

Danielle Derochie

From: N Gobbo
Sent: Wednesday, June 22, 2022 8:19 AM
To: clerks
Subject: estelle street development

Follow Up Flag: Follow up
Flag Status: Flagged

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My name is Neil Gobbo I live at 2869 Rheal St and this proposed development is right behind my home first and foremost I request the city clerks office and powers to be ,keep me well informed of what the outcome is regarding this development 1 The great deal of increase in traffic that this going to bring to this area with Delron homes going up in this area we have seen a very large increase in traffic alot of speeding and noise . 2The vehicle traffic in this area will increase at lease 300 to 500 vehicles with this development. 3 The way the property is now we have a ditch going between me and my neighbour now, when there was no vegetation there was alot of run off from hills but as the vegetation grew in, that water flow has decreased alot ,so will we get a WRITTEN guarantee that we will not get flooded and have another mountain street situation 3 Will there be fencing put up so no one can access our private back yards .4 You know how much the KED was talked about water pollution well just think more road salt more damage to the environment more pressure on the infostructure 5 Why has the city not want a green belt around this development 6 This area has now become a wild life area there are rabbits, foxes, alot of different birds ,sometimes time even partridge raven nests in the trees what has taken 40 plus years to come back is going to be all destroyed . 7 If this goes thru, we are going to be plagued with years of blasting, trucks hauling material up and down our roads and heavy machinery operating with a great deal of noise pollution also the air pollution from the machinery .These are very serious concerns and should be addressed

neil

Sarah Pinkerton

From: Mauro Manzon
Sent: Thursday, June 23, 2022 11:13 AM
To: Sarah Pinkerton
Subject: FW: Planning Meeting submission re: 95 Estelle St. proposal
Attachments: 95 Estelle Street Proposal Part Lot 9.pdf; 2848 Rheal St. facing South.jpg; close up of crack in road.jpg; cracks in road at Rheal St. & Darby St..jpg; current shot Rheal St..jpg; 95 Estelle St Site.jpg; site facing West.jpg; vegetation growth barrier for houses facing North East.jpg; vegetation growth showing Ramsey Lake.jpg; rock face top of 95 Estelle St..jpg; Site facing North #2.jpg; Site facing North.jpg; Site facing South showing rock outcrop.jpg

From: Tamara Fiacconi
Sent: Thursday, June 23, 2022 10:37 AM
To: clerks <clerks@greatersudbury.ca>
Cc: Mauro Manzon <Mauro.Manzon@greatersudbury.ca>; Bill Leduc <Bill.Leduc@greatersudbury.ca>
Subject: Planning Meeting submission re: 95 Estelle St. proposal

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Folks, and that of the clerks office, a point of clarification. I will be attempting to participate via live streaming from Sault Ste Marie.

(For more information regarding accessibility, recording your personal information or live-streaming, please contact Clerk's Services by calling 3-1-1 or emailing clerks@greatersudbury.ca.)

Is it as simple as logging in to the City's website at: <https://www.greatersudbury.ca/agendas>? If this doesn't work for us is there a process to call in to the meeting to participate?

If there are any questions with regard to my submission please call me at

Thank you,
David Fiacconi

95 Estelle Street Proposal Part Lot 9, Neelon Township, City of Greater Sudbury 2022

First and foremost, I would like to ask the city clerk's office to provide me with any notice of decision regarding the above proposal. I also request the opportunity to address planning in person or via zoom.

Since 2006 the residents of Rheal Street and the surrounding neighbourhood have endured the disheartening effects of infilling. Today, Moonlight Ridge subdivision is in its final stages, some 16 plus years later, where today there now stands some 119 R1 and R2 homes. An additional 18 R1 and R2 homes are yet to be built.

At least 7 of those years brought constant heavy construction every summer. Tandem trucks, as many 40 coming in and then going out empty, and or full, bouncing down Rheal street in order to reach their destination. Some 80 plus trips, not including all the other construction and service provider vehicles that would come along throughout the process of infilling. Our homes shook, rattled, quivered, and trembled every time. The traffic impact study made no mention of, nor included this scenario in their report back in the day. Planning chose not to address the Mental Health and well being of the residents of Rheal street who would most bear the brunt of this infilling. The 2020 Provincial Policy Plan however does. One of my questions will be why? Why are we now improving Rheal Street from Estelle to Levesque? This double standard has us looking at another full summer of construction as our street gets ripped apart and conformed to the standards matching both East and West ends of Rheal Street including Hines St. Thank you, but we could have avoided these comments if we had addressed this matter some 16 years ago and saved a ton of heartaches.

