

Appendix 1

Departmental & Agency Comments

File: 751-6/21-026

RE: Application for Rezoning – 2810373 Ontario Inc.
PIN 73586-0343, Parts 6 - 8, Plan SR-3338, Lots 7 – 10, 17 & 18, Plan 8SA in Lot 7,
Concession 3, Township of McKim (40 Eyre Street, Sudbury)

Development Engineering

This site is currently serviced with municipal water and sanitary sewer.

An access chamber (test manhole) is required to be installed on the owner's property located as close to the property line as possible.

ICPS: Transportation and Innovation Support

Staff recommend that this site be subject to the site plan application process to address concerns regarding the parking layout within the site.

Building Services

We have reviewed your memo dated May 11, 2022, based on the information provided, Building Services has the following comments:

- 1) Please verify the number of proposed parking spaces as the memorandum indicates 22 proposed parking spaces (including 1 loading space and 1 accessibility space) whereas a review of the site plan indicates 25 proposed parking spaces (including 1 loading space and 1 accessibility space).
- 2) With respect to the location of parking, in accordance with Part 5, Section 5.2.4.3.(c)(ii) of the Zoning By-law, no part of any parking area shall be located closer than 3 m (in a Commercial Zone) to any road having a width of more than 10.0 m. A review of the site plan indicates the proposed parking abutting Eyre Street has not met this provision.
- 3) Driveways should be dimensioned and clearly identified on the site plan.
- 4) With respect to the location of the required loading space, in accordance with Section 5.6.5.(f), required loading spaces are designated to permit the maneuvering of vehicles on the lot so as not to obstruct, or otherwise cause a traffic hazard on adjacent roads. It appears the proposed location of the loading space may impact the maneuverability of two parking spaces.
- 5) With respect to parking aisles, the width of all parking aisles is to be provided so that we may verify compliance with CGS Zoning-by-law 2010-100Z.
- 6) With respect to bicycle parking, in accordance with Part 5, Table 5.10, bicycle parking is required for areas of the building intended for office use. Bicycle parking calculations to be provided and the location of bicycle parking to be verified.

- 7) With respect to open landscape requirements, in accordance with Part 4, Section 4.15.1(e), a 3 metre-wide landscaped area adjacent to the full length of a lot line shall be required abutting all public roads having a width greater than 10m. Although we acknowledge a landscaped area along the full length of the lot line abutting Eyre Street, dimensions have not been provided and it appears the landscaped area is outside of the subject property.
- 8) With respect to the interior alterations detailed in the memorandum prepared by J.L. Richards dated May 3, 2022, a change of use permit will be required to the satisfaction of the Chief Building Official. Building permit and building permit documents to also be submitted to the satisfaction of the Chief Building Official.

Greater Sudbury Transit

No concerns.