



Appendix	A
SRPRS	19.021
File(s)	D02-18021, D03, 18010

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

November 16, 2018

MEMO TO: Amanda Dunn, Planner II

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

SUBJECT: D06-18036 (Site Plan Amendment)
Related Files: D02-18021, D03-18010, & D05-18004
2539144 ONTARIO INC.
15 COLESBROOK 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 Bylaw (D02-18021)

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

FSR

Initial

- ☐ A Functional Servicing and Stormwater Management Report prepared by Nextrans consulting dated July 2018 was reviewed.
- ☐ The FSR should include a discussion detailing the history of previous development applications for the subject lands and the relationship to adjacent neighbouring properties. This discussion should identify the design constraints, both internal and external to the site, specifically those constraints imposed by the existing residential dwellings adjacent to the site and the potential for future development north of the unassumed Plan of Subdivision known as Dunvegan Heights (19T-94026).
- ☐ Further to the above, a Context Plan is to be submitted illustrating the conceptual lotting and road network for the ultimate build out of Duvegan Heights. The plan should include elevations for the ultimate vertical road alignment and conceptual grading to demonstrate the feasibility of the Site Plan grading design.
- ☐ The proposed development site is located within the Well Head Protection Area -Q (WHPA-Q), designated has having moderate risk level as identified by the approved Source Protection Plan developed by the CTC Source Protection Region. The TRCA are the governing authority, implementing Planning Policy REC-1, to ensure groundwater recharge does not become a significant drinking water threat. Please confirm with the TRCA that the Water Balance assessment meets the requirements of the CTC Source Water Protection Plan.
- ☐ We note the development proposes grading within the south boulevard of Gamble Road and the uncontrolled discharge of storm run-off. As the storm infrastructure crossing Gamble Road falls under the jurisdiction of the Region of York, please coordinate and provide Regional approval.

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- ☐ Section 4.1 (Water) - The existing water distribution system for the area is to be identified in the text of the report as pressure district PD8. Please identify and describe the location of existing hydrants within proximity of the subject lands and whether additional hydrants are required.
- ☐ 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.
- ☐ To ensure adequate municipal water supply & pressure is available to support the calculations, a hydrant flow test shall be coordinated with the Town of Richmond Hill Operations Centre. The results of which to be included in the FSR.
- ☐ Section 4.2 (Sanitary) The text of the report is to include a discussion related to earlier subdivision applications, specifically detailing the sanitary design flows allocated for the subject lands to the existing 200 mm sanitary sewer within Colesbrook Road.
- ☐ Further to the above, where proposed sanitary design flows exceed allocated flows, the applicant is to demonstrate through a supporting sanitary analysis that the existing sanitary conveyance system constructed as part of the Wycliffe and Dunvegan subdivisions (19T-89099 and 19T-94026) can accommodate the subject lands through to the Regional Trunk sewer.
- ☐ Detailed Stormwater Management comments are provided under the Site Plan application.
- ☐ Additional revisions are required in accordance with the red-lined excerpts of the FSR, attached.

Site Plan (D06-18036)

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

Site Plan

Initial

- ☐ Provide sufficient visitor parking spaces including accessible parking spaces as per the Zoning requirements. The subject proposal would have a parking deficiency of one space with four visitor parking spaces.
- ☐ Provide sidewalk along the frontage of the subject site (east side of Colesbrook Road) from south of the proposed site boundary to complete the pedestrian connection to Gamble Road.
- ☐ Provide signage for accessible parking spaces.
- ☐ Fire route signs shall be installed in accordance with the Town's Municipal Code Chapter 1090.
- ☐ No parking signs shall be installed along the Fire Route.
- ☐ Provide walkways to facilitate pedestrian movements to and from the mail boxes and visitor parking's.
- ☐ Provide waste collection T-turnaround as detailed in the Town's Standards and Specifications Manual. The waste collection vehicles shall not be permitted to reverse more than one and a half truck lengths.
- ☐ Indicate the snow storage locations within the site.

Comments based on: Drawing Number: SP-1, Site Plan, Revision 9, prepared by One Riser Designs, dated June 22

Transportation Demand Management Plan

Initial

- ☐ Coordinate with York Region (Darryl Young, Sustainable Transportation Specialist, (877) 464-9675 ext. 75829, darryl.young@york.ca to provide employees with an active and sustainable transportation information package.

Comments based on: Transportation Demand Management Plan - contained in Section 8.0 of

Transportation Study

Initial

- ☐ Update the study report to make it consistent with the site plan modifications.