How does this tie into the 95 Estelle Street Proposal? Simple, please take into consideration that a proposal of this magnitude will surely take a little more than a year to build. The constant pounding of my home and that of our entire neighbourhood will continue. Some 17 years later and onward we can now look forward to blasting a mountain crop, to what depth and for how long, as continuation of infilling leaves its mark on this East End neighbourhood? Our privacy stolen, our neighbourhood robbed of its identity, no different then that of the Asian Carp and its encroachment on many American Rivers, poised to enter the Great Lakes. What then? Mountain Street, what then?

I have invited the councillors that sit on the planning committee to take a first hand look at what is transpiring here, first hand perspective. This proposal is precedent setting and will have consequences for all Sudburians moving forward. Councillor Geoff McCausland stated at the first planning meeting and I quote, "this is typically a not in my backyard scenario and if we put too many restrictions in front of these corporations they won't want to build here" Restrictions like 1.5 parking spaces per unit for example, this is a city policy! How many calls do councillors receive where there is only 1.0 or less parking spaces in existing housing units of the same nature? Then add in our wintery conditions making measures worse. Snow removal? Does Mr. McCausland find that policy overbearing? When we use the Provincial Policy Plan, which is as clear as mud allowing for debate with no certain guidelines but mere suggestions to follow when infilling. Making amendments from R1 and 2, single and semi-detached homes to that of R3 of medium density which includes 5 story apartments and the close configuration of multiple row housing to be built on a mountain crop is overbearing and intrusive. This does not fit the pattern of the existing neighbourhood for kilometers. 1.1.1 c) avoiding development and land use patterns which may cause environmental or public health and safety concerns; Provincial Policy

Statement 2022. Privacy, additional traffic, crime, line of sight, water run off and rain retention will affect the neighbourhoods well being for example.

You will notice that the proponents who are advocating on behalf of this proposal in their Planning Justification Report will also use 1.1.1 from the Provinces Statement. Choosing a) b) e) and f) disregarding c) and d) for it does not benefit their cause. There are many such examples throughout their report, once again, "provides for public spaces that are high quality, safe, accessible, attractive and vibrant." Their response, none? Page 12, provincial interest, top box in their report.

The population of our Province hovers around 14 000 000 million people, the whole of Northern Ontario might reach 800 00 people including Thunder Bay, which sits 16 hours away by car. Our terrain is vastly different, thus adding additional challenges like cutting down mountain tops and filling in marsh lands in order to build. We live in the largest geographical city in the Country, barring one, if things haven't changed over the past 10 years. This presents challenges to our police services, our transportation services and all of the others crucial services that make our city run smoothly and evenly. That is not going to change but we can build on that. We are not Southern Ontario; our issues are different. There is no need to squeeze existing neighbourhoods into urban jungles here in this city with Climate Change a pressing issue, example Mountain Street. Mr. Tom Davies and friends of days gone by have implemented a re-greening process, that we today can see the fruits of their labour transpiring every year. Not just us but the World has taken notice. This is a good thing. Constructing 5 storey apartment buildings within a well-established R1 subdivision anywhere in our city is not good thing. Disrespectful and abusive of the word "amendment" if you let be councillors.

Councillor McCausland, my suggestion to you, LET US FIND THE CORPORATION'S THAT DO WANT TO BUILD HERE, LET US FIND THE CORPORATIONS THAT WILL FOLLOW AND GO BEYOND THE PROVISION SET OUT BY OUR CITY'S OFFICIALS and not that of the opposite. In essence Sir, my backyard is your backyard, we call it the City of Greater Sudbury.

In closing Councillors, I will share this personal information with you and the public. For nearly ten years I have been off work with an Industrial Disease know as Tinnitus, both severe and bi-lateral, Hyperacusis and hearing loss. This means using hearing aids to help counter this foreign sound source that resonates in one's head. Picture the residents of downtown Ottawa, not that long ago, with the perpetual sound of the truckers' horns and the Mental Health Issues that followed. The only thing missing with this comment is the endless pounding of one's home throughout this 16-year construction process! Where is the empathy for the residents of Levesque subdivision now that this issue is in our backyard?

Thank you,

David Fiacconi

2848 Rheal Street

Sudbury Ont.







