

Public Hearing October 25/21

Rose Hennigar

Sun 10/24/2021 10:04 AM

To: clerks <clerks@greatersudbury.ca>

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Melvin Hennigar , 112 Levesque St. Sudbury P3B3S9

We are against the plan to develop the property on Estelle street Sudbury.

My concerns are: 1 . Blasting will cause basement problems to houses in the area.

2. High raise building will reduce our privacy.

3. Geared to income housing will have an affect on our safety.

4. Property values will depreciated .

5. Water run off will cause flooding on the homes which are lower.

6. Blasting noise is very disturbing.

7. Environmental concerns over the removal of trees and homes
for animals.

Linda Dupuis
52 Estelle Street
Sudbury, ON P3B 3V2

Planning Services,
Box 5000, Station A
Sudbury, ON P3A 5P3

To Whom it may Concern:

Re: File 751-6/21-09
Application to amend By-Law 2010-100Z
Application to reduce number of parking spaces required

As a long-time resident on Estelle Street, I read the notice of application with some interest.

The following are my comments on the application:

1. I disagree with changing this neighbourhood to a medium density residential area. It seems to me that this developer is trying to drop a city block from downtown Toronto into the very outskirts of Sudbury. This is not a central area with nearby amenities available. While I fully appreciate the need to utilize empty lots for residences, rather than running water and gas lines further into the outlying area, having apartment buildings and homes with no yard is not suitable for this location. I also note that there are no play areas/playgrounds allotted in this space for this large number of families.
2. I very much disagree with allowing this developer to reduce the number of parking spaces required. As I live directly across the street from this development, I anticipate that the entire street will be jammed with residents and visitors from this complex. It makes absolutely no sense that in Northern Ontario, on the outskirts of Sudbury proper, that parking spaces for residents will not be made available. If you were to survey the current residents on this street, the vast majority of homes have two vehicles, a very few have one vehicle, and some have three or more vehicles.

My address of 52 Estelle Street has a **Walk Score of 5** and a Bike Score of 34. **This area is VERY car dependent.**

<https://www.walkscore.com/score/52-estelle-st-greater-sudbury-on-canada>

See below for the breakdown of walkability for an area:

Walk Score® Description

70–89 Very Walkable Most errands can be accomplished on foot.

50–69 Somewhat Walkable Some errands can be accomplished on foot.

25–49 Car-Dependent Most errands require a car.

0–24 Car-Dependent Almost all errands require a car

The information provided to me is that there will be 185 parking spaces for 179 families. Even if each family only had one vehicle, which is not the norm in this culture, as noted above, that only leaves 6 spaces for visitors. It is ridiculous to think that if one family has a birthday party, the other 178 families would not be able to have visitors.

Inclement weather and the need to snow plow for hundreds of parking spaces also has to be considered. Where would all the cars go for that?

Approval of this application will certainly result in blocked driveways, inability for emergency vehicles to access residences, etc.

I would certainly encourage the City of Greater Sudbury to deny this application for the reasons noted above. Most especially regarding the request for relief for required parking. It makes no sense.

Best regards,

Linda Dupuis