

Karen Cardinal

From: Karen.Cardinal@greatersudbury.ca
Subject: FW: Notice of application File: # PL-RZN-2025-00050

From: linda cook <[REDACTED]>
Sent: Wednesday, January 21, 2026 11:20 AM
To: Joel Therrien <joel.therrien@greatersudbury.ca>
Subject: Notice of application File: # PL-RZN-2025-00050

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Dear Mr. Singbush and Mr. Therrien:

One of the biggest reasons for not allowing the construction of an eight (8) unit residential building, is a foreseeable problem with parking. How are eight units which equates to twelve (12) parking spots going to be accommodated on the lot. I believe the present bylaw is 1.5 parking spots per unit?

Levesque Street is already a high traffic area and that will be getting worse with the anticipated KED. Adding this large increase in the number of vehicles occupying this single lot will cause our street to become more congested and busy. At present, there is little or no need for residents to park on the road. This apartment building will cause tenants and their guests to park on the road, making it very dangerous for pedestrians especially children and seniors. Furthermore, a parking lot in the front of the building, with several vehicles (including proposed garbage bins) is not appropriate in this neighborhood and hugely lessens the desirability and value of all of the neighboring properties.

How will snow removal be dealt with? At present, every homeowner deals with and keeps the snow on their own property because there is room to do so. With several vehicles and garbage bins in the front, snow removal will be an issue which will affect the other homeowners.

Garbage bins in the front yard definitely should not be allowed for several reasons.

1. From past experience, the smell and mess will definitely be an issue.
2. They will attract wild animals, birds and rats.
3. They will be a huge eye sore.

Placing a multi unit apartment literally in the middle of a quiet single family home neighbourhood, on a single parcel of land will cause increased traffic, noise and will decrease the value of the neighbouring homes. This neighbourhood is desirable because of the beautiful lots and homes that already exist on it.

We wish to be notified of the decision of the City of Greater Sudbury on the proposed zoning by-law amendment.

Thank you

Leonard and Linda Cook
72 Levesque Street
Sudbury, ON
P3B3S9