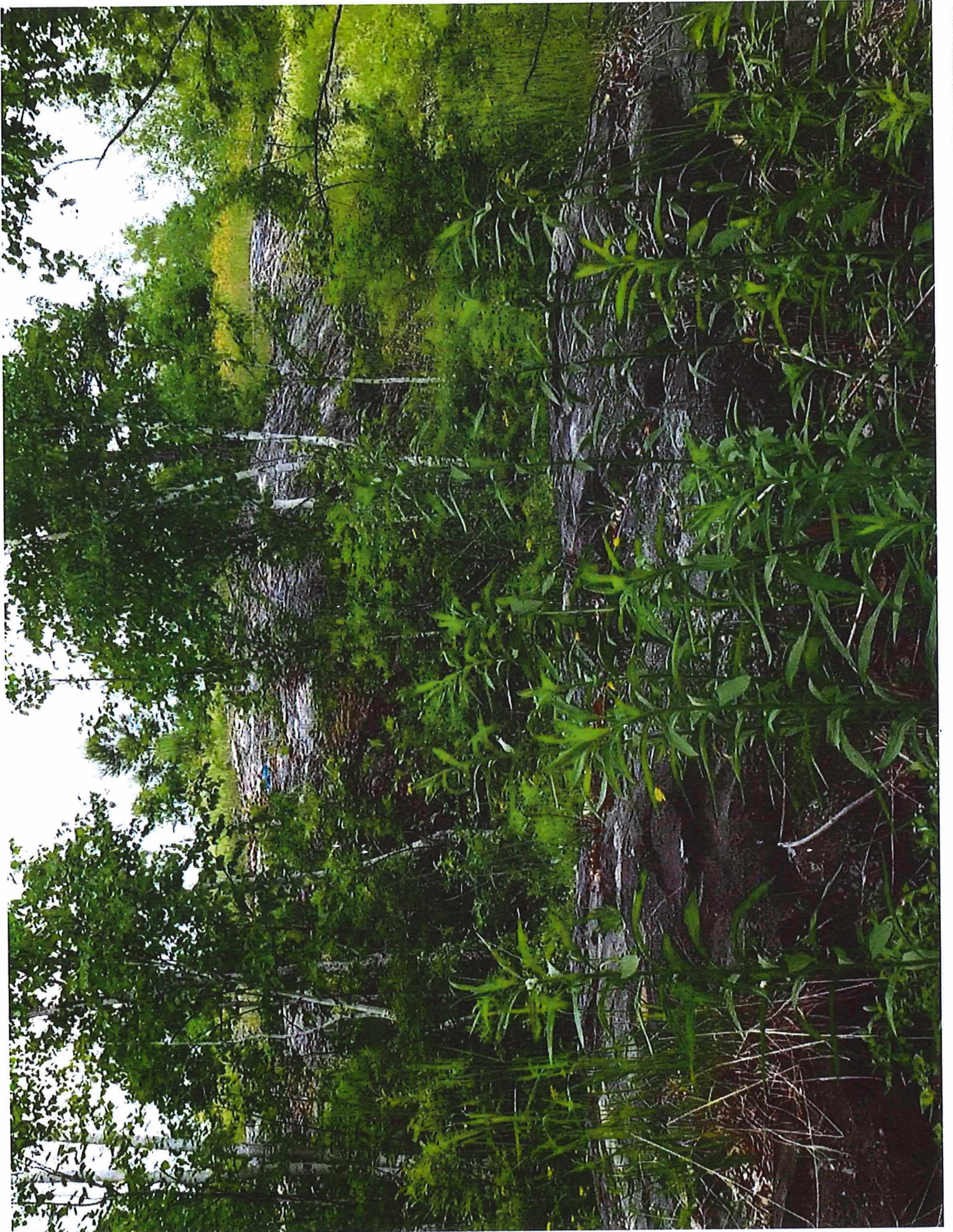


















From: David Chinn
Sent: Thursday, June 23, 2022 11:44 PM
To: Mauro Manzon; clerks
Cc: Bill Leduc
Subject: 95 Estelle Street Application

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

Dear Mr. Mazon

I would like to voice my concerns regarding the 95 Estelle Street Application and the proposed development.

The building by-law for this area is R-1. By-laws are put in place for a reason and they should stand and be enforced on any past, present and future buildings. What is the point of putting by-laws in place if they can be amended to suit big business with no thought for the neighbourhood and existing community.

The proposal for high density buildings, both high rise and low rise far exceeds this neighbourhood and its zoning. The lack of parking and green space in this proposal is totally unacceptable and in complete conflict with rational planning of this community. This proposed new development will be sandwiched in between our existing community so it is imperative that the new build abides by the same by-laws. Growth is good as long as planning in the forefront is done using the existing model of the neighbourhood.

Land is abundant around Greater Sudbury and there are areas that would be far more suited for this type of development. North of Leveque Street, across the Kingsway comes to mind where there is already a proposal for a vast entertainment development.

I would like to be notified regarding any further decisions or input regarding the 95 Estelle Street Proposal.

