

Rachel Tyczinski

Subject: FW: Application No. A-1-25-Z Public Meeting Feb. 24, 2025

Date: Sun, Feb 23, 2025 at 3:36 PM

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Lynden Pond
Sault Ste. Marie Ont.

Mr. Jonathan Kircal
Planning Division
City of SSMA.

Re: Application No. -A-1-25-2

Dear Mr. Kircal , I strongly object to Joe Ruscio's application to re-zone the property at 22 MacDonald Ave. Sault Ste. Marie to permit the development of, two nine storey residential buildings of 116 units each . (230 total) I will outline my concerns about the way this large development will impact our existing neighbourhood, and also detail how it is non-compliant to the revised Official City Plan (2022) , which may support the grounds for an appeal to the Ontario Land Tribunal .

1. TRAFFIC

This development will potentially double the population of our neighbourhood and therefore drastically increase the traffic on MacDonald and Gladstone Ave. MacDonald is a swift moving collector road that even now is difficult for pedestrians to cross safely . The developer proposes an access road that enters on to MacDonald across from Fauquier Ave . The placement of a road at the peak of a blind curving hill is hazardous , an accident waiting to happen ! This intersection is also heavily used by the Chartwell Collegiate Heights Senior Residence for all emergency , commercial vehicles, and visitor parking. This is already a heavily congested traffic area.

Normally a building complex of the size proposed (300 units) is located on major thoroughfares in this City like Great Northern Road or in the Downtown core not along side streets and collector lanes which are not capable of handling such a large increase in traffic . The following section of the O.C.P. applies.

O.C.P. 2.4 section d. Intensification Pg. 17.

" Evaluate applications for intensification using, amongst other matters , the following criteria.

V. The provision of adequate ingress/egress , off street parking, loading facilities, as well as SAFE CONVENIENT VEHICULAR CIRCULATION .

V i. The IMPACT OF TRAFFIC GENERATED by the proposed development on the road network and SURROUNDING LAND uses.

The traffic issues generated by the proposed development are contrary to Section d. of the Official City Plan.

2. NEIGHBOURHOOD COMPATIBILITY/ INCOMPATIBILITY

O.C.P. Intensification

2.4 section d. ii. " The compatibility of the proposed development on the existing and planned character of the area " .

Our neighborhood is more than a century old , dominated by 2-3 storey older single family homes. Some of the finest historic buildings in the city are located on Landsdowne, Borrón, and Summit Avenues. Putting two Modernist high-rise buildings in our midst , is not sensitive to the character of the area . The recent 5 storey SALDAN building at 110 Pim St. does show sensitivity to the surrounding century homes on Pim, Church , and Herrick Streets and is in character to the area. A structure such as 110 Pim, would be far more compatible and acceptable to many of us living in this area .

3. SITE CONDITIONS

OCP. 2.4 section d.i

" The suitability of the site in terms of size and shape of the lot, SOIL CONDITIONS ,TOPOGRAPHY, and DRAINAGE. "

The proposed twin towers are oversized for the size of lot and do not provide sufficient space for a good set back and buffer zone with plantings , from the existing neighbours. There should not be a need for exemptions for the parking encroachments on both MacDonald and Gladstone Ave that the developer is requesting.

As to soil conditions, drainage, and topography;

This property is located on designated HAZARDOUS land. The lot is steeply sloped ,it is clay primarily and subject to numerous underground springs . One side of the ravine contains a year round stream and houses the City Emergency flood water containment system . The water table is very high . It seems particularly unsuitable to the building of high rises with two stories of underground parking ! It is understandable why this property has never been developed .

I will end with a cautionary story of my own ,about Central Algoma Secondary School were I happily taught Art for many years . The two storey building is an Architectural marvel built on a steep scenic hillside of clay overlooking the Channel.

In 2006 serious structural issues developed. Cracks between walls and ceilings, uneven floors etc. In 2008, 21 new piles had to be driven down 70 feet as the existing piles had loosened partly due to tree roots drying out the clay . The building was then jacked up and leveled . The cost was astronomical ! Who then will foot the bill if the proposed twin towers develop structural issues down the road ?

I respectfully ask City Council to turn down this re-zoning request and urge the developers to go back to the drawing board and come back with a more suitable plan for 22 MacDonald Avenue.

Sincerely, Lynden Pond.