

Connie Rossi

From: Glen Wallace [REDACTED]
Sent: Thursday, January 18, 2024 5:04 PM
To: Alex Singbush
Subject: File # 751-6/23-20

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RE: PIN 02127-0468, Part Lot 5, Concession 5, Township of McKim (71 Lasalle Blvd, Sudbury)

This email is to voice my comments regarding the Notice of Application received from the Planning Services Division.

I've been a resident of Crescent Park Road for 20 years. Over that period the City has implemented what they feel were improvements, but has negatively impacted our community instead. This Notice of Application only financially benefit the property owner and City while the residents suffer from increased traffic, noise pollution and safety concerns.

There is a reason this area is Zoned R1-5. Crescent Park Road is essentially made up of 1 storey residential dwellings and 1 storey converted dwellings. This is nothing but greed on behalf of the new owner(s). With no regard for the long-term local residents, they propose to squeeze eight (8) row dwellings on a property that is not physically suited to hold such a building(s), parking and amenities, hence this Notice of Application. All their proposals are proof of this.

Since road alterations to Lasalle Blvd, Crescent Park Road and Gordon Ave were completed, there is a significant increase in traffic on Crescent Park Road now that it is the main access to MacDonald Cartier in addition to the change of Gordon Ave to a cul-de-sac. Mornings and afternoons are bus filled ten (10) months of the year. This proposal only increases these numbers not including visiting friends, visitors, delivery vehicles (furniture, moving, restaurant, Amazon, etc.) property management and waste management services.

The proposal also is requesting the refuse storage to be permitted in the front yard which will reside on Crescent Park Road. Refuse storage for residential rental properties are typically poorly maintained due to overfilled bins by carefree renters and penny-pinching owners who do not provide adequate property maintenance. Crescent Park residents will need to stare at this eyesore, local residents and school children will need to walk past it on a daily basis and the attraction of wildlife as the area is surrounded by green space is nothing but a safety concern to the residents and their pets. In addition, large waste management vehicle(s) will make routine visits and attempt to maneuver its way on this already crammed property and street for removal. Property Managers and/or snow removal contractors will also attempt to remove snow from driveways, parking lots and sidewalks and place snow on already reduced lot lines. Essentially, snow will be pushed on city streets and sidewalks as there will not be enough property left to store. The City already has issues maintaining streets and sidewalks under poor weather conditions. This will create large snow banks and fill sidewalks on an already busy street that will impact visibility and safety for local residents and students. Attached are pictures taken Sunday January 14, 2024 @ 9:30am from the recent snow storm. These sidewalks were not cleared until early morning Monday, January 15th even though the storm the evening of January

12th. Residents and City bus passengers were required to walk on Lasalle due to the poorly maintained sidewalks.

There are reasons City's zone particular neighbourhoods a certain way and implements the rules and regulations for said zones. For a quick comparison the area across Lasalle (Lorraine St) is not even zoned R3, let alone R3 Special. We have not yet felt the effects from the transitional housing project that is being constructed on Lorraine St. This only adds to it. I understand things change, neighbourhoods change/expand, but this literally makes zero sense in this neighbourhood.

I just hope there is some common sense used by City officials regarding this matter and for once think of the residents instead of the financial gain endured by the City and owner.





