



**PLANNING AND REGULATORY SERVICES DEPARTMENT
DEVELOPMENT ENGINEERING DIVISION**

July 10, 2018

MEMO TO: Simone Fiore, Planner II

FROM: Paul Guerreiro, Manager of Development Engineering - Site Plans

SUBJECT: D06-18017 (Site Plan) & D02-18009
DORMER BOND INC.
12850, 12860, 12864, 12868, 12874, 12890 YONGE STREET
1, 2, 5 BOND CRES.

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.

Zoning By-law Amendment D02

Transportation and Traffic - Please contact Habibur Rahman, Traffic Analyst at (905) 771-5447 if you have any questions or concerns.

Initial

- ☐ Provide minimum handicapped parking space dimensions to meet the requirements of the Town's Municipal Code 1106.

Comments based on: Proposed By-law No. XX-18, prepared by Planning Division, in 2018

Servicing, Grading, Storm Water Management & ESC - Please contact Rob Nicoll, Project Coordinator at (905) 771-5457 if you have any questions or concerns.

No further comments.

Site Plan D06

Transportation and Traffic - Please contact Habibur Rahman, Traffic Analyst at (905) 771-5447 if you have any questions or concerns.

Site Pan & Context Plan

Initial

- ☐ Update the site plan to ensure that the dimensions of accessible parking spaces meet the requirements of the Town's Municipal Code 1106 as well as the requirements in the Accessibility for Ontarians with Disabilities Act. As per Municipal Code 1106, Minimum width of accessible parking space is 3.7 m.
- ☐ Accessible Parking Spaces shall be signed. Refer to Municipal By-Law 1106 for details.
- ☐ The locations of accessible parking space shall be evenly distributed within the site.
- ☐ No parking signs shall be installed along the Fire Route.
- ☐ Fire route signs shall be installed in accordance with the Town's Municipal Code Chapter 1090.

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- _____ ☐ Justify the four-lane cross section of Bond Crescent shown in the site plan. Currently it has a two-lane cross section.
- _____ ☐ Justify the six-lane cross section of Yonge Street shown in the site plan. Currently it has a five-lane cross-section including a two-way left turn lane. Widening of Yonge Street for a dedicated rapid transit lane in each direction is a long-term plan. Probably, widening of the street is unlikely going to happen within the proposed horizon year of the development. The applicant should confirm the access configuration and lane assumptions on Yonge Street with York Region staff.
- _____ ☐ The full move of the site at Bond Crescent is very close to the access of the adjacent property to the west. Explain how the full move access will function and operate.

Comments based on: A100, Site Plan & Context Plan, Revision 9, prepared by SRN Architects Inc., dated March 27, 2018

Transportation Impact Study

Initial

- _____ ☐ Include Yonge Street and Lake Avenue intersection in the study area and intersection capacity analysis.
- _____ ☐ Adjust the future (2022) background traffic volumes and future (2022) total volumes, as the volumes do not reflect the application of proposed growth factor and horizon year considerations.
- _____ ☐ Update the detailed intersection analysis results if the traffic volumes have changed.
- _____ ☐ Provide supporting information (TTS extract) for the proposed site trip distribution shown in Table 4.2 of the study report and document this in an Appendix.
- _____ ☐ Provide AutoTURN analysis that demonstrates the swept paths of fire trucks maneuvering into and out of the site through both the access. The swept paths of the trucks shall not encroach onto the triangular island at the Yonge Street access.
- _____ ☐ AutoTURN analysis is illegible to review in 8.5"x11" format. Provide the plan in larger format.
- _____ ☐ Analyze the need for an exclusive eastbound left turn lane at the intersection of Yonge Street and Bond Crescent/Private Driveway.
- _____ ☐ **Appendix H** seems to be a copy of a page of **Appendix G** (Future Total AM-Yonge Street and Bond Crescent/Private Driveway). Provide an adequate queue analysis report.

Comments based on: Transportation Impact Study, prepared by Nexttrans Consulting Engineers, dated February 7, 2018

TDM

Initial

- _____ ☐ Contact York Region's Active Transportation group (Darryl Young, 1-877-464-9675 ext. 75829) to consider pre-loaded PRESTO transit cards and sustainable transportation information package.
- _____ ☐ Provide a table outlining estimated TDM costs associated with all proposed TDM strategies and initiatives.