Sincerely
David Chinn

From: Debbie
Sent: Thursday, June 23, 2022 5:57 PM
To: clerks
Subject: File:751-6/21-009 Public Hearing Monday, June 27,2022

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

Hello:

My name is Deborah Harris and I reside at 2834 Bancroft Drive in Sudbury, Ontario. I am unable to attend the above mentioned meeting, due to previous commitments. I have some concerns, which have been voiced in the past, but I feel that they continue to need repeating.

The complex still is too crowded, for not just the people living in the complex, but also their established neighbours below. Parking should be 2 spaces per unit, and no one should have to live without a back yard to their townhouse complex.

The proposed area is too close for privacy, my personal enjoyment of my property and the beautiful nature that is in the area.

Other concerns that I have are the potential of blasting in the area and potential damage to my home or structures on my property, the risk of flooding of my property and the increase of traffic and speeding in my neighbourhood. I had called last year to 311 regarding having a 3 way stop at Bancroft Drive and Levesque Street. I am still waiting for the return call. There has been a lot of speeding noted, even before this project.

Remember, that there is an election this fall.

Those are my concerns. I am happy that there is a new development for this area, but it needs to be built appropriately.

Sincerely,

Deborah Harris

Owner of 2834 Bancroft Drive, Sudbury, Ontario

From: dennis
Sent: Thursday, June 23, 2022 7:14 PM
To: clerks; Bill Leduc
Subject: 2375423 Ontario Inc. and Bancroft Property Holdings / Application to Amend By-law 2010-100Z

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

Hello,

We are residents of 57 Estelle Street and have received a Notice of Public Hearing dated June 9, 2022. Reading through it, we see that none of the concerns we have expressed in our correspondence dated April 13, 2021, and submitted to the City, have been considered or addressed. We oppose the above-noted application and proposed development for the following reasons.

- Traffic on Estelle Street, which currently has about 35 houses, would be 5 times greater with the construction of 179 new residences. This is a concern for families with young children.
- 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 have already noticed increased traffic on our street since last year.
- The increased traffic flow and the proposed rezoning to R3-1 Medium Density Housing zoning may lower property values on our street.
- Sewer and drainage requirements would greatly increase and we are concerned about the existing infrastructure being inadequate.
- We are concerned about stagnant water collecting in the proposed stormwater management ponds. One of the ponds (South Pond) is located directly behind our back yard, where we spend a lot of time. Residents in some municipalities have reported problems such as odours resembling rotten eggs, problems with mosquito population, and algae collecting in these types of ponds. If contaminants should overflow from the ponds, it would run-off directly onto lower properties and cause environmental issues.

For these reasons, we maintain our strong opposition to the rezoning of the subject lands.

Kindly provide our comments to the members of the Planning Committee and Council, and acknowledge receipt of this correspondence by return email.

Regards,

Dennis and Denise Williamson

Shaun Maronese
2946 Rheal Street
Sudbury, Ontario
P3B 0B5

Re: Notice of public hearing relating to File# 751-6/21-009 regarding an application for rezoning to develop lands for residential use adjacent to Estelle Street

I want to preface these comments by noting appreciation that the development proposal appears to be focusing on a more mixed, dense form of residential housing. A lack of sufficient housing supply is of prominent importance to many jurisdictions, particularly given the expected development nearby along the Kingsway which is likely to spur further demand for housing. As such, I just wanted to raise two comments on the proposed development.

Estelle Street Road Capacity/Access

I note from the letter that was provided and the accompanying zoning concept plan that access to this proposed development will be entirely through Estelle Street, with Rheal and Bancroft acting as feeder streets to vehicles that eventually wish to go to and from Estelle. The current condition of Estelle Street appears to be one of an older, side residential street that has not had much resurfacing/upgrading done for some time, at least in comparison to ongoing work on Rheal (for a more immediate comparison).

As the proposed development looks to be adding 179 additional units of housing, to what extent has any planning been done to assess impacts on the capacity of Estelle to accommodate this anticipated increase in road demand? Does the applicant or the city plan to widen or otherwise improve Estelle Street? With regard to the Rheal and Bancroft intersections, will this require further development in managing increased traffic flow or safety as currently there are no four-way intersections relating to Estelle junctions on either street?

Additionally, I note from the zoning sketch provided on the back of the letter that the indicated FD zone has a small portion extending south and resting adjacent to Bancroft Drive, between two zones of R1-5. This would appear to suggest that the FD zone could include road access to Bancroft directly, rather than constraining its road access solely to Estelle. However, the applicant appears to instead have three 4-unit buildings blocking any potential for a road to extend from the Proposed Street 1 to Bancroft.

