



Appendix	C
SRPRS	19.032
File(s)	D02 - 18022

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

January 2, 2019

**MEMO TO:** Amanda Dunn, Planner II

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

**SUBJECT:** D06-18038 (Site Plan) & D02-18022  
2304266 ONTARIO INC.  
195 GAMBLE ROAD

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 (D02-18022)**

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

No further comments.

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

**Site Plan (D06-18038)**

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

**Site Plan**

**Initial**

- ☐ Ensure that the "T"-turnaround in the site plan meets the dimensions of the Private Road – "T" Turnaround Minimum Standard as illustrated in Drawing No. R-16 of the Standards and Specifications Manual – Division "C" Transportation and Road Works. Provide dimensions of the T-turnaround on the site plan drawing.
- ☐ Provide pedestrian connection to Municipal Sidewalk. The walkway connection is recommended to have a minimum width of 1.5m.
- ☐ Indicate inside turning radius of the access route in the site plan.
- ☐ Provide a minimum of two accessible parking spaces in accordance with the Town's Municipal Code Chapter 1106. Signage and markings are required for accessible parking spaces.
- ☐ Ensure parking space dimensions comply with the Town's By-law 97-14. A few of the driveway spaces indicated in the site plan are sub-standard in length.
- ☐ 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.
- ☐ Regional staff will confirm the driveway distance for the full move site access and the signalized intersection of Gamble Road and Rollinghill Road.

D06-18038

Comments based on: Drawing Number: SP, Site Plan, Revision 4, prepared by Arc Design Group, dated August 10, 2018

### **Transportation Study**

No further comments.

Comments based on: Transportation Study, prepared by Nextrans Consulting Engineers, dated June, 2018

### **Sustainability Metrics**

No further comments.

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

### **D02 Comments**

Staff has no objection to the zoning application from the noise perspective.

### **D06 Comments**

#### **Noise Study**

**Initial**

- ☐ The recommended noise barriers shown on Figure 2 shall be highlighted or bolded as the figure is illegible for review with excessive information.
- ☐ The recommended noise barrier along the side of Unit 1 shall be tied to the side of the building.

Comments based on: Noise Impact Study, prepared by J.E. Coulter Associates Limited, Site Plan

#### **Site Plan**

**Initial**

- ☐ Noise barriers should be shown on the site plan. The locations and heights of the noise barrier shall be consistent with the recommendation of the Noise Study.

Comments based on: Drawing No. SP – Site Plan, Revision 4, prepared by ADG Arc Design Group, dated August 10, 2018

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

No further comments.

**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 Assessment dated June, 2018 prepared by Soil Engineers Ltd. and provide the following comments.

Section 5.5 - Please confirm if this sand unit forms part of the ORAC system.



Section 6.3 – Please continue groundwater monitoring to capture seasonal fluctuations and to update dewatering requirements.

Section 7.1 – Please confirm the proposed depths for structure foundations and servicing based on detailed final design grading/servicing plans for site development and update assessment accordingly. Provide supporting calculations for estimated dewatering flows and zone of influence including documented elevations used for excavation depth, groundwater elevation etc.

Section 7.3 – Provide details of proposed monitoring plan for adjacent NHS and review potential mitigation measure of discharging dewatering flows to watercourse. Confirm if any existing structures are location within ZOI and assess the potential for settlement. Provide a geotechnical assessment to address potential settlement within Gamble Road.

Section 7.4 – Based on final design engineering plans confirm if proposed basement elevations will be located above the shallow groundwater elevations as recommended. This solution is preferred to having permanent dewatering flows from foundation drainage systems. A gravity foundation drainage system should be used if there is potential for permanent groundwater flows into system instead of the use of sump pumps.

Section 7.6 – Based on final design information for site and location of existing structures provide the geotechnical assessment of the potential for settlement.

Section 7.7 – Please confirm why the site specific borehole information was not used in calculation of SED for site. For example, BH/MW 101 has a permeability contrast between the Sand and Silt soil units with a hydraulic head acting at this interface based on the groundwater elevation.

Drawing 8.2 – Please show proposed foundation and servicing depths on these sections including SED elevations.