Sustainability Metrics

No further comments.

Noise Report Please contact Habibur Rahman, Traffic Analyst at (905) 771-5447 if you have any questions or concerns.

Initial

- _____ ☐ Provide a figure to illustrate the sound prediction locations of the study area with

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respect to proposed building layout and document this in an Appendix.

- ☐ Figure 3 (Plan Showing Ventilation Requirements) is not included in the study report (refer to page 5, last paragraph of the report).
- ☐ Justify the split of Yonge Street in the noise assessment analysis. Probably, widening of the street is unlikely going to happen within the proposed horizon year of the development.

Comments based on: Noise Feasibility Study, prepared by HGC Engineering, dated March 16, 2018

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

Initial

- ☐ Please remove all references to 'Town of Richmond Hill' and 'Environment & Infrastructure Services Dept.' from the drawings.
- ☐ With respect to the proposed sidewalk along the south side of Bond Cr, please provide an analysis of the illumination levels that will be achieved from the existing streetlights.

Comments based on: Sheets 1 thru 4, GHD, Rev. 1 – February 15, 2018

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 Report prepared by Cole Engineering dated December, 2017 and provide the following comments.

The proposed development site is within the Town Urban MESP study area. The Urban MESP report needs to be reviewed as a background document by Cole Engineering. This investigation will need to address conformity to the recommendations in the Urban MESP for the Town growth centers and corridors. This MESP document is attached for reference. This hydrogeological investigation including the impact assessment needs to conform to the specific requirements for hydrogeological studies identified in the recommendations of Section 3.3 of the Urban MESP. Please add a section to the report to address conformity to the Urban MESP.

Section 4.2.3 – Please confirm if discharge is proposed to Region or Town sewer. Dewatering discharge to a Town sewer will require permission from the Town prior to construction. 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. Please note that discharge of dewatering flows to a sanitary sewer is not supported by the Town.

Section 5 – Please confirm that information and any assumptions with respect to building design, basements, and excavation depths are based on final building and servicing design and if necessary update the dewatering requirements and impact assessment.

Section 7 – Please confirm if any existing structures are located within the dewatering zone of influence and if so assess the potential for settlement.

Servicing, Grading & ESC - Please contact Rob Nicoll, Project Coordinator at (905) 771-5457 if you have any questions or concerns.

Servicing

Initial

- ☐ A copy of the Toronto Region Conservation Authority (TRCA) letter of approval is required.

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- ☐ As Yonge Street falls under the jurisdiction of the Region of York, the proposed connections will require coordination and approval by the Region. Notwithstanding the above, the applicant is to identify whether the proposed development area will require implementation of all or a portion of the MESP infrastructure improvements.
- ☐ Grading and servicing notes are to be updated to reflect the applicable Town standard notes. (See attachment)
- ☐ The Grading Plan should be revised to provide additional detail. The plan is to include, but not be limited to:
 - o Additional spot elevations where indicated on the attached redline
 - o Elevations at all building corners
 - o All ground floor entrance locations, riser location and riser count
 - o Roof downspout discharge location
- ☐ Please review the emergency overland flow route from the site and ensure a minimum 0.3m freeboard between the overtopping elevation and adjacent building footprints.
- ☐ The Erosion Control/Construction Management Plan is to identify that the existing public sidewalk on Yonge Street shall remain free and clear and passable at all time and should identify construction site protection as required (hoarding/ construction fencing).
- ☐ Please provide sanitary drainage area plans and design sheets internal to the site. Please include columns within the design sheets identifying full flow velocity and actual pipe velocity.
- ☐ Typical townhouse storm, sanitary and water service connection details are required for the various service conditions. Service connections to be in accordance with MOECC procedure F-6-1.
- ☐ Domestic water service curb stops are not permitted within the proposed building footprint. Consideration should be given to the constructability and maintenance of services when determining servicing layout.
- ☐ Provide sections where indicated to demonstrate watermain and sewer infrastructure are outside the building footing zone of influence.
- ☐ Identify minimum underside of footing elevations for critical units requiring extended footings.
- ☐ Water meter size and location to be identified on the servicing plan complete with details.
- ☐ Driveway entrance to be designed in accordance with Town's Materials Standards and Specification Manual.
- ☐ Clarify if noise mitigation is required, if so indicate the location of the mitigation measures on the Grading and Servicing Plans.
- ☐ Clarify if any temporary dewatering will be required.
- ☐ Existing sanitary/storm laterals and water services are to be decommissioned to the satisfaction of the Operation's Center and shall be noted on the drawing. The Operation's Center will determine the method of decommissioning based on site specifics.
- ☐ A road occupancy permit is required for works carried out within Bond Crescent and should be coordinated with the Operations Centre. Please contact Kelvin Wilton at 905-884-8013.
- ☐ Revisions required in accordance with red-lined drawings attached.

