

Maria Gonzalez Santos

From: Laura Tagliafierro <[REDACTED]>
Sent: Friday, February 9, 2024 12:19 PM
To: Alex Singbush
Subject: Notice of application for old St Jo's site

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Hello,

I would like to express some issue with the proposed development at Paris Street and Boland intersection at the former site of Saint Joseph's Hospital.

Being directly adjacent to the development means:

Decrease scope of view to the lake

Increase in light pollution and ambient light in the night sky (an issue we already deal with due to the new led lighting in the adjacent parking lot which is turned off in winter months.)

increased traffic

Increased cars parked along adjacent streets

increased noise

increased garbage

Increased foot track traffic to an already extremely busy area especially in the summer.

Since the installation of parking at the site for the public and post Covid, we have seen an increase in people camping overnight in the parking lot, significant garbage throughout the summer at the site, as well as an increase in noise, crime and such behaviour in the late night hours 12am to 5am.

We frequently have foot traffic people entering our properties in yards as well as significant noise from Paris Street.

At the intersection, there is significant running of the red light in the north and south bound directions.

Despite recent traffic calming measures with posted signage of 40 km/h on Boland Street we continue to see extremely high speeds of driving in a residential area where children play.

Though I would like to see the development of this site, I believe the significant number of units is far too many for this neighbourhood to maintain the nature of the community. In addition, there is concern that the development will block the view and access of neighbours and community members to the lake and the park, something which we have been paying a premium to have the opportunity to live near.

I would like to see some measures of what will occur in terms of the following:

- pedestrian management for walkways adjacent to the park to limit wind factors which are already significant.
- the pedestrian environment around the development.
- proposed continued access for the park and lake front
- study on shading and how the development will affect light to surrounding street- for example we will no longer have the morning sun.

-light management in terms of ambient light and light pollution in the night sky.

-garbage management around the park parking lot area and side streets other areas in the community due to traffic.

-Proposed significant traffic calming measures by the city as well as by the developers and how traffic will flow in and out of the development.

-sound barriers were possible.

- most importantly a reduction in the number of units.

-will there be access to grocery, cafe and restaurants in the facility will these be accessible to the surrounding community.

We would like to see a reduction in the

Number of units, and or maintain the current height of the building that exists on the site. Otherwise we feel a study to examine how it will affect neighboring properties and community is necessary before such a large development is built.

Sincerely,

Laura and Anthony Tagliafierro

11 Boland Ave.

Maria Gonzalez Santos

From: Alex Singbush
Sent: Thursday, February 15, 2024 3:32 PM
To: Wendy Kaufman; Maria Gonzalez Santos
Subject: FW: NOTICE OF APPLICATION - file# 701-6/23-04 & 751-6/23-25
Attachments: TO CITY OF SUDBURY.docx

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Categories: COMMENTS

From: Mike Parsons <[REDACTED]>
Sent: Thursday, February 15, 2024 10:13 AM
To: Alex Singbush <Alex.Singbush@greatersudbury.ca>
Subject: NOTICE OF APPLICATION - file# 701-6/23-04 & 751-6/23-25

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Hello Alex.

Please see attached comments regarding "NOTICE OF APPLICATIONS " in connection with old St Joseph's Health Centre, file# 701-6/23-04 & 751-6/23-25.

Thank you.

Michael Parsons
578 Paris Street
Sudbury Ontario. P3B-3B4
[REDACTED]



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To:

February 14/2024

City of Greater Sudbury.

Alex Singbush.

Manager of Development Approvals, Planning Services Division.

PO Box 5000, Station A, 200 Brady Street, Sudbury, ON P3A-5P3.

(alex.singbush@greatersudbury.ca)

Hello Alex.

In response to "NOTICE OF APPLICATIONS" regarding the old St Joseph's Health Centre, Sudbury.

The current application for the abandoned St Joseph's Health Centre property presents at least three problems for the citizens of Sudbury who enjoy the benefits of Bell Park.

First, the request for zero set back on the Bell Park side of the proposed construction. This would place an exclusion zone for construction on the Bell Park property, removing that land from the use and enjoyment of people of Sudbury for the duration of construction.

Second, the proposal shows the annex of a public access road that presently runs underneath the old helicopter pad. Rerouting this road would destroy a stand of pine trees and walking path in the park.

Third, the proposal contains no time line for completion of the development. Based on the progress over the last ten or more years, that means Bell Park will be dominated by perpetual construction for decades.

