D06-15014

Richmond Hill

PLANNING AND REGULATORY SERVICES DEPARTMENT
DEVELOPMENT ENGINEERING DIVISION

September 20, 2017

MEMO TO: Ferdi Toniolo, Planner II

FROM: Paul Guerreiro, Development Engineering Programs Coordinator

SUBJECT: D01-15001 (Official Plan Amendment)
D02-15006 (Zoning By-law Amendment)
D06-15014 (Site Plan)
VITMONT HOLDINGS (OAK RIDGES) INC.
13042 YONGE STREET

The Development Engineering Division has reviewed the above noted application.
The applicant/consultant shall confirm that all comments noted below have been addressed by ensuring each box is checked off, initialed and included with the next submission.

D02 – Zoning By-law Amendment

Transportation and Traffic - Please contact Samson Wat, Traffic Analyst at (905) 771-5472 if you have any questions or concerns.

Initial

____ ☐ A below standard parking space dimension is proposed. Based on the Town standard, a minimum width of 2.75 metres and a minimum length of 5.8 metres parking space are required for a typical parking space. Otherwise, technical justification is required for below standard parking space.

____ ☐ Please refer to Town's 2010 Parking Strategy – Draft Report for parking requirements. A minimum and maximum parking rate shall be included in the ZBLA.

____ ☐ A TDM plan shall be provided and include a TDM recommendation checklist that summarizes the program and measures, implementation programs, responsibility of the applicant and the estimated cost for these recommendations.

____ ☐ The subject development proposed bicycle parking rates of 0.6 for residential uses, and 0.07 for visitor uses. These bicycle parking rates shall be included in the ZBLA.

____ ☐ A standard loading space shall have a minimum dimension of 3.5 metres in width, 12 metres in length and 4.25 metres vertical clearance.

____ ☐ Loading space shall be relocated as the current proposal present on-site circulation issues and restrict access to the accessible parking space.

____ ☐ Should adjacent properties be redevelopment for similar uses, provision for future pedestrian and vehicular interconnection shall be provided.

Functional Servicing Report - Please contact David Moyle, Project Coordinator – Site Plans at (905) 771-5541 if you have any questions or concerns

FSR

Initial

____ ☐ A combined FSR and SWM study prepared by Cole Engineering dated March 5th, 2014 was reviewed.

____ ☐ Please separate the Functional Servicing Report and Stormwater Management Report into two separate reports moving forward.

____ ☐ All Stormwater Management comments will be deferred to the Site Plan Application comments.

____ ☐ The calculations provided demonstrating residual capacity in the existing sanitary sewer system downstream to Regional trunk sewer, is referencing sanitary drainage plans which are from 1988 and do not reflect the current sanitary drainage area and actual build out of the area. Revise calculations to include the full build out of the area and ensure that all approved unbuilt subdivision areas contributing to the Town of Richmond Hill sanitary sewer are included.

____ ☐ Note: The proposed development area is located within the Town of Richmond Hill's Yonge Street Urban Master Environmental Servicing Plan study area. The Developer's Engineer must review this report and ensure the proposed development is in accordance with the Urban MESP's future development plans. This MESP is available through the Town's website.

____ ☐ Revised sanitary drainage plans, calculations & design sheets are required to form part of FSR.

____ ☐ Revision required in accordance with red-lined drawing attached.

Comments based on: SS-01 – Site Servicing Plan, March 5th, 2014, Cole Engineering

D06- Site Plan

Transportation and Traffic - Please contact Samson Wat, Traffic Analyst at (905) 771-5472 if you have any questions or concerns.

Initial

____ ☐ Parking space shall have a minimum dimension of 2.75 metres in width and 5.8 metres in length.

____ ☐ Loading space shall have a minimum dimension of 3.5 metres in width, 12 metres in length and 4.25 metres vertical clearance.

____ ☐ Site circulation plan is required to show collection vehicle entering and exiting the loading space without obstructing two-way traffic operation on site. Passenger vehicle movements shall be tested at the critical parking spaces located in front of the Garbage Room on the Ground Floor.

____ ☐ Loading space shall be relocated as the current proposal present on-site circulation issues and restrict access to the accessible parking space.

____ ☐ Disable Parking space dimensions shall be shown on the site plan. Signage and pavement marking are required for these spaces.

Comments based on: Site Plans (Drawing No. A100 and A300) prepared by SRN Architect dated January 2015

Noise Report - Please contact Samson Wat, Traffic Analyst at (905) 771-5472 if you have any questions or concerns.