Has the applicant or the city examined what the impacts would be of including in this proposed development a direct link between the Proposed Street 1 and Bancroft? Would this reduce any potential traffic increase upon Rheal? Would such a direct link to Bancroft also reduce the demand that will be placed on Estelle Street, as currently envisaged as the sole access road to this proposed development?

Commercial Services

To the extent that this may be a comment more suited to a broader city planning exercise rather than a specific development proposal, I apologize. However, I would like to note that this proposed development is solely residential and does not appear to include any consideration for increasing availability of commercial services to nearby residents.

I would note that but for a Tim Hortons and associated four-unit strip mall located at the junction of the Kingsway and Levesque, that there are otherwise next to no services available for nearby residents. While I am hopeful that the expected development of the nearby Kingsway Entertainment District may spur future services development, that's still undetermined. Instead, here we have the opportunity for a large increase in proposed housing, but without any consideration being made for providing more opportunities to expand services that do not require residents to travel into town to obtain them.

Has the applicant or the city explored whether any portion of this proposed development may incorporate zoning for small commercial activities providing services to nearby residents?

Thank you for your time,

Shaun Maronese

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

Shawn Purcher	16 Equinox Cres
Brigitte Beaucluf	19 Equinox
Lena Slivinski	17 EQUINOX
Francesca Regel	8 Equinox
S. & P. King	13 Equinox
Phil & Veronica M & Diger	11 Equinox
Kelly Caron	95 Equinox Cres
Norm Caron	" " "
Julie Lackman et	29 Equinox Cres
LAURIE GATCHELL	31 EQUINOX CRES
Tracy Mahon	30 St Denis
Jack St Marselle	227 Jeanine
Des Oliver	21 Chloe
Laurie Olivier	21 Chloe Ct
Emily Aypette	01 equinox
Amanda Collin	53 Equinox Cres
James Caspino	42 " "
Madley MacPhee	" " "

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

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

Name

Address

Kew Buily 35 Equinox

Sara Berghanna 26 Equinox
Cres

Dick Leoue 2181 Wiltshire St

Leroy Richard 2881 Rheal St

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

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Name	Address
Raymonde Martin-Venne	2970 Rheal St
Zoë Venne	2970 Rheal St.
Patricia Venne	2970 Rheal St
Neomi Venne	2970 Rheal St
Kim Ducharme	109 Equinox Crescent
Luchio Ivanovski	98 Equinox Cr.
Loni Ivanovski	98 Equinox Cr
Heidi Konez	95 Equinox Cres
Colton Cooke	95 Equinox Cres
Maria Rocca	89 Equinox Cres
Shelley Brooks	81 Equinox Cres
Joelle Rancourt Glabb	2715 Bancroft Dr.
Gilbert Glabb	2715 Bancroft Dr.
Emilie Glabb	2715 Bancroft Dr.
Darica Glabb	2715 Bancroft Dr.
inée Murray	2960 Rheal St
t Murray	2960 Rheal St.

Read 2960 Rheal St.
Pastre 2960 Rheal St.
The Molinaro 25 Eclipse

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

Lee Gagnon	319 Moon light ave
Brian St Jean	25 Solstice
Celma Durrk	45 Solstice
Anthony McRae	65 Solstice St
Derek Lessard	125 Solstice St
Carrie McEwan	135 Solstice St
Ron Nease	135 Solstice St
David P. Viollette	145 Solstice
Margie Claire Viollette	145 Solstice
Prowin D. Palat	185 Solstice
Darren Fabilli	195 Solstice
Shannon Lyle	200 Solstice
Scott Lyle	200 Solstice
Renee Mitchell	164 Solstice
Scott Mitchell	164 Solstice
PHILIP DIRIGE	148 ECLIPSE
KRISA DIRIGE	148 ECLIPSE
Christopher Dirige	148 Eclipse
Gerry Ferran	66 Eclipse

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
Mario Ingriselli	138 Eclipse Cr.
Alla Pietrondrea	138 Eclipse Cr.
Mike Vetrivolo	136 Eclipse Cr
PETER GUENS	127 ECLIPSE
JOCELYNE GUENS	" " "
Dan Leduc	117 Eclipse
chris Mchanna	85 rue Eclipse
ANDY SPRUCE	118 ECLIPSE
Nelby Spruce	118 Eclipse
Rogin Dione	116 ECLIPSE
Linda Barazzuel	108 Eclipse
Lora Barazzuel	108 Eclipse
Ciarah Passante	107 Eclipse
Darlene Wickham	106 Eclipse
NORMAN RAYMOND	78 ECLIPSE
Kate Reid	68 Eclipse
Fred	58 Eclipse
Jensen Wilds	38 Eclipse
Stephane Mayer	26 Eclipse
Natalie Chutkan	26 Eclipse
Noah Mayer	24 Eclipse
Alexandre Mayer	26 Eclipse

From: Gina Rocca
Sent: Thursday, June 23, 2022 11:23 AM
To: clerks
Subject: Fw: submission of comments re: regarding the public hearing for the matter of an application under Section 34 of The Planning Act R.S.O. 1990, Chapter P.13

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

Hello,

This email is in response to a letter our household received regarding an upcoming Public Hearing about the application for rezoning as outlined in the below email.