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

Sustainability Metrics

No further comments

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

Noise Report

- No further comments.
- The following comments shall be addressed at the building permit and occupancy permit process.
 - o Once detailed floor plans and building elevations are finalized, a noise study update shall be submitted to confirm the findings and recommendations of this study.
 - o Prior to occupancy, the installation of the required noise control measures should be inspected and certified by professional acoustic engineer.

Comments based on: Noise Feasibility Study, prepared by HGC Engineering, dated July 5, 2018

Site Plan

- As per Noise Feasibility Study prepared by HGC Engineering, dated July 5, 2018, acoustic barrier is required at the northerly unit of Block 2. Details and locations of the acoustic barrier shall be shown on the site plan and be consistent with the recommendation of the noise study.

Comments based on: Drawing SP-1 – Site Plan, Revision 9, prepared by One Riser Designs, dated June 22, 2018.

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

Initial

- ☐ Please provide a Lighting Plan that consolidates all information from the Lighting submission onto a single drawing.
- ☐ Please ensure all luminaire locations are shown on Site Plan drawing No. SP-1.
- ☐ The proposed average maintained horizontal illuminance exceeds our allowable max. AMFC of 1.5 footcandles which is permitted up to 11:00 p.m. or the close of business after which time this level must be reduced to 1.0 or less.
- ☐ If applicable, please indicate the number and location of outdoor light fixtures to be equipped with automatic timing devices that will satisfy the requirement to have the AMFC reduced to 1.0 or less after 11:00 p.m. or the close of business whichever is later.
- ☐ Providing luminaires on both sides of the driveway access to Colesbrook Drive seems unnecessary – consider removing one which will assist in reducing illumination to an acceptable level.

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 Investigative Review prepared by Nextrans Consulting Engineers dated July 11, 2018 and provide the following comments.

The Hydrogeological Investigation needs to be updated to reflect the site specific Geotechnical information/boreholes. The Geotechnical information must be sufficient to confirm site specific soil conditions including the soil units, permeability, etc. including groundwater elevations and monitoring. Based on the detailed design information for site grading, building elevations and servicing depths, determine the maximum excavation depths for foundations and servicing and compare to groundwater elevations to determine temporary construction and permanent dewatering requirements. If dewatering is required, estimate dewatering flows and zone of influence and undertake an impact assessment to existing wells, structures and NHS. The investigation should also address site water balance to satisfy requirements of Source Water Protection Plan and any other agency requirements for runoff volume controls.

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

Servicing, Servicing and ESC

Initial

- ☐ The Grading Plan should be revised to provide additional detail. A comprehensive review and additional comments to be provided following submission of a revised plan which includes existing contours/spot elevations within and surrounding the site to illustrate the existing condition and drainage pattern. In addition, the plan should include:
 - o Additional proposed spot elevations where indicated on the attached redline
 - o Finished floor, basement floor and underside of footing elevations.
 - o Intersection curb return elevations, ridge locations, drainage direction and slope
 - o Transition slopes (3:1 max.) where gradients are in excess of 5%
- ☐ The Town requires the construction of sidewalk along the entire frontage of the property abutting Colesbrook Road connecting to the existing sidewalk on Gamble Road. The proposed sidewalk construction and boulevard restoration to be in accordance with Town Standards.
- ☐ Please provide cross sections where indicated on the Grading Plan including existing and proposed elevations.
- ☐ We note the design proposes retaining walls +/- 3 m high, please review design/grading alternatives to reduce and/or eliminate walls.
- ☐ Please provide retaining wall detail(s) identifying the type of construction and maximum retained height. Retaining walls 1.0m in height or greater require the detail be stamped by a structural engineer.
- ☐ Where the proposed grade difference between the top of a retaining wall and adjacent grade is greater than 0.6m, a barrier is required (Fence/handrail/guiderail). The barrier location should be identified in plan and the retaining wall detail must illustrate the barrier type, location relative to the retaining wall, and method of construction.
- ☐ 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.
- ☐ Please provide a bulk Neptune Protectus III water meter in chamber at street line. The water meter size & location to be identified on the site servicing plan complete with details. See the typical detail included in the comment package.
- ☐ Please identify the location of the Oil/grit separator referenced in the FSR

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- ☐ Provide sections where indicated to demonstrate sewers/leads are outside the townhouse footing zone of influence.
- ☐ A road occupancy permit is required for works carried out within Colesbrook Road and should be coordinated with the Operations Centre. Please contact Kelvin Wilton at 905-884-8013.
- ☐ Revisions are required in accordance with the redline drawings attached

Comments based on: Drawing SG1 – Site Grading Plan by Nextrans Consulting Engineers, Revision No. 2, dated July 3, 2018

Drawing SSP1 – Site Servicing Plan by Nextrans Consulting Engineers, Revision No. 2, dated July 3, 2018

