangements. My work day may look different than yours. Please do not feel obligated to respond out of your normal working hours.

From: Scott Manuel <[REDACTED]>
Sent: Wednesday, November 29, 2023 10:01 AM
To: Alex Singbush <Alex.Singbush@greatersudbury.ca>
Subject: Re: File # 751-6/23-15

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

November 29, 2023
Re: Notice of Application for Rezone, File # 751-6/23-15
Mr. Alex Singbush
Manager, Development Approvals
City of Greater Sudbury
Dear Mr. Singbush,

I am writing this letter in opposition to the proposal to rezone PIN 73597-04-02, Parcel 19225, Part of Lot 176 in Plan M-329, Lot 8, Concession 1, Township of McKim with civic address 1389 Stephen St, Sudbury by applicant Yueqin Zhao of 1000572188 Ontario Inc.

I have a number of concerns related to this proposed development.

The first is with regards to the level of zoning and density. As you are aware, each parcel (with exception for École Publique Helene Gravel) on Stephen Street was zoned and developed with the R1-5 zoning designation and has single unit—and for the most part—bungalows on each lot. Given that there no R2 lots in the area, rezoning the parcel in question to an R3(S) or R3-1 designation would wholly and grossly skip several levels of zoning and density to a zone that not suitable or desirable for the neighbourhood in question. Given the original intent, plan and development of the neighbourhood, to zone the parcel to R3-1 or R3(s) would violate the spirit of and the law of Official Plan of the City of Greater Sudbury.

Proponents may suggest that there are R3 zones adjacent, but these are on the major thoroughfare of Kelly Lake Road – an area already groaning under the weight of traffic issues. This note brings me to my second concern. Stephen Street is not a significant thoroughfare and nor does it receive city services (I.e., snow removal) on par with that of a main arterial or secondary level of road. It is not unusual to go two or three days after a significant snow event without seeing a blade-down plow.

A 10-unit apartment structure would add further traffic to an area which is already fully encumbered with traffic management issues on Robinson Drive and Southview Drive that City Council has yet been able to bring under control. Furthermore, with École Publique Helene Gravel on the street, this proposed development would impose further traffic onto an already significant traffic load during school pick-up and drop-off. This is not a suitable development for the street.

I am also concerned about the environmental impact of this development given proximity to the Lily Creek and Junction Creek management areas with the extra salting and sanding required on a proposed more-than-50% paved surface on this lot. Environmental advocates are already raising the alarm of the detrimental effects of road salt on our water systems.

Given the above mentioned, I am also concerned that, per my conversation with Mr. Eric Taylor, Senior Planner, that neither an environmental impact study nor a traffic study were completed on the proposed. Given the traffic issues and proximity to significant sensitive environmental areas, this is discouraging

Of further concern is the detriment that a 3-storey building will do the existing skyline. I am concerned about the effect that such building would have on sunlight on our property.

My final concern is with regards to the aesthetic of the neighbourhood. A 10-unit apartment structure will have detrimental effect on the dynamics of this neighbourhood which known for its family-friendly and low-density nature. Such a structure would be intrusive and unwelcomed by those who sought out to raise their families in this quiet neighbourhood.

Thank you, Mr Singbush for taking the time to consider my comments and for your service to the city of Greater Sudbury,

Sincerely,

Scott Manuel of 1384 Stephen St., Sudbury

Maria Gonzalez Santos

From: Mark Signoretti
Sent: Thursday, March 7, 2024 9:14 AM
To: Maria Gonzalez Santos; Eric Taylor
Cc: Alex Singbush
Subject: Fwd: Letter from concerned residents -1389 Stephen Street
Attachments: Scanned from a Xerox Multifunction Printer.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Good Morning Maria and Eric,

Please add the attached letter related to the proposed Stephen Street project.

Thank you

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From: Mark Signoretti <Mark.Signoretti@greatersudbury.ca>
Sent: Wednesday, March 6, 2024 5:06:21 PM
To: Alex Singbush <Alex.Singbush@greatersudbury.ca>
Subject: Fwd: Letter from concerned residents -1389 Stephen Street

Hi Alex ,

Please find attached a letter from concerned resident regarding the proposed development on Stephen Street.

Please include this with any other letters.

Thank you

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From: Vivian Belcourt <[REDACTED]>
Sent: Wednesday, March 6, 2024 1:48:06 PM
To: Mark Signoretti <Mark.Signoretti@greatersudbury.ca>
Subject: Letter from concerned residents

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

Please see attached a letter from Ward 1 residents.
Thank you.

Dear Mr. Signoretti,

With regard to the proposed rezoning of the property at 1389 Stephen Street with the intent of building a multi unit building, we would like to voice our strong opposition.

First of all we feel that the traffic is already quite congested, with the school being across the street and with traffic coming from Kelly Lake road to avoid the speed bumps on Southview Drive. Ours is a quiet neighborhood with many seniors. The added traffic would be a hazard.

Secondly, the infrastructure is old and we already experience fluctuations in water pressure. We fear this unit will put further strain on our water pressure.

Lastly, we feel that such a unit would impede upon our privacy and be an eyesore in our neighborhood.

We urge you to recommend denial of the rezoning application for this property.

Sincerely,

Concerned citizens of Ward 1

Adna Sanchioni 938 Robin Dr.

Albertine De Luce 935 Robinson Dr.

Silvana Parisotto 946 Robinson Dr.

Giovanni Ruelli 952 ROBINSON DR

Cathy Andrews 947 Robinson Drive