We as a household are still against this development, our views have not changed. Do we need to provide anything further before this hearing?

best regards,
Virginia Rocca

----- Forwarded Message -----

From: clerks <clerks@greatersudbury.ca>
To: Gina Rocca
Sent: Friday, October 22, 2021, 02:37:10 p.m. EDT
Subject: Re: submission of comments re: regarding the public hearing for the matter of an application under Section 34 of The Planning Act R.S.O. 1990, Chapter P.13

Good afternoon,

Thank you for your submission. It has been distributed to the Planning Committee members.

Thank you,
Clerk's Services

From: Gina Rocca
Sent: Friday, October 22, 2021 1:12 PM
To: clerks <clerks@greatersudbury.ca>
Subject: submission of comments re: regarding the public hearing for the matter of an application under Section 34 of The Planning Act R.S.O. 1990, Chapter P.13

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

Attention: Members of the Planning Committee and Council

This email is in response to the submission each occupant residing at 169 Donald St, Sudbury, On, P3B 3T5 would like to make regarding the public hearing for the matter of an application under Section 34 of The Planning Act R.S.O. 1990, Chapter P.13 for the proposal of future developments of a total of 176 dwelling units and 1.5 parking spaces per unit.

We, the occupants residing at 169 Donald Street (Pasqualina Rocca ,Virginia Rocca and Marco Rocca) each OPPOSE the above mentioned proposal for the following reasons:

- By building these units, there will be a substantial increase in traffic. A total of 176 units can translate to potentially having 176 more cars driving in this area (i.e. each tenant having at least one vehicle each). In addition, there is the increase of traffic that will be created from visitors coming to visit occupants of these dwellings if visitors come using their vehicles.

It doesn't matter if an engineering assessment was done as what is determined in theory, we all know doesn't always equate into actual practice the same way.

- Adding more people to live in an area can also create a greater propensity for an increase in crime. This area is already riddled with its own issues of crime such as break-ins into vehicles and homes. It's a fact, the level of care an individual has for a rental property is less than a person who owns a home and has to pay a mortgage, property taxes, etc. We are concerned with the level of upstanding and high-moral people this development would be attracting if they really don't have the same level of commitment it takes to own a house versus renting an apartment.

- We are concerned with the destruction and removal of necessary green space and the negative environmental impact this will have. It is well-known trees are essential in the production of oxygen and reducing CO2 emissions. Also, this will negatively impact the well being of wildlife in the area. This is removing their habitat. The other impact will be the salt run off into the water shed. Many people were averse to the pollution the KED would cause to the water shed in the area. This development would cause a higher level of water pollution as it's much closer to Moonlight Beach.

- Another concern is the increase in noise in the neighboring areas.

- In addition to building these units, we have apprehension there will be an increase in property taxes for residential home owners in this area as how could these additional dwelling units be supported on the current water and wastewater infrastructure if before the current infrastructure couldn't support the existing homes and dwelling?. The current infrastructure has not been changed in decades. Should there be a need to upgrade these infrastructures ,then who pays for this upgrade?

Thank you for your consideration of our concerns. **Can you please acknowledge receipt of this email?**

regards,
the occupants at 169 Donald St
submitted by Virginia Rocca

From: Matthew Lowe
Sent: Sunday, June 26, 2022 11:06 AM
To: Robert Kirwan
Cc: clerks
Subject: 95 Estelle Street

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

Hello Councillor Kirwan,

I hope you are having a pleasant Sunday morning.

I am writing to you upon seeing the proposal for development of 95 Estelle St. into a housing complex for the Planning Committee Meeting for Monday, June 27.

While I do not live in the area now, I used to live on Ridgemount Avenue growing up and biked past the St Remi school site many times on the way to friends houses or the Tim Hortons on the Kingsway. It has been derelict and abandoned for over a decade.

This site, to me, is the quintessential example of underutilized property in the Sudbury area that must be redeveloped into something, anything, to alleviate the housing crisis in the city.

I have reviewed the proposal and want to express my support, with two caveats.

1. While the development is close to transit, the Howey Moonlight bus that serves the area runs far too infrequently to service 179 additional residents. Residents of the area are right to be concerned about traffic whether the unit has sufficient parking or not.

