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Via Fax: (905) 771-2500

18 August 2018

Town of Richmond Hill
Legislative Services Division
225 East Beaver Creek Road
Richmond Hill, ON
L4B 3P4

Attention: Karyn Hurley, Council/Committee Co-Ordinator

Dear Mrs. Hurley:

Re: Zoning By-law Application (D02-15043)
Site Plan Application (D06-15092) (SP-R-031-15)
13029 Bathurst Street, Richmond Hill
Shams, Seyed Mohammad & Shahi, Lida

Pursuant to our request under the *Freedom of Information Act* recently made by the Trustees of the Temperanceville United Church, enclosed please find Report from Mr. Ryan Wong of York Region Transportation Services, Infrastructure Management and Project Management Office dated 23 June 2016 to Mr. Duane Carson, Development Engineering.

I note that this Report was apparently written after the Council Meeting of 11 May 2016 and further, was not referred to or included in the Agenda for the Council Meeting of 3 July 2018.

Could you kindly ensure that this Report is included in the Agenda for the Council Meeting scheduled for 4 September 2018.

The Region of York Report notes substantial traffic and access concerns, in particular, including a request for revisions to require the site to accommodate a full turnaround, a Study to provide a review of the existing southbound queue at the intersection of Bathurst Street and King Road and a gap Study for outbound left-turn movements exiting the subject site, including the southbound left-turn and southbound through queues.

It appears from the revised Site Plan currently submitted by the Applicants that this .3 acre property cannot accommodate a satisfactory turnaround on site.

The Trustees of the Church are concerned that there has apparently been no follow up to the Region's Report of 23 June 2016 and no Studies completed or submitted adequately addressing the concerns set out in that Report.

The Trustees ask that the Studies and Reviews as requested in York Region's Report dated 23 June 2016 be addressed and satisfactorily resolved.

Could you kindly contact my office to confirm that this letter and the York Region's Report dated 23 June 2016 will be included in the Agenda for 4 September 2018.

Yours very truly,

COUNTER & MITCHELL



KAREN D. MITCHELL

KDM/lat

Enclosure

cc Mr. Calvin Kwan (905) 771-2404
 Mr. Gus Galanis (905) 771-2404
 Mr. Greg Beros (905) 771-2500

MEMORANDUM

TO: Duane Carson, Development Engineering
FROM: Ryan Wong, Transportation Planning
DATE: June 23rd, 2016
RE: Zoning By-law Amendment (D02-15043)
Site Plan Application (D06-15092) (SP-R-031-15)
13029 Bathurst Street
Shams, Seyed Mohammad & Shahi, Lida
Town of Richmond Hill

As requested, Transportation Planning staff has reviewed the aforementioned Zoning By-law Amendment, Site Plan Application and Traffic Letter prepared by Mark Engineering, dated December 2014. The proposed development is located at 13029 Bathurst Street, in the Town of Richmond Hill. The site is located east of Bathurst Street and north of King Road. The request for Approval of Zoning By-law Amendment and Site Plan applications is to permit an institutional use consisting of a day nursery within a single detached dwelling and parking area on the subject lands.

Zoning By-law Amendments Comments

The Region has the following concerns related to the proposed access configuration onto Bathurst Street. These concerns shall be fully addressed to the satisfaction of the Region prior to final approval of the proposed access.

1. The Traffic Letter prepared by Mark Engineering demonstrates that the site cannot operate with a full turn around. The Region is concerned that the inability for the site to accommodate a full turnaround may result in operational concerns related to vehicles stopping on Bathurst Street to drop off children.

The site plan shall be revised to demonstrate that vehicles can turn around on site to the satisfaction of the region.

2. The Study shall provide a review of the existing southbound queue at the intersection of Bathurst Street and King Road and a gap study for outbound left-turn movements exiting the subject site. This includes the southbound left-turn and southbound through queues.

3. The Study shall provide a sightline review from the proposed access location, as it appears that there is a berm at the proposed location which may obstruct outbound vehicles. The review shall document the existing operating speeds, required stopping distances and recommend modifications to the existing berm to facilitate the safe egress of vehicles leaving the site.
4. The Study shall review the conflicts for all movements related to the adjacent properties.

Preliminary Site Plan Application Comments

Transportation Planning offer the following preliminary comments for the subsequent site plan application. These comments are not an approval and are subject to modification. It is intended to provide information to the applicant regarding the Regional requirements that have been identified to date.

Prior to final approval, the Owner shall agree:

1. That a basic 36 metres right-of-way is required for this section of Bathurst Street. As such, all municipal setbacks shall be referenced from a point 18 metres from the centerline of construction on Bathurst Street and any additional lands required for turn lanes at the intersections will be conveyed to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of York Region Solicitor.

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21 August 2018

Town of Richmond Hill
Legislative Services Division
225 East Beaver Creek Road
Richmond Hill, ON L4B 3P4

Attention: Karyn Hurley, Council/Committee Co-Ordinator

Dear Mrs. Hurley:

Re: Zoning By-law Application (D02-15043)
Site Plan Application (D06-15092) (SP-R-031-15)
13029 Bathurst Street, Richmond Hill
Shams, Seyed Mohammad & Shahi, Lida

Further to my letter of 16 August 2018, the Applicants have now provided a copy of the Report from Mark Engineering dated 17 July 2017 setting out the proposed parking spaces and the proposed 3-point turnaround.

I am enclosing page 3 of that Report showing the proposed turnaround and the vehicle entry and exit on the .3 acre property.

