

Yvonne Marrello  
165 First Ave  
Sudbury Ontario  
P3B 3L3

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MARCH 04 2024

PLANNING SERVICES

To Alex Singush,

March 4, 2024

I am reaching out today in regards to the follow:

File: 751-6122-12

In the matter of an application under section 34 of the planning Act. R.S.O 1900 chapter P-13

Applicant: 2828566 Ontario INC & Barron West INC

I spoke with Eric Taylor last Friday. I would like to make note that I would like to be notified of any more notices regarding this matter. They can be mailed to me at the above address or emailed to me at [REDACTED]. My father in-law would also like to be notified. His name is John Larmer and he resides at 155 First Ave, Sudbury On, P3B 3L3.

My comments regarding the by-law change are the following:

- In order to build in this lot, bulldozing of trees and blasting of rocks will need happen to make this section of land buildable
- The number of units suggested for the lot size is too many. Considering parking per unit, total members dwelling in a residence and the congestion with the small access road, perhaps less units would make for an appropriate housing community.
- Are the builders prepared to re-pave Bancroft?
- Are the builders prepared to improve water distribution and waste water at the Bancroft intersection with such a high demand of units?
- Are the builders going to add in a traffic light at Bancroft to slow traffic and allow movement of pedestrians and cars on an already busy street?

There are several unutilized buildings in Sudbury. The old hospital and the brewery on Lorne have been waiting years for by-law approvals in order to repurpose old buildings. My concern with this proposed by-law change is that they intend to clear cut a neighbourhood in order to build 40 units when there are many buildings that are just laying vacant.

I will admit there is a housing/apartment shortage in Sudbury. Yes, we do require more units. Perhaps we should look at what we have already built and what we can repurpose to densify Sudbury before creating something new.

Thank you for your time.

Regards,  
Yvonne Marrello