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Sudbury, Ontario
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PLANNING SERVICES

Mr. Alex Singbush
Manager of Development Approvals, Planning Services Division
City of Greater Sudbury
PO Box 5000 Station A
200 Brady Street
Sudbury, Ontario
P3A 5P3

RE: Application for Rezoning – 95 Estelle Street, Sudbury

Dear Mister Singbush,

I have reviewed the information provided in the application for rezoning of *95 Estelle Street, Sudbury, ON*. I have two concerns with the said application:

- The proposed plan indicates a five-story multi-dwelling. I feel that five-story is to vertically impactful. **I would like to see all the development no more than three-stories in height.** This is due to obstructing and impacting sightlines of surrounding residences, privacy concerns of elevated viewpoints, and preserving the natural skyline that exists in the area. I strongly oppose a five-story development and would instead limit the development to three-stories.
- My second concern is the roadway infrastructure. **I do not believe that the small residential roadways of Estelle Street, Rheal Street, Hines Street, or surrounding roadway can support the additional traffic for pedestrian safety.** 179 dwelling units will generate over 200 additional vehicles in the residential area which many families utilize daily for walking, playing on the street, and enjoying the tranquility. The streets are quiet and safe, and adding this additional vehicle load will increase safety concerns for all members of the public. Due to this concern, for the proposal to go ahead I feel a roadways plan must also be developed and provided.

Thank you for hearing my concerns.

Please include myself in all other publications and notices regarding this application and development.

Josh Badger, P. Eng