



June 22, 2012

City Clerk  
Attn: Planning Section, Growth and Development  
PO Box 5000, Station A  
200 Brady Street  
Sudbury, ON P3A 5P3

**Re: File 571-6/11-13 and 780-611004 - McKinnon and Barry Street  
Proponent 1232252 Ontario Inc.**

Attention: Growth and Development Department and Planning Committee

This letter represents concerns of the Minnow Lake Community Action Network with respect to the above and is in response to the CAN mandate as directed by the City of Greater Sudbury to “promote democracy and inclusiveness by giving participants (Community Council, City Staff) a unique vehicle to work in harmony towards common goals” and to “enhance the overall quality of life in Greater Sudbury in social, environmental and economic sectors” The CAN is also required to “represent the broad interests of the community or neighbourhood represented and to be open and transparent and to encourage participation from all residents“

The Minnow Lake CAN holds regular meetings. At the May 29th meeting, following the most recent meeting between the CAN executive and the developer, the subject matter among others, was discussed with over 50 area residents in attendance. The minutes to this meeting on this topic are attached and are a matter of public record (posted on the internet at [www.minnowlake.ca](http://www.minnowlake.ca)) as are the minutes of a subsequent meeting on June 16th, also attached. The minutes of these two meetings form part of this correspondence. Also, both meetings were audio recorded and are available for those interested.

Despite the best efforts of the CAN to reach as many residents of the area that could be affected by this development, in the very limited time available, there are many who not being officially informed are now upset, especially the residents who live along the Howey, Bellevue, Bancroft corridor and connecting sidestreets who would be effected from increased traffic from this new development. For those that did receive notices from the developer and the city there was no mention of a new road to connect to the Bancroft Bellevue intersection.

The public meeting held by the developer took place June 13th prior to the posting on the Internet (June 15th) of the details of the development as prepared by the planning department. As described in the CAN minutes of June 16th there was dissatisfaction with respect to the developer's public meeting.

Especially of concern was that the community (through the CAN or otherwise) had not been approached or consulted with respect to any aspect of the development, by city staff, which while not officially required, except perhaps with respect to parks (Blueberry Hill) would possibly have avoided interventions at the planning committee hearings. The executive of the CAN had met with the developer on two occasions and had expressed concern specifically with respect to environmental storm (surface) water management and the proposed connecting road from the Kingsway to Bancroft Drive. The magnitude of this development would indicate more community involvement on behalf of staff involved.

To summarize the concerns raised at the CAN meetings and subsequently:

Due to the recognized high traffic volumes on the Howey, Bellevue, Bancroft Corridor and with no plans to increase this capacity, and with the current planned and future development on property with present access to this corridor, it is therefore considered prudent and responsible economically and logistically for the city to direct traffic from developments not presently connected to this corridor to other arteries, in this instance the Kingsway, Barrydowne Road and Second Avenue. And further that any savings realized from this decision be directed to improving the capacity and flow of the Kingsway.

Finally, it is recommended that this application be deferred until a future planning committee meeting to allow for further consultation and consideration.

Respectfully submitted :

John Lindsay  
Chair  
Minnow Lake Community Action Network  
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705-525-7526

Attachments (2)