

D.A.R.C. COMMENT (BUILDING SERVICES DIVISION - PLANS REVIEW SECTION)

(D.A.R.C. Comment by the Building Services Division is a cursory review of the site plan matters with respect to the OBC. It is the responsibility of the owner to completely design the building in accordance with the OBC at the building permit stage.)

To: **Katherine Faria**

From: Martin Chan

Date: February 27, 2018

RE: **File No:** **D06-14096** (Recirculation February 20, 2018)

Name:

Location: 10027 Yonge St., Richmond Hill.

Appendix	B1
SRPRS	18.069
File(s)	D02-14029

Owner and Architect are required to address the following comments.

- ☐ Please complete the 'DARC Building Design Information' form attached, or include this information on the site plan for this new building and state the Ontario Building Code (OBC) classification in accordance with Subsection B.3.2.2.
- ☐ Please show on the site plan fire hydrant and siamese connection locations and they shall be designed in accordance with OBC Div. B. 3.2.5.4, 3.2.5.5, 3.2.5.6., 3.2.5.7. & 3.2.5.16.
- ☐ Please ensure the elevation views comply with the spatial separation and wall construction requirements of OBC B.3.2.3. Please show all large roof top mechanical equipment and enclosures on the elevations.
- ☐ Unprotected openings are not permitted in any wall within 1.2 m (4'-0") of the property line. The windows in the South Elevation of the existing building, with a limiting distance less than 1.2 m, along the south property line do not comply with OBC 3.2.3.1.
- ☐ Please provide barrier-free design to the building in accordance with OBC B.3.8. Please show the barrier-free entrances on the site plan. The minimum number of barrier-free entrances shall conform to OBC Div. B. Table 3.8.1.2.
- ☐ Please show all exterior barrier-free path of travel on the site plan. Exterior walks and building entrances that form part of a barrier-free path of travel shall be constructed in accordance with OBC B.3.8.3. Exterior sidewalk must have a level area of minimum 1.67 m x 1.67 m in front of a barrier-free entrance door. Curb ramp should have a clear level space of minimum 1.1 m wide at the top & bottom and 1.67 m wide in front of a door. Please show all curb ramps to scales on the site plan.
- ☐ Structures below Road allowance, Fire Routes or Garbage pickup / Delivery areas shall be designed to resist the most critical effects from the minimum live loads as required by OBC Div.B. Part 4 or the truck loads specified in the Ontario Highway Bridge Design Code OHBD with consideration to the moving load and impact effect. A permanent sign "Vehicle with a gross weight exceeding ____kg. (____lb.) is not permitted to drive on to this structure." shall be erected in a conspicuous location at the entrance.
- ☐ Please show all design snow storage areas on the site plan. All structural slabs supporting snow storage shall be designed accordingly.
- ☐ Storm water management ponding is not permitted around the drains in the parking and landscaping podium constructed on top of a parking structure in accordance with CAN/CSA Standard S413 'Parking Structure'. The draining surface shall have a design slope of not less than 2 %.
- ☐ Please provide scupper drains at all flat roof perimeter when control flow roof drains are used and show all scuppers on the elevations. Control flow roof drains shall be located within 15 m from the roof edge.
- ☐ Please inquire the refrigerated garbage room and ecology unit (which will effectively eliminate or reduce kitchen fumes) requirements with Planning Department when a commercial food cooking operation, such as restaurant, fast food or bakery etc., is proposed in the development.
- ☐ Please provide guard rails at the top of the retaining wall in locations where the grade difference exceed 600 mm & submit detail at building permit stage.

- ☐ Please submit a Phase 1 Environmental Site Assessment Report of the site at the time of building permit application.
- ☐ Please submit Toronto Region Conservation Authority (T.R.C.A.) (Tel: 416-661-6600) approval at building permit stage.
- ☐ Separate building permits are required for all signs to be erected in the property. All signs shall comply with Sign by-law No. 52-09 as amended.
- ☐ The distances between exits, at Level P1 & P2, are less than one-half the maximum diagonal dimension of the floor area and they do not comply with OBC B 3.4.2.3.(b).
- ☐ The path of exit travel from the exit doors through the open air parking under the building is more than 9 m and it does not comply with OBC 3.4.4.1.(5).
- ☐ The size of the proposed atrium opening from the 2/F to 5/F does not comply with OBC B 3.2.8.3.
- ☐ The washrooms provided do not comply with OBC B Table 3.7.4.7. requirement.
- ☐ Please provide universal washrooms to the building according to OBC B 3.8.2.3.(2).
- ☐ Beginning January 1, 2018, where vehicle parking spaces are located in a building, other than an apartment building, not less than 20% of the parking spaces shall be provided with electric vehicle supply equipment (electric vehicle charging system) and the remaining parking spaces shall be designed to permit the future installation of electrical supply equipment according to OBC B 3.1.21.1.(1) & (2).