

Appendix 1 – Departmental Comments

File 751-6-21-20, Application for Rezoning – 1310 Sparks Street, Sudbury

Building Services

Building Services agrees with the following site-specific relief as requested to permit:

- a maximum height of 13 m where a maximum of 11 m is permitted;
- a corner side yard of 2.6 m where a minimum of 4.5 m is required;
- a 0.5 m landscape area adjacent to the southerly lot line where a 3.0 m landscape area is required;
- parking in the required front and corner side yard set back 3.0 m and 0.5 m respectively, where no part of any parking area is permitted;
- the width of two adjacent barrier free spaces of 4.15 m with a shared aisle, where 4.4 m is required; and
- a drive aisle of 3 m adjacent to parallel parking, where 4 m is required.

Based on the information provided, Building Services has the additional following comments:

1) Seven bicycle parking spots are required for 14 dwelling units as per Table 5.10 of Zoning By-Law 2010-100Z.

Conservation Sudbury

Recommendation

Conservation Sudbury does not oppose Zoning By-law Amendment 751-6/21-20. It does not appear that a permit pursuant to Section 28 of the Conservation Authorities Act will be required as the subject property does not contain any obvious floodplains, watercourses, shorelines, wetlands, valley slopes or other environmental features.

Notes

The proponent is advised that Conservation Sudbury regulates the hazards associated with natural features and uses the attached mapping as a tool to identify those hazards for the public. Although Conservation Sudbury makes every effort to ensure accurate mapping, regulated natural hazards may exist on-site that have not yet been identified. Should a regulated natural hazard be discovered as the site is developed, the applicant must halt works immediately and contact Conservation Sudbury directly at 705.674.5249. Regulated natural hazards include floodplains, watercourses, shorelines, wetlands, and valley slopes.

Development Engineering

Development Engineering has reviewed the above noted application. This site is serviced with municipal water and sanitary sewer.

This development must proceed byway of a Site Plan Control Agreement. Concerns regarding the site, including site servicing and stormwater management, will be addressed through that review process.

We have no objection to changing the zoning classification from "R1-5", Low Density Residential One to "RS", Medium Density Residential in order to permit a 14-unit housing project.