

# Appendix 1

## Departmental & Agency Comments

Files: 751-3/22-003 & 701-3/22-002

**RE:** Applications for Official Plan Amendment and Rezoning – Sudbury Apartment Rentals Limited & 2347179 Ontario Limited  
PIN 73494-0429, Lots 13-14, Plan M-690, Parcel 33171 S.E.S., & PIN 73494-0448, Lots 15-18, Plan M-690, Parcel 32542 S.E.S., in Lot 5, Concession 1, Township of Garson (219, 223, 227, 231 & 235 O'Neil Drive East, Garson)

---

### Development Engineering

This site is currently serviced with municipal water and sanitary sewer. The current water and sewer services may require upgrading. Any upgrading of the water and sanitary sewer services to the lot will be borne by the owner.

We have no objection to the proposed amendments provided future development continues to proceed by way of Site Plan Control Agreement.

### Infrastructure Capital Planning Services: Transportation and Innovation Support

We have concerns with the proposed reduction in the number of parking spaces provided for the proposed site which includes the 46 apartment units and the four-unit row dwelling. As per the existing requirements of the Zoning By-law, this site would require 75 total parking spaces where the application proposes 39 parking spaces. The applicant has not provided a justification for this significant reduction in required parking spaces or what measures they will take to reduce the parking demands for the site.

It is important to note that on-street parking is prohibited on both sides of O'Neil Drive East from approximately Moreau Avenue to 46 metres east of Margaret Street. Any overflow parking that may occur from this site will most likely impact the neighboring property owners on O'Neil Drive East, Moreau Avenue and Margaret Street.

We also have concerns regarding the layout of the parking. We recommend the owner be required to modify the existing site plan control agreement to address any concerns relating to the drive aisles, parking layout and parking stalls that may be created.

In terms of the adjacent municipal road network, the ITE Trip Generation manual estimates that the proposed 46-unit multiple dwelling will generate 22 trips in the morning peak hour and 26 trips during the afternoon peak hours. The municipal road network will be able to accommodate the increase in trips from this site.

### Building Services

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

- 1) Building services acknowledges the requested relief for location and number of parking spaces, lot area per unit, number of units per building, driveway aisle width, privacy yard depth and landscaping requirements.

- 2) A Building Permit to the satisfaction of the Chief Building Official is required to encompass the change of use and the interior alterations required. Must be completed by an Architect based on size of building and information provided.
- 3) Applicant to confirm refuse storage location/method.
- 4) Applicant to confirm snow storage location/removal method.