Initial

____ ☐ Once site plan, floor plans and grading plans are finalized, a noise study update is required to confirm details of the noise migration measures. On-site stationary sources assessment including mechanical equipment's, garbage collection operation and truck idling should be included in the noise study update.

____ ☐ Noise mitigation measures including central air conditioning, building upgrades, and noise barrier are required. Please refer to the noise study for details.

____ ☐ Warning clauses are required to be placed in the offers of purchases and sale or lease agreements. Please refer to Section 5.1.1 and Table 3 of the noise report for

specific wording and details of the warning clauses.

____ ☐ Prior to the insurance of building permits, the building plans should be reviewed by a professional acoustic engineer to ensure compliance with the recommendations in the approved noise report update.

____ ☐ Prior to final occupancy, the residential units should be inspected by a professional acoustic engineer to ensure the required mitigation measures have been incorporated as per the approved noise report update.

Comments based on: Environmental Noise Report prepared by Jade Acoustic dated February 2015

Lighting - Please contact Rob Cowie, Traffic Analyst at (905) 747-6455 if you have any questions or concerns.

Initial

____ ☐ Provide a luminaire schedule

____ ☐ Provide an estimate of the overall average maintained horizontal illuminance levels

____ ☐ Provide catalogue cuts of all luminaires

____ ☐ Provide lighting details associated with the roof top amenity areas

____ ☐ It is noted that a utility pole is located in close proximity to the proposed driveway within the boulevard along Yonge Street – please be advised that this pole will likely require relocation to ensure a minimum clear zone of 1.2m between the edge of pole and back of curb and that all costs associated with relocating the pole will be the responsibility of the applicant.

Comments based on: Lighting Plans (Drawing No. E100, Electrical Site Plan, e-lumen Consulting Engineers, Rev. 0 – April 1, 2014; Drawing No. E101, Photometric Analysis, e-lumen Consulting Engineers, Rev. 0 – April 1, 2014)

Hydrogeological - Please contact Jeff Walters, Manager of Stormwater Management & Subdivision
at (905) 747-6380 if you have any questions or concerns.

We have reviewed the Hydrogeological Investigation dated August, 2016 prepared by Cole Engineering and provide the following comments:

Section 2 - This investigation will need to address conformity to the recommendations in the Urban MESP for the Town growth centers and corridors. This MESP is available through the following link to the Town's website. This hydrogeological study including impact assessment and mitigation measures needs to conform to the specific requirements for hydrogeological studies identified in the recommendations of Section 3.3 of the Urban MESP.

http://richmondhill.ca/subpage.asp?pageid=urban_master_environmental_servicing_plan

Section 3.4.2 – Please update the report based on the results of the quality test and comparison to the Region's sewer use bylaw.

Section 5.0 – Please update the analysis based on the final design elevations for the foundations and elevator pits.

Table 5-1 – Please provide the elevations used to calculate the maximum excavation depth and confirm that any assumptions match final design.

Section 5.3 – Please confirm if the safety factor of 2 applied to the dewatering rate will change the zone of influence identified in Table 5-3.

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Section 6.1.2 – Please confirm if the existing well at 13061 Yonge Street is within the zone of influence and provide the actual distance from the existing well to the subject property.

Section 6.2.1 – Please provide the location of the domestic well relative to the subject property and if the well is located within the estimated zone of influence.

The hydrogeological assessment needs to include the impact of any temporary dewatering during construction and any permanent dewatering system associated with the building/underground parking structure on the natural heritage system and adjacent structures (potential for settlement).

Prior to construction, permission will be required from the Town if temporary dewatering is proposed to discharge to a Town sewer. If applicable, provide the details of any proposed treatment system (based on quality testing of groundwater and comparison to sewer use bylaw) for dewatering flows if discharging to a Town sewer system. Documentation to support a request to discharge to a Town system will need to include dewatering rates, duration of discharge, location for connection to Town sewer, MOE PTTW if applicable, quality and quantity impacts to NHS at point of discharge to watercourse, and capacity impact to sewer system.

Servicing, Grading, Storm Water Management & ESC - Please contact David Moyle, Project Coordinator – Site Plans at (905) 771-5541 if you have any questions or concerns.

