

Sarah Pinkerton

From: Alex Singbush
Sent: Tuesday, September 21, 2021 4:11 PM
To: clerks; Sarah Pinkerton; Mauro Manzon
Subject: Fw: File: 751-6/21-024 Application for rezoning property at 849 Howey Drive, Sudbury

Good afternoon,

Public input with respect to the above referenced application is attached.

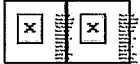
Thanks,
Alex

E. Alex Singbush, MCIP, RPP

Manager of Development Approvals
Planning Services Division

City of Greater Sudbury

P: (705) 674-4455, ext. 4311
email: alex.singbush@greatersudbury.ca
www.greatersudbury.ca



From: Mary Jane Veinott <[REDACTED]>
Sent: Tuesday, September 21, 2021 4:17 PM
To: Alex Singbush <Alex.Singbush@greatersudbury.ca>
Cc: planning@greatersudbury.ca <planning@greatersudbury.ca>
Subject: File: 751-6/21-024 Application for rezoning property at 849 Howey Drive, Sudbury

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

Attention: Alex Singbush, Manager of Development Approvals, Planning Services Division, City of Greater Sudbury

Re: File: 751-6/21-024 Application for rezoning property at 849 Howey Drive, Sudbury – from C1, Local Commercial to R3 Special, Medium Density Residential Special.

I spoke with Mauro Manzon, Senior Planner, on Sept. 11th regarding the notice of application dated September 1, 2021 that I received by mail and my concerns pertaining to the rezoning application. As a followup I am hereby submitting my concerns in writing to you for consideration in the approval process as indicated in the notice.

I live at 183 Somerset Street and often walk or drive by the subject property which is located at the corner of Somerset St and Howey Drive.

My main concern regarding the application is that the property is not clearly delineated in regard to the adjacent roadways and sidewalk which raises some safety issues.

Previously for many years the building on the property was a corner store with a paved yard which was used for customer parking and to drive through. Being a retail area pedestrians and customers in cars were cognisant of the need to be on the lookout for each other. Now with the property being used as a residence the need for that awareness is no longer obvious.

I assume with the 3 apartments there must be at least 3 parking spaces as well as an area designated for visitor parking. As there is no clear delineation of the property lines or the parking areas for the tenants in the building and no signs posted to indicate that at least some of the paved area is private property, pedestrians often walk on the property in close proximity to parked vehicles as a shortcut to get to the bus stop in front of the property or when just out walking for enjoyment, exercise etc. With nothing in place to alert pedestrians to the hazardous situation the potential exists for a pedestrian to be injured by a moving vehicle.

Also with no clearly delineated the parking spaces, the tenants tend to park at the nearest entrance way to their apartment. As the door to the front apartment faces Howey Drive this often results in 1 to 2 vehicles parked adjacent to the the Howey Drive sidewalk or even on the sidewalk. This creates a hazardous situation where a vehicle entering or exiting this area could injure a person walking by on the sidewalk or for a pedestrian, having to choose either to walk on the busy roadway or on the property to get around a vehicle parked on the sidewalk.

As well this corner is a school bus pickup/drop off area for young children. The above-mentioned concerns apply to the school children and their guardians waiting on the corner for the school bus.

Thank you for the opportunity to provide my input regarding this application.

Mary Jane Veinott

183 Somerset St., Sudbury

[REDACTED]

[REDACTED]