**Servicing, Grading, Storm Water Management & ESC** - Please contact Yaser Barghi, Project Coordinator at (905) 747-6390[ if you have any questions or concerns.

### **Servicing**

#### **Initial**

- ☐ Vertical relocation of the Town Watermain on south side of Gamble Rd. is not viable.
- ☐ The existing sidewalk on Gamble Road must be kept free from debris and to be fully maintained for all pedestrian usage throughout the entire duration of construction.
- ☐ Revise according to redlined drawings attached.
- ☐ Provide sanitary, storm, and water service cross sections.
- ☐ Clarify if units require sump pumps.
- ☐ Identify and label the bulk water meter size and location complete with details.
- ☐ Existing sanitary/storm laterals and water service are to be decommissioned to the satisfaction of the Operation's Centre and shall be noted on the drawing. The Operation's Centre will determine the method of decommissioning based on site specifics.

Comments based on: Servicing Plan DWG # C3 by Counterpoint Engineering, Dated May 2018

### **Grading**

#### **Initial**

- ☐ Identify the overland flow route for the major system (100 Year Storm). If the major system requires conveyance through adjacent properties, the owner's engineer shall investigate & determine if a suitable overland flow route exists which is acceptable to the

D06-18038

Town. Overland flow over retaining wall is not suitable.

- ☐ 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.
- ☐ Revise according to redlined drawings attached.

Comments based on: Site Grading Plan DWG #: C4 by Counterpoint Engineering dated May 2018

### **Storm Water Management (SWM)**

#### **Initial**

- ☐ Include hardcopy of the oil/grit separator hydrology simulation to support sizing for Level 1 treatment (i.e. Min. 80 % TSS removal).
- ☐ In accordance with the Town's Official Plan, applicant shall consider 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 a soils report/geotechnical recommendation to support an infiltration basin/trench design.
- ☐ Storm Sewer Outfall – submit calculation for erosion control stone sizing to withstand the design velocities (based on uncontrolled flow rate at the outlet) and determine sufficient length and width of apron to dissipate energy.
- ☐ The property is located within Well Head Protection Area -Q (WHPA-Q). As such, the Credit Valley Conservation, Toronto and Region Conservation and Central Lake Ontario Conservation (CTC) Source Protection Plan water quantity recharge maintenance policy will apply. The proponent will be required to maintain recharge as demonstrated through a hydrogeological study that shows the existing (i.e. pre proposed development) water balance can be maintained in the future (i.e. post proposed development). The Town notes that a Water Balance has been completed for the site by Counterpoint Engineering, dated May 30, 2018. The contact person for the review of the water balance for Source Protection Plan conformity is Don Ford at TRCA.
- ☐ Revise according to redlined drawings attached.

Comments based on: SWM Report prepared by Counterpoint Engineering dated May 30, 2018

### **Erosion and Sedimentation Control (ESC)**

#### **Initial**

- ☐ Clarify if any dewatering will be required
- ☐ Indicate all temporary diversion swales, stockpile location, limits of hoarding, etc.

Comments based on: Erosion and Sediment Control Plans, DWG #: C2, by Counterpoint Engineering, dated May 2018

### **General**

#### **Initial**

- ☐ Cost estimate for site works to include the following breakdown:
  - ☐ Site Servicing
  - ☐ Grading
  - ☐ Asphalt
  - ☐ Curbing
  - ☐ Retaining Walls (if required)
  - ☐ Exterior Lighting
- ☐ Ensure all standard general notes (see attached) are included on the DWG # C1, General

D06-18038

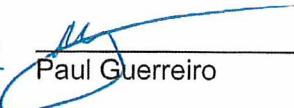
Notes

- ☐ A detailed cost estimate is required for the storm sewer outfall works.
  - ☐ Engineering fee, Inspection fee and a Letter of Credit are required.
  - ☐ A 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.
    - 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. No throughway traffic on Rollinghill Road will be permitted.
  - ☐ Standard information required on drawings:
    - o Reference to the Town file number
    - o Show legal boundaries and dimensions
- Update revision block

These comments have been addressed by:

Name: \_\_\_\_\_

Contact Number: \_\_\_\_\_

FOR  \_\_\_\_\_  
Paul Guerreiro  
PG/ph