Comments based on: Drawing SG-01 – Site Grading Plan by Cole Engineering, revision date Jan. 29, 2018
Drawing SS-01 – Site Servicing Plan by Cole Engineering, revision date Jan. 29, 2018
Drawing DD-01 – General Notes and Details by Cole Engineering, revision date Jan. 29, 2018
Drawing DD-02 – Details by Cole Engineering, revision date Jan. 29, 2018
Drawing EC-01 – Erosion Control / Construction Management Plan by Cole Engineering, revision date Jan. 29, 2017

Initial

- _____ ☐ A Functional Servicing and Stormwater Management Report prepared by Cole Engineering, dated January 2018 was reviewed.
- _____ ☐ The proposed development site is within the Town Urban MESP study area. The Urban MESP report needs to be reviewed as a background document by Cole Engineering. The Functional Servicing Report will need to include a discussion that demonstrates conformity with the recommendations in the Urban MESP and identify the mechanism by which the noted criteria will be achieved.
- _____ ☐ Please provide a water distribution analysis of the proposed distribution system to confirm adequate supply and residual pressures for the development under all demand conditions in accordance with Town standards and demonstrate conformity to the Urban MESP. The analysis should identify the need for any refinements to the recommended system upgrades listed in Table 4-9 of the MESP.
- _____ ☐ Development applications within the Urban MESP Study area are required to assess capacity impacts to the existing system under ultimate build-out conditions for all active development applications within the defined sewer catchment area. As the sewer shed is subject to a number of active development site plan/ subdivision applications, Development Engineering have determined that a more comprehensive sanitary sewer analysis will be required with provision for anticipated future growth areas. The consultant is to contact Development Engineering for additional information.
- _____ ☐ The requirement for 5mm retention has not been met. In accordance with the Town's Official Plan, the applicant shall consider feasible alternatives to achieve the minimum 5mm retention on a per event basis and demonstrate through supporting calculations that the requirements have been met. Review sustainable design techniques such as, permeable surfaces, rainwater harvesting, bio-retention swales, etc.
- _____ ☐ Provide hydraulic calculations to demonstrate that the 100-yr capture flow can enter the minor system and utilize the proposed underground storage.
- _____ ☐ The report shall include a section on the long term maintenance & operation of the stormwater facility proposed, including OGS unit. Site Plan agreement & SWM Report is to identify these facilities as private which will be owned, operated, & maintained by the owner.
- _____ ☐ Additional revisions are required in accordance with the red-lined excerpts of the FSR attached.

Sustainability Metrics**Initial**

- _____ ☐ Sustainability Metrics prepared by applicant received Apr. 05, 2018 was reviewed. The mandatory 5mm run-off retention has not been achieved, see SWM comments.

General**Initial**

- _____ ☐ Please ensure the cost estimate is kept up to date with all drawing and design revisions.
- _____ ☐ Engineering fee, inspection fee and Letter of Credit are required.
- _____ ☐ Standard information required on drawings include:
 - Reference to the Town file in the title block
 - Show legal boundaries and dimensions
 - The ultimate property limit and lands to be conveyed are to be illustrated and annotated and
 - Ensure the revision block is kept up to date.

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These comments have been addressed by:

Name: _____

Contact Number: _____

A handwritten signature in black ink, appearing to read 'Paul Guerreiro', written over a horizontal line.

Paul Guerreiro

PG/ph