

Appendix 1

Departmental & Agency Comments

File: 751-6/19-13

RE: Application for Rezoning – William Day Holdings Limited (Agent: Sudbury Christian Schools Inc.)
PIN 02124-0103, Part 1, Plan SR-713, Lot 18, Plan M-382 in Lot 2, Concession 5,
Township of McKim (1096 Dublin Street, Sudbury)

Development Engineering

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

We have no objection to changing the zoning classification from “R4(9)”, High Density Residential Special to “I”, Institutional, provided the owner meets the following condition:

The Owner shall install a Precast Test Maintenance Hole (GSSD-1001.030) or Maintenance Access Chamber (GSSD-1001.040) on the sanitary sewer service on the private property side of the property line.

Roads and Transportation

Staff will work with the applicant at the site plan stage to ensure pedestrian access to Stafford Street is maintained and the southerly access drive includes a pedestrian walkway.

As indicated in the letter provided by the applicant dated September 25, 2019, transportation to school is presently drop-off only. In the worst case scenario, if each student was dropped off individually, staff would expect 100 vehicle trips during the AM peak hour and 60 during the end of school day plus any vehicle trips by school staff. As a comparison, the former elementary school would have been expected to generate approximately 204 vehicle trips during the AM peak hour and 158 vehicles trips during the end of the school day peak hour. Staff anticipates that there is sufficient capacity within the adjacent road network to support the proposed redevelopment of these lands.

The only concerns we have are where the location of parent drop-off area will be, parking layout and internal circulation. These concerns can be addressed through the site plan control agreement.

Building Services

Building Services has reviewed your memo dated October 2, 2019, regarding the above noted application, and can advise of the following comments:

1. We have no objection to the proposed Zoning By-law amendment to rezone the “R4(9)” High Density Residential Special use to the proposed “I” Institutional use, provided that the requirements of the current Zoning By-law 2010-100Z have been addressed.

2. The submitted sketch indicates incorrect setbacks for Institutional Zones. 10m setbacks are required for the front, rear, and side yards. Any non-compliant setbacks for the existing building will need to be addressed through special exceptions under the proposed Institutional use.
3. Ensure the provision of planting strips adjacent to all residential lots or Residential Zones in accordance with 4.15 of the Zoning By-law.
4. A loading space in conformance with Section 5.6 of the Zoning By-law is required.
5. Bicycle parking at 1/10 students is required.
6. The submitted application indicates the use of the existing structure for the proposed school. Please be advised that there are two incomplete permits for work performed on this building. Please contact Building Services to rectify these permits.

Conservation Sudbury

Conservation Sudbury has no objection to the zoning amendment; however, please be advised that no development can occur in the flood plain/regulated area and on the slopes of Junction Creek (hazard lands). Please see attached map.

CNR

CN has no objections to the application as presented.