Drawing E-1 – Erosion and Sediment Control Plan by Nextrans Consulting Engineers, Revision No. 2, dated July 3, 2018

Storm Water Management (SWM)

Initial

- ☐ A Functional Servicing and Stormwater Management Report prepared by Nextrans consulting dated July 2018 was reviewed.
- ☐ Section 5 (Stormwater management) - Please include a discussion within the text of the report outlining the general criteria for drainage and stormwater management applicable to the subject lands.
- ☐ The report establishes a 5 yr. allowable release rate for the development, discharging to the existing 300 mm storm sewer located on Colesbrook Road, with the assumption that the entire development area of 0.41 ha is allocated storm run-off (61 l/s). Review of the existing drainage pattern and Town records indicate that pre-development storm run-off to Colesbrook Rd. drains via the Regional storm system. In addition, discharge to the existing 300 mm storm sewer located on Colesbrook Road must be in accordance with the overall subdivision design flows allocated under the Wycliffe and Dunvegan subdivisions (19T-89099 and 19T-94026). Please review and revise the allowable site discharge accordingly.
- ☐ Further to the above, the text of the report is to include a discussion related to earlier subdivision applications, specifically detailing the storm design flows allocated for the subject lands to the existing 300 mm storm sewer within Colesbrook Road.
- ☐ Please revise the predevelopment storm drainage area (Figure 2) to clearly illustrate/quantify the extent to which existing storm runoff contributes flows to the municipal right-of-ways and/or adjacent properties. The various discharge locations and flow rates should be Identified/annotated accordingly and utilized for the determination of allowable site discharge.
- ☐ To ensure minimal risk to adjacent properties and the downstream storm system, where site servicing and grading constraints do not permit conveyance of the major system flows to an existing R.O.W., the applicant is to provide on-site storage to control 100 year post development peak flows to the capacity of the minor system. On-site storage volume requirements are to be established assuming that infiltration systems are not in place.
- ☐ Please provide a grate inlet analysis and associated hydraulic calculations to demonstrate that the 100-yr capture flow can enter the storm system and utilize the proposed underground storage.
- ☐ The proposed CB drop pipe discharging into the adjacent property to the east is not permit.
- ☐ To support the TSS removal and initial abstraction areas identified in the report, please include a figure depicting the post development surface treatment areas.
- ☐ To support the percolation rate presented in the report, append a soils report/geotechnical recommendation based on an in-situ percolation test of the subsoil.
- ☐ The Water Balance Analysis - Table 6 presented in the report identifies a 10 cu.m. water volume deficiency. The report indicates the deficiency will be made up using the available volume within the permeable paver area. However, it is unclear how this area can be

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utilized when the majority of site run-off appears to be captured elsewhere on site. Please review feasible water balance measures to achieve the minimum 5mm retention over the entire site on a per event basis and demonstrate through supporting calculations that the requirements have been met.

- ☐ The report shall include a section on long term Maintenance & Operation of the OGS unit and LID measures. Site Plan agreement & SWM Report to identify these facilities as private which will be owned, operated, & maintained by the owner.

General

Initial

- ☐ Please provide a cost estimate for proposed site works to include, but not limited to the following breakdown:
- ☐ Removals
 - ☐ Grading/Site Servicing
 - ☐ Pavement structures/curbing
 - ☐ Erosion and Sediment control
 - ☐ Retaining Walls
 - ☐ Fencing
 - ☐ Exterior Lighting
- ☐ Standard information required on drawings:
- o Reference to Town File
 - o Show legal boundaries and dimensions
 - o Geodetic Benchmark information is required.
- ☐ Clarify if noise mitigation is required, if so indicate the location of the mitigation measures on the Grading and Servicing Plans.
- ☐ Driveway entrance to be designed in accordance with Town's Materials Standards and Specification Manual.
- ☐ Engineering fee, inspection fee and Letter of Credit will be required.
- ☐ A Construction Management Plan identifying the following is required:
- o Construction access point to the site.
 - o Construction site protection - hoarding walkway, scaffolding and details.
 - o Construction trailer location.
 - o 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)
 - o No throughway traffic will be permitted on Colesbrook Road.

Sustainability Metrics

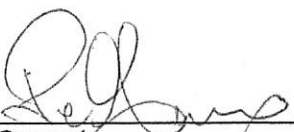
Initial

- ☐ Sustainability Metrics prepared by applicant dated July 20, 2018 was reviewed. The mandatory 5mm run-off retention has not been achieved, see SWM comments below.

These comments have been addressed by:

Name: _____

Contact Number: _____



Paul Guerreiro

PG/ph