Please consider making or enforcing specific commitments to increase transit service to the area per section F.2 of the Official Plan. This should address any concerns that residents have regarding increased traffic in the area as well as the number of parking spaces.

I will comment that this area of Minnow is very safe and easily bikeable, but it is not well connected to anything families need on a routine basis, such as grocery stores and general stores. Without a car, accessing anything outside of Minnow Lake is difficult, inconvenient and not advisable. It takes two bus transfers and an hour and a half of travel time to get to a grocery store from this area.

Increased transit is a must to make a project like this work, both for existing residents and new ones.

2. On the flipside of the same argument, the proposed development is likely actually *too* dense for this area. If it is possible to scale back the development to eliminate the five-story units and replace them with rowhouses, it would better fit the character of the area, not stress the existing road network as much, and not require extensive investment in transit infrastructure. I believe this is in line with some of the other residents' oppositions.

I will be watching the meeting on Monday. Let me know if there is a possibility of attending and I can represent myself and three of my friends who live in Minnow Lake to offer their input also.

Thank you,

Matthew Lowe

Cc: City Clerks' office

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

Ryan Desmarais	Douglas St.
Alexiss Meecham	Horobin St
Don Rouleau	Hilsboro St
Kass Bazinet	2140 Bancroft Dr
Chris Anderson	24 Equinox Crescent
GINA RINALDI	3024 Hines St
MIKE ZUBALICH	91 Levesque St
Elizabeth Nielsen	91 Levesque St
Joe McPherson	85 83 Levesque
Kianna Brisson	83 Levesque 1
Len & Linda Cook	72 Levesque St
PAUL GERVAIS	2974 BANCROFT DR.
MIHAELA FARCAS	18 EQUINOX CRESC
Michelle Anderson	24 EQUINOX CRESC
Mama Anderson	7 EQUINOX CRESC
Jeff Barry	17 EQUINOX CRESC

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

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Name

Address

Kodi Barry 85 Sunderland
Abner Hirschfeld 1105 Radar Rd.

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

Name	Address
John Lehtinen	3040 Hines
Lehtela	3040 Hines
Don [unclear]	3020 Hines
Erica S. Mazur	183 Moonlight Ave
Louise Mazur	183 Moonlight Ave
Paul Blanchard	179 Moonlight Avenue
Kristen Shields	179 Moonlight Avenue
Gary Dobratz	144 Moonlight Avenue
Donna LeLai	144 Moonlight Ave.
Brittney Smith	106 Moonlight Ave
Andrew Vallier	106 Moonlight Ave
KORNE TRACHTAK	?? moonlight
KORNE TRACHTAK	
Richard Duhamel	109 Moonlight
CHRISTINE	"
NICOLE ANTOINE	"

Name	Address
Paul David	15 Eclipse
Sue Davidson	15 Eclipse
Kyle Booth	S Eclipse
Ken Yu	56 Solstice St.
Suzanne Beaudy	36 Solstice
A. Beaudy	36 Solstice
JASON KILBRIDE	26 Solstice
Kristie Kilbride	26 Solstice
Emma Kilbride	26 Solstice
Will Kilbride	26 Solstice
Cindy St Jean	25 Solstice
Sean McGee	73 Equinox
Martin McGee	73 Equinox
Anthony McGee	73 Equinox
Sue Beaudoin	104 Equinox
Marc Beaudoin	104 Equinox

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

Marco Ingriselli	138 Eclipse Cr.
Anna Pietrandrea	138 Eclipse Cr.
Mike Vetrivoli	130 E. Eclipse Cr
PETER OWENS	127 ECLIPSE
SOCELYNG OWENS	" " "
Dan Leduc	117 Eclipse
chris Mohammed	25 rue Eclipse
ANDY SPENCE	118 ECLIPSE
Debby Spruce	118 Eclipse
Ragn Dime	116 ECLIPSE
Linda Barzzone	108 Eclipse
Lora Barzzone	108 Eclipse
Ciarah Pasamonte	107 Eclipse
Darlene Wickham	106 Eclipse
NORMAN RAYMOND	78 ECLIPSE
Kate Reid	68 Eclipse
Fred	58 Eclipse
Janeen Wilds	38 Eclipse
Stephane Mayer	26 Eclipse
Natalie Christian	26 Eclipse
Noah Mayer	24 Eclipse
Alexandre Mayer	20 Eclipse
Jane Samborski	66 Eclipse

