

From: Chloe Gordon <[REDACTED]>
Sent: Friday, March 21, 2025 3:08 PM
To: Alex Singbush <alex.singbush@greatersudbury.ca>; clerks <clerks@greatersudbury.ca>
Cc: Bailey Chabot <bailey.chabot@greatersudbury.ca>
Subject: File# 751-6/24-24 & 780-6/24002 – Rezoning application input

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Re: File# 751-6/24-24 & 780-6/24002. Application by Timestone Corporation to amend Zoning Bylaw 2010-100Z by changing the zoning classification from "R1-5", Low Density Residential One to "R3(SP)", Medium Density Special on lands described as PINs 73576-0496, -0499, -0526, -0122, -0183, and -0181, Parts of PINs 73576-0530, -0172, and -0173, Lots 45 to 69, 74 to 90, 97 to 106, and 133, part of Cambridge Crescent, and Block G, Plan M-1003, Lot 10, Concession 3, Township of Neelon (0 Birmingham Drive, Sudbury)

Dear Mr. Singbush and City Clerk,

Thanks for providing notice of this rezoning application, and for the chance to provide input for consideration at the City's March 24, 2025 Planning Committee public hearing. As a homeowner on Dorsett Drive, here's my input.

As part of its rezoning application, the developer has [requested a special provision to exempt the requirement for a 3.0m wide planting strip](#) where Medium Density Residential abuts a Low Density Residential One or Two when the built form in Medium Density Residential zone is low density (single, semi, or linked dwelling). [In keeping with the City's zoning by-law 2010-100Z section 4.15.4, I urge the Planning Committee to reject that requested exemption. This planting strip will provide an important buffer and transition between the existing single family residences on Dorsett Drive and the overall new medium density development zone.](#)

On another note, I suggest Zulich consider holding an open house(s) for homeowners in the existing Dorsett Drive/Birmingham Drive neighbourhood adjacent to the proposed new development. At such an open house, plans for the near and longer term

developments of Scenic View Subdivision could be outlined and questions answered. Zulich held such an open house in our neighbourhood when they were about to begin the first phase of their development on Birmingham Drive and it was helpful. As residents of the neighbourhood are directly impacted by the ongoing construction and development, it's a positive thing for the developer to have open lines of communication and information-sharing.

Respectfully,

Chloe Gordon, Dorsett Drive