Thank you.

Michael Parsons

578 Paris Street

Sudbury Ontario. P3B-3B4

[REDACTED]

[REDACTED]

Maria Gonzalez Santos

From: Ray Spangler <[REDACTED]>
Sent: Friday, March 8, 2024 2:14 PM
To: Alex Singbush
Subject: Notice of Applications File 701-6/23-04 & 751-6/23-25

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To: Mr. Alex Singbush, Manager of Development Approvals.

Re: Notice of Applications

File 701-6/23-04 & 751-6/23-25

Applicant: 2226553 Ontario Inc.

We object to this application.

My reasons are as follows:

- There is no timeline. The applicant has had possession of this property for more than 10 years and it could be vacant for another 10 years. He has left the site in a derelict state without consideration to adjacent property owners or passing traffic. The applicant provides no guaranty that they will continue to develop the property. If development does progress, the site could be under construction for many years causing traffic issues and unsightly conditions.
- The increase of traffic and turning movements on Paris Street will be significant.
- The City will have little control of the building aesthetics or the site landscaping. These structures will be adjacent to Bell Park and will no doubt be unattractive and ordinary apartment buildings.
- A 12, 16 and 20 story building will have an obvious and negative impact on Bell Park. This fact alone should be sufficient reason for Planning Services to reject the application.

We also forward further comments which we feel are applicable to this application. I have expressed my concern with this development via several emails to my Councillor over the past years.

The Master Plan for Bell Park calls for the City to purchase any adjacent property that becomes available over time. The City has already ignored this policy as they have permitted residential development adjacent to the park on Facer Street

The previous council should have taken the opportunity to purchase the old hospital site and letting the most valuable piece of property within the City go to a developer was a major mistake. This can now be rectified by the current administration and council by the expropriation of the property. Costs are irrelevant - considering the property would forever belong to the people of the City of Sudbury.

We question the integrity of the applicant. At the first public meeting, they presented architectural renderings for high end condominiums. We later found that they did not build and sell but only built to rent. The condominium plan was a

ploy to get the City and neighboring property owners to approve the development and donate a small piece of land to permit additional parking.

We question the integrity of the City. The building is an eyesore. Why the City has not forced demolition and restoration remains a question and we wonder if the City will continue to allow this applicant to be unrestricted.

There is activity inside the existing building which is a major Health and Safety concern – putting the developer and the City at risk.

We would appreciate notification of the decision on the proposed zoning amendment.

I have also forwarded this email to Councillor Cormier. Please feel free to contact us if you have any questions or comments.

Ray and Connie Spangler

530 Ramsey Road, Sudbury



Maria Gonzalez Santos

From: Philip Hopkins <[REDACTED]>
Sent: Friday, February 2, 2024 10:12 AM
To: Alex Singbush
Subject: FW: Notice of Applications 701-6/23-04 & 751-6/23-25 - 2226553 Ontario Inc

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Attention: Mr Alex Singbush
Manager of Development Approvals
City of Greater Sudbury

Re: Notice of Applications
File: 701-6/23-04 & 751-6/23-25

Dear Mr Singbush,

In reference to the letter I received from yourself (29 January 2024) regarding the Notice of Applications (File: 701-6/23-04 & 751-6/23-25) I would like to make comment on the proposed applicatytions (1 & 2) outlined in your letter.

As noted below (see address), my wife (Mary) and I reside in a single home dwelling directly on Paris Street some three homes to the north of the proposed rezoning and ultimate construction site. We would like to note for the record that we are wholly in support of both the rezoning and ultimate construction of the joined and multiple use building outlined in your letter of 29 January 2024. Furthermore, we would be supportive of seeing this development move forward as smoothly and unhindered as possible.

In sending this letter of support we fully understand and expect: traffic restrictions and interruptions, some noise matters, some dust and general area "housekeeping" matters and local movement disruptions throughout the development process and that this overall period may last a number of years. We respect this may/will result in some challenges from time to time with us as local residents but fully respect the work and approach here and will support this development in any feasible way we can.

We wish you the greatest success here and know the final outcomes will greatly improve the city and area overall.

Sincerely
Philip Hopkins (& Mary)

Personal details are as follows:

Mary & Philip Hopkins
584 Paris Street
Sudbury, Ontario
P3E 3B4

Phone: [REDACTED] (Philip)