

Title: LIUNA Local 493 Property Corporation

Date: September 21, 2020

STAFF REPORT

Applicant:

LIUNA Local 493 Property Corporation

Location:

PIN 02245-0113, Parcels 46902 & 45814 S.E.S., Lots 241 to 247, Plan M-60, Part 6, Plan 53R-9906 in Lot 4, Concession 4, Township of McKim (584 Clinton Avenue, Sudbury)

Background:

In 2019 an application for rezoning was approved in order to add offices, custom print or copy shop, personal service shop, veterinary clinic and scientific or medical laboratory as permitted uses on the subject lands.

The following resolution PL2019-50 was passed by Planning Committee on May 6, 2019 and ratified by Council on May 28, 2019:

THAT the City of Greater Sudbury approves the application by LIUNA Local 493 Property Corporation to amend Zoning By-law 2010-100Z by changing the zoning classification from "I(26)", Institutional Special to a revised "I(26)", Institutional Special on those lands described as PIN 02245-0113, Parcels 46902 & 45814 S.E.S., Lots 241 to 247, Plan M-60, Part 6, Plan 53R-9906 in Lot 4, Concession 4, Township of McKim, as outlined in the report entitled "LIUNA Local 493 Property Corporation" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on May 6, 2019 subject to the following conditions:

1. That the permitted uses in the I(26) zone be amended by adding offices, custom print or copy shop, personal service shop, veterinary clinic and scientific or medical laboratory; and,
2. That prior to the adoption of the amending by-law, the owner shall address the following condition to the satisfaction of the Director of Planning Services:
 - a) Install a Precast Test Maintenance Hole (GSSD-1001.030) or Maintenance Access Chamber (GSSD-1001.040) on the sanitary sewer service.
3. Conditional approval shall lapse on May 28, 2021 unless Condition 2 above has been met or an extension has been granted by Council.

Planning Considerations:

As part of the conditional approval granted by Council, a maintenance access chamber (test manhole) is required in order to accommodate an expanded range of uses. This would bring the property into compliance with the Sewer Use By-law 2010-188, which requires monitoring devices for commercial, institutional and industrial premises and multi-residential buildings with one or more connections to sewage works.

It was the owner's intent to install the test manhole in compliance with Council's decision. However, there have been technical issues related to the installation, including what appears to be an abandoned service which to date remains unidentified. There have been several attempts to resolve the matter.

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With the concurrence of the owner, Development Engineering therefore recommends that the requirement for a test manhole be withdrawn, provided those uses that present potential hazards to municipal works be deleted from the proposed site-specific zoning. Such uses include medical office, custom print or copy shop, veterinary clinic and scientific or medical laboratory. This aligns with the owner's general intent for the building, which is mainly focussed on professional, business and institutional offices.

Planning Services recommends approval subject to the conditions outlined in the Resolution section of this report.