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Name	Address
Aaron Ball	137 Estelle St.
Dennis Levesque	143 Estelle St
TIM LEE	145 ESTELLE ST
VIC BEBAR	2895 RHEAL ST
-JOHN LARMER	155 FIRST AVENUE
ALEX LA L...	1521 AVE 20 2891 RHEAL ST 134/102
SUE GOBBO	2869 RHEAL ST
VEIL GOBBO	2869 RHEAL ST
Tim Ryoli	2861 RHEAL ST
Tiffany Puffinb...	2861 RHEAL ST
Shelley Verch	2855 RHEAL ST
Celina Taramina	2851 RHEAL ST
DAVID CHINN	2851 RHEAL ST
Alan St Denis	144 Levesque
AL HERBERT	134 ESTELLE
Jimmy Roy	190 MOUNTAIN ST.
Emily Herbert	1206 Bancroft Dr.
Brenda Herbert	134 Estelle

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Name Address

DENNIS WILLIAMSON 57 ESTELLE ST

[Signature]

Denis St-Jacques 151 Estelle St

Shari Harrison 136 Levesque

Gerry McMahon 130 Levesque

Loana Lévesque - 122 Levesque St.

Guy Lefebvre 104 Levesque

Amenda Vachon 60 Levesque

Danny G Soucy 80 Levesque St

Leonard Cook 72 Levesque

Rita Levesque 62 Levesque

Jennifer Becken 35 Estelle St

Al Becken 35 Estelle St

Hannah Becken 35 Estelle St

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Name	Address
Jeanne Levesque	15 Estelle
Lise Barrette	70 Estelle
Lisette Leduc	98 Estelle Street
Tom Leduc	98 Estelle St
Kyle Hall	108 Estelle St
Janet Richl	15 Solstice
Philip Tobin	148 Estelle
Donna Ramsay	156 Estelle
Richard Desjardis	156 Estelle

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Name	Address
Justin Lamontagne	2976 Rheil St.
Julie Pitre	45 Estelle St
Jose Bates	45 Estelle
Guy Lamontagne	2976 Rheil St
Mathieu Lamontagne	2976 Rheil St

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Name	Address
Lee Gagnon	319 Moon light Ave
Brian St Jean	25 SOLSTICE
Celma Dark	45 Solstice
Anthony McRae	65 Solstice St
Derek Lessard	125 Solstice St
Carrie McBrown	135 Solstice St
Ron Neale	135 SOLSTICE ST
David P. Viollette	145 Solstice
Marie Claire Viollette	145 Solstice
Rowin D. Palet	185 Solstice
Darren Fabilli	195 Solstice
Shannon Lyle	200 Solstice
Scott Lyle	200 Solstice
Kenée Mitchell	164 Solstice
Scott Mitchell	164 Solstice
PHILIP DIRIGE	142 ECLIPSE
KRISA DIRIGE	146 ECLIPSE
Christopher Dirige	148 Eclipse
Gemy Ferron	66 Eclipse

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proposed:

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multiple dwellings (28 units).

Name	Address
Raymonde Martin-Venne	2970 Rheal St
Zoé Venne	2970 Rheal St.
Patricia Venne	2970 Rheal St
Méomi Venne	2970 Rheal St
Kim Ducharme	109 Equinox Crescent
Luchio Ivanovski	98 Equinox Cr.
Lori Ivanovski	98 Equinox Cr
Heidi Konez	95 Equinox Cres
Gelton Cooke	95 Equinox Cres
Maria Rocca	89 Equinox Cres
Shelley Brooks	81 Equinox Cres
Joelle Rancourt Glabb	2715 Bancroft Dr.
Gilbert Glabb	2715 Bancroft Dr
Emilie Glabb	2715 Bancroft Dr
Darica Glabb	2715 Bancroft Dr
Renée Murray	2960 Rheal St.
Scott Murray	2960 Rheal St.
Ray Read	2960 Rheal St.
Carlo Pastre	2960 Rheal St.
Auguste Melunne	25 Eclipse

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multiple dwellings (28 units).

Name	Address
LeeAnne Martin	2891 Raymond St.
Reanne Beaudry	2891 Raymond St.
Dave Beaudry	2891 Raymond St.
Darryl Henrie	224 Donald St.
Leeann Kowal	224 Donald St.
RICK BANKIE	171 LEVESQUE ST
Jerome Waroux	2964 Rheal st
Lynn Steen	2964 Rheal St
Guy Lamontagne	2976 Rheal St
Robert Peterson	171 Levesque St
Gisele Peterson	171 Levesque St.
DONALD LALONDE	141 LEVESQUE STREET
Kim Sunamaa	213 Levesque
Peter Sunamaa	213 Levesque
Kyle Sunamaa	213 Levesque
Ryan Sunamaa	213 Levesque
Hannah Long	213 Levesque