

File 751-6/21-009 - Notice of Public Hearing - Rezoning of 95 Estelle Street to R3-1, Medium Density Residential

Denise Sauvé

Mon 10/18/2021 6:15 PM

To: clerks <clerks@greatersudbury.ca>

Cc: Bill Leduc <Bill.Leduc@greatersudbury.ca>

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Good afternoon,

We are residents of 57 Estelle Street and we strongly oppose the rezoning and proposed development for the following reasons.

- Traffic on Estelle Street, which currently has about 35 houses, would be about 5 times greater with the construction of 179 new residences. This is a significant concern for families with young children, for the elderly, and for all residents on our street. The development would cause Estelle Street, a quiet neighbourhood, to become a high-traffic area, which is not what we wanted when we purchased our house in 2014.
- The Moonlight Ridge development, which is currently underway, also has direct access to Estelle; this means that there would be 3 new accesses to our small street (for a total of 5). Estelle Street would have to handle traffic flow for the proposed new development (2 new accesses) as well as the Moonlight Ridge development (1 new access). The only vehicular access to the proposed development would be Estelle Street; there is no access shown from Rhéal, Bancroft or Lévesque streets.
- We are very concerned that the increased traffic flow and the proposed rezoning to R3-1 Medium Density Housing zoning will lower property values on our street.
- Sewer and drainage requirements would greatly increase and we are concerned about the existing infrastructure being inadequate.

Thank you for presenting these comments to the members of the Planning Committee and Council on our behalf. Please acknowledge receipt by return e-mail.

Sincerely,

Dennis and Denise Williamson

57 Estelle Street

File #751 6/21 009 Application for rezoning**Gwen**

Wed 10/20/2021 6:19 PM

To: clerks <clerks@greatersudbury.ca>

Cc: Bill Leduc <Bill.Leduc@greatersudbury.ca>

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To Planning Committee and Council members,

I am writing to express my strong opposition to the proposed rezoning for 95 Estelle Street, (PINS73575-0374 & 73575-0430) by 2375423 Ontario Inc and Bancroft Property Holdings Inc.

While the local community may be unable to prevent development, that in itself will be detrimental to the area, many residents in the neighborhood are completely opposed to the addition of this type of multi-family housing that will cause noise, disturbance, traffic, parking and safety problems. In addition, this proposed development will have a detrimental effect on the character of the local area which has been mainly single-family oriented dwellings until recently.

Traffic, parking and safety of pedestrians and cyclists are major areas of concern. Along Estelle and Rheal streets there are no sidewalks for pedestrians as well as narrow shoulders. The increased traffic and resulting increased roadside parking will cause additional safety concerns. The neighborhood has school bus routes and the streets are not wide to safely accommodate the additional traffic, parking and pedestrians, especially children.

The proposed development containing 5 story multiple and row dwellings is inconsistent with the low-density housing character of the neighborhood specifically along Estelle, Rheal and Levesque St. which is all single detached dwellings not multi-unit dwellings.

This development changes the character of the neighborhood and represents over-development and overcrowding of the site. It also overlooks/overshadows adjoining residences and causes 'shading' on properties in addition to blocking the evening daylight for properties on the eastern side of these taller buildings which will not get as much sun access.

I also strongly oppose the request for relief reducing the required 1.5 parking spaces to 1 parking space per unit. With the addition of 179 additional dwelling units, it is imperative that adequate parking is provided in order to avoid on-street parking in the neighborhood. On-street parking causes traffic flow problems as well as major safety concerns for families, adults and children walking and riding bicycles which is a frequent activity enjoyed by the local neighbors. Adequate parking is needed for any development that goes forward.

I urge you to disapprove the proposed rezoning and parking reduction request and from recent discussions with my neighbors, I know my opinions are shared by many who have not managed to write letters and emails and may not be able to attend the public hearing/meeting.

Thank you for your consideration of the concerns regarding this development.

Sincerely,
Gwen Richardson
64 Estelle St

Sudbury ON P3B 3V2

Sent from [Mail](#) for Windows

57 Estelle Street
Sudbury, ON P3B 3V3



October 18, 2021

REGISTERED MAIL – WITHOUT PREJUDICE

Clerk
City of Greater Sudbury
P.O. Box 5000
200 Brady Street
Sudbury, ON P3A 5P3

Re: File 751-6/21-009
Application to Rezone 95 Estelle Street to
R3-1 Medium Density Residential

As indicated in the Notice of Public Hearing letter dated October 7, 2021 issued by the Planning Services department, this will confirm that we wish to be notified of the decision of the City of Greater Sudbury on the above-noted proposed zoning by-law amendment.

Regards,

A handwritten signature in blue ink, appearing to read "Dennis Williamson".

Dennis Williamson

A handwritten signature in blue ink, appearing to read "Denise Williamson".

Denise Williamson

**Petition to oppose the rezoning 95 Estelle St for
the purpose of developing multiple dwellings.**

We the people who reside in the neighbouring properties do not wish to be neighbours with proposed:

3 five story multiple dwellings (120 units), 7 row dwellings (31 units), 6 ground-oriented multiple dwellings (28 units).

Name

Address

Phone#

Email

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Email

[REDACTED]

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[Redacted content]

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