Servicing

Initial

____ ☐ The existing sidewalk on Yonge Street must be kept free from debris and to be fully maintained for all pedestrian usage throughout the entire duration of construction.
____ ☐ Construction notes to be shown on drawing.
____ ☐ Water meter size & location to be identified on the site servicing plan complete with details.
____ ☐ Relocate the proposed OGS unit downstream of the proposed orifice tube.
____ ☐ Vertical realignment of the existing Town of Richmond Hill 200mm watermain is not permitted. Relocate the proposed storm service to provide adequate clearance from the existing watermain.
____ ☐ Proposed cutting and capping of the existing abandoned Town of Richmond Hill 150mm watermain must be approved and coordinated with the Town of Richmond Hill's Operations department.
____ ☐ Connect proposed sanitary service lateral to the existing Town of Richmond Hill 250mm sanitary sewer using a manufactured tee.
____ ☐ Substantiate need for proposed sanitary service lateral size.
____ ☐ Revision required in accordance with red-lined drawing attached.

Comments based on: SS-01 – Site Servicing Plan, March 5th, 2014, Cole Engineering.

Grading

Initial

____ ☐ Show limits of 100 year ponding elevation. Ensure 100 year ponding elevation is completely within the subject property.
____ ☐ Show all proposed surface works on the grading plan as per the Site Plan.
____ ☐ Retaining walls in excess of 1.0m in height requires a separate building permit. Wall details are to be stamped by a Structural Engineer and submitted to Building Department & details shown on grading plan.
____ ☐ Grading notes are required.
____ ☐ Revision required in accordance with red-lined drawings attached.

Comments based on: SG-01 – Site Grading Plan, March 5th, 2014, Cole Engineering

Storm Water Management (SWM)

Initial

____ ☐ A combined FSR and SWM study prepared by Cole Engineering dated March 5th, 2014 was reviewed.

____ ☐ Please separate the Functional Servicing Report and Stormwater Management Report into two separate reports moving forward.

____ ☐ The development is located within the Town of Richmond Hill's Yonge Street Urban Master Environmental Servicing Plan study area. The Developer's Engineer must review this report and ensure the proposed development is in accordance with the Urban MESP's future development plans. This MESP is available through the following link to the Town's website.
http://richmondhill.ca/subpage.asp?pageid=urban_master_environmental_servicing_plan
In accordance with the Town's Official Plan, applicant shall use sustainable design techniques to enhance the environment (greenway system) by implementing "LID" such as infiltration, permeable surfaces, rainwater harvesting, bio-retention swales, etc.

____ ☐ SWM is subject to TRCA's approval.

____ ☐ Provide storm sewer design sheets for all proposed storm sewers.

____ ☐ Show and incorporate building green roof area as per the Site Plan.

____ ☐ Review and revise orifice plate calculations.

____ ☐ Review and revise Water Quality calculations. Town of Richmond Hill does not accept landscape area as providing 100% inherent TSS removal.

____ ☐ Proposed connection to Region of York 750mm storm sewer will need to be coordinated and approved by the Region of York.

____ ☐ Provide calculations showing how the site will provide the 5mm water balance requirements.

____ ☐ Revision required in accordance with red-lined report and figures attached.

Erosion and Sedimentation Control (ESC)

Initial

____ ☐ Clarify if any dewatering will be required.

____ ☐ Indicate all temporary diversion swales, stockpile location, limits of hoarding, etc.

____ ☐ Revision required in accordance with red-lined drawings attached

Comments based on: EC-01 – Erosion Control Plan, March 5th, 2014, Cole

General

Initial

____ ☐ Cost estimate for site works to include the following breakdown:
- ☐ Site Servicing
- ☐ Grading
- ☐ Asphalt
- ☐ Curbing
- ☐ Retaining Walls
- ☐ Exterior Lighting
- ☐ Erosion and Sedimentation Control

____ ☐ Engineering inspection fee and Letter of Credit are required.

____ ☐ The owner shall contact Paul Guerriero, Development Engineering Programs Coordinator at (905) 747-6448 to arrange for a pre-construction meeting for the subject development.

____ ☐ A Traffic Construction Management Plan identifying the following is required:
- Construction access point to the site.
- Construction site protection – hoarding/fencing.
- Construction trailer location.
- Hoarding walkway, scaffolding and details.

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- Location of on-site parking for construction vehicles and trades or provide a letter confirming the arrangement of off-site parking at a nearby site (parking on street is not permitted).
- Existing public sidewalk shall remain free and clear and passable at all time.
- Type and location of temporary signs to direct construction traffic.

These comments have been addressed by:

Name: _____

Contact Number: _____

Paul Guerreiro

PG/ph