

NOV 10 2020

Sophie Baysarowich - zoning application file number 751-6/20-16

PLANNING SERVICES

From: Bob Ivey <[REDACTED]>
To: "GISPlanning@greatersudbury.ca" <GISPlanning@greatersudbury.ca>
Date: 11/10/2020 6:28 PM
Subject: zoning application file number 751-6/20-16

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

Att: Alex Singbush
Manager of Development Approvals

Sent from Mail for Windows 10

In regards to this application I feel that it is too broad allowing the developer total freedom to develop this property in any way they wish with no restrictions.. zero setbacks will allow construction directly up to adjoining residential properties lack of height restrictions could allow tall buildings that would be totally out of character of the area and reduced parking requirements in an area already in need of parking would only aggravate the existing problem. The current red oak villa development will already create an additional need for parking if they do not create a great number of spaces

A reasonable buffer area should be maintained between the residential area and the high density commercial area that already exists and is currently under development.

I have no problem with development of this site but any zoning changes and easing of requirements should be directly attached to a specific a development and not allow carte blanche to the developer.

Robert Ivey

[REDACTED]

Sudbury

Owner of several properties on MacKenzie st