Would you kindly include this letter and attachment in the Agenda for the September 4, 2018 Council Meeting.

Thank you for your assistance.

Yours very truly,
COUNTER & MITCHELL



KAREN D. MITCHELL
KDM/lat

Enclosure

cc Mr. Calvin Kwan (905) 771-2404
Mr. Gus Galanis (905) 771-2404
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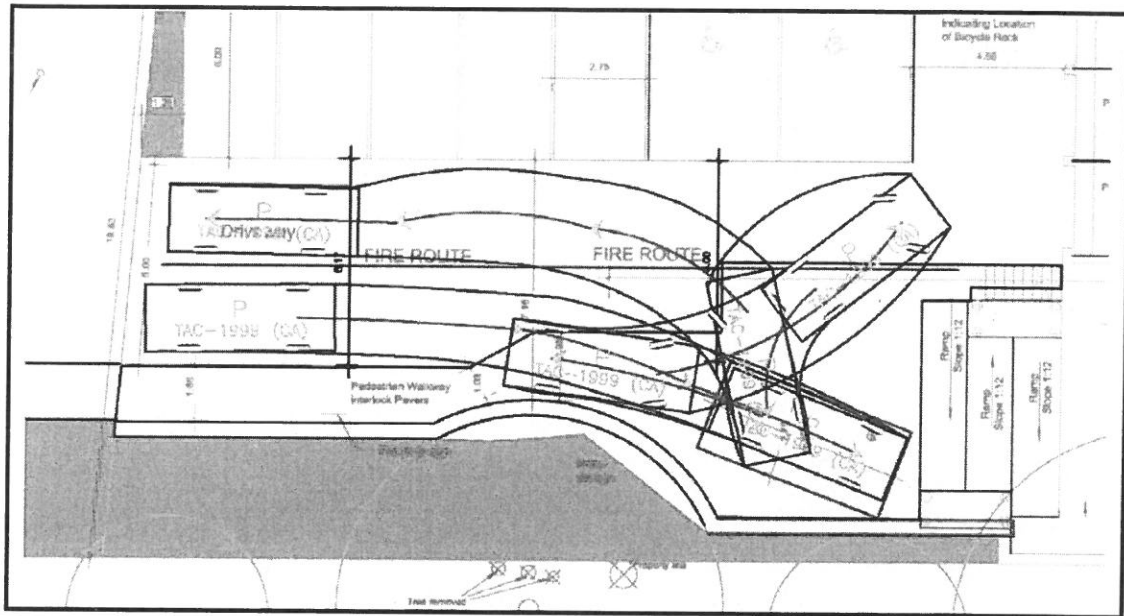


Figure 3 – AutoTURN – PTAC

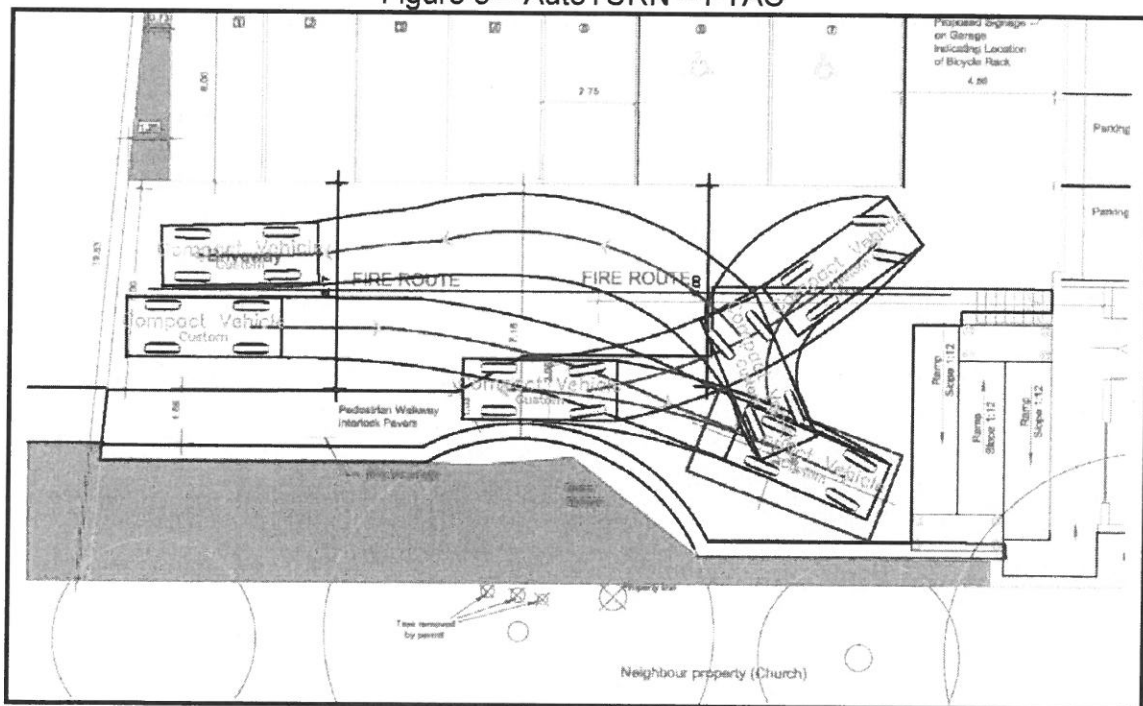


Figure 4 – AutoTURN – Average Size Vehicle