D06-18056

Richmond Hill

Appendix B
SRPRS 19.062
File(s) D01-18004 + D02-18029

PLANNING AND REGULATORY SERVICES DEPARTMENT
DEVELOPMENT ENGINEERING DIVISION

March 26, 2019

MEMO TO: **Jeff Healey, Senior Planner**

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

SUBJECT: **D06- 18056 (Site Plan)**
Related Files: D01-18004, and D02-18029
Metroview Developments Inc.
9929, 9935, and 9939 Yonge Street

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 Amendment (D02-18029)

Function Servicing Report - Please contact David Moyle, Development Engineering Programs Coordinator at (905) 771-5541 if you have any questions or concerns.

FSR

Initial

_____ ☐ A FSR study prepared by Schaeffers Consulting Engineers dated October 2018, was reviewed.

_____ ☐ The FSR is required to demonstrate residual capacity in the existing sanitary sewer system downstream to Regional trunk sewer. The study is required to include Sanitary drainage plan & calculations & design sheets.

_____ ☐ The Town of Richmond Hill Urban MESP has noted a future sanitary sewer upgrade for the Harding Blvd area, and may be triggered by this proposed development. Clearly discuss the potential requirement for the sanitary sewer upgrade in the FSR and the existing sanitary sewer monitoring conducted as part of the Urban MESP.

_____ ☐ To ensure adequate municipal water supply & pressure is available, the Engineer shall assess the existing watermain system to establish its capacity. Hydro flow testing shall be coordinated with the Town of Richmond Hill Operations Centre.

_____ ☐ All Stormwater Management comments have been deferred to the Site Plan Application.

_____ ☐ Revision required in accordance with red-lined report attached.

Site Plan (D06-18056)

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

Site Plan

Initial

- ☐ Indicate pedestrian connections (sidewalk/walkway) to Municipal Sidewalks on Yonge Street, Elmwood Avenue and Church Street on the site plan. Extend the sidewalk/walkway to connect with Yonge Street concrete sidewalk and provide a sidewalk on the west side of Church Street.
- ☐ A provision for interconnection should be made to protect a vehicular and pedestrian connection to the property north of the subject site. This will include the relocation of exhaust shaft so that it does not preclude the potential connection.
- ☐ Reciprocal access easement should be provided to allow for potential pedestrian/vehicular access to and from the adjacent future developments to the north.
- ☐ Consider lay-bys along both sides the driveway entrance or other appropriate locations to facilitate pick-up/drop-off activities.
- ☐ Consider to relocate the loading area in order to avoid garbage trucks from reversing into the entrance of the underground parking ramp, which will create conflicts with passenger vehicles accessing/exiting the parking garage.
- ☐ Indicate grade of the parking ramp on the site plan.
- ☐ Provide signage and pavement markings for accessible parking spaces.
- ☐ Indicate snow storage areas on the site plan. Dedicated snow storage area should not be included in the turnaround area.
- ☐ Indicate on the drawings the location of bicycle repair stand.
- ☐ Clarify the word "Grass" marked on the sidewalk and interlocking area located at the north side of Elmwood Avenue as shown on drawings SK-01 and SK-05.
- ☐ Relocate/remove the signage symbol shown on the sidewalk located at the north side of Elmwood Avenue as shown on drawings SK-01 and SK-05.
- ☐ As a reminder, typical parking spaces shall have a minimum dimension of 2.75m width and 5.8m length. The parking spaces should be free and clear from any obstruction, such as structural columns in the underground parking levels. The typical parking space dimension should be shown for each level of parking.
- ☐ Confirm with the Region regarding daylighting triangle at the intersection of Yonge Street / Elmwood Avenue.

Comments based on: Northgrave Architect Inc., Drawing Number: SK-01, Dated November 5, 2018.

Traffic Impact Study

- ☐ Consider relocation of loading area to avoid garbage truck reversing into the entrance of the underground parking garage. The proposed operations could introduce conflicts between passenger car drivers using the ramp and waste disposal trucks reversing.
- ☐ Minor discrepancies are found in terms of number of parking supply between the parking study and the site plan. For example, parking study authored a total of 42 one-bedroom unit, while the site plan shows 43 one-bedroom units (Drawing SK-01).
- ☐ Parking statistics shown on site plan do not reflect the actual parking supply in the underground garage plan.
- ☐ At grade driveway parking supply for condominium townhouse was not counted as part of the parking supply on the site statistics table.
- ☐ Relocate the accessible parking spaces from P2 and P3 parking level and provide three accessible parking spaces at P1 parking level adjacent to the elevator/lobby entrance.
- ☐ Include Church/Major Mackenzie intersection in the study and conduct the capacity analysis accordingly.
- ☐ Provide additional AutoTURN analysis to demonstrate that vehicles can successfully enter and exit the turnaround space located prior to the gate that separates residential/visitor parking in the P1 parking level.

_____ ☐ Provide additional AutoTURN analysis around the turning circle prior to the underground ramp.

_____ ☐ It is staff's understanding that signalization is proposed as part of the Yonge Street BRT project at Yonge/Elmwood intersection. Confirm with the Region and revise the traffic analyses and trip assignments for future conditions as necessary.

_____ ☐ If signalization is confirmed at Yonge/Elmwood intersection, additional R-O-W may be required at the signalized intersection to accommodate the turn lanes. A functional design should be provided for Elmwood Avenue between Yonge Street and Church Street.

Comments based on: NexTrans Consulting Engineers, Dated: October 4, 2018.

Sustainability Metrics

No further comments

Transportation and Traffic - Please contact Josh Ward, Sustainable Transportation Coordinator at (905) 747-6340 if you have any questions or concerns.

Transportation Demand Management

_____ ☐ Refer to York Region's Transportation Mobility Plan Guidelines, Chapter 3 (Transportation Demand Management Requirement and Implementation, pages 46-48) for a list of elements to include within the TDM Plan. Provide a table that outlines all estimated TDM costs and identifies roles and responsibilities, including the applicant's contributions associated with all proposed TDM strategies and initiatives.

_____ ☐ As indicated in the Sustainability Metrics tool, a rate of 0.8 bike parking stalls/unit, or 113 units, shall be provided, with 10% of these units (11) required at-grade.

_____ ☐ As outlined in the Sustainability Metrics, for storage lockers to be considered as bicycle parking—in addition to bike lockers—storage lockers must meet minimum dimensions of 4' W x 8' L X 6' H. Indicate locker dimensions to fulfill remaining required bike lockers.

_____ ☐ Consider providing bicycle racks in a covered area in close proximity to the main entrance and retail for short-term bicycle parking needs.

_____ ☐ Provide a bicycle repair stand to which all residents will have convenient and safe access.

_____ ☐ Reference the Association of Pedestrian and Bicycle Professionals Bike Parking Guidelines for bike parking infrastructure best practices: http://www.apbp.org/default.asp?page=publications

_____ ☐ Provide a mounted electronic display for the main entrance lobby to display transportation information, including on-site bike parking locations, bike network details, transit network details and route times, and other related transportation information. The Owner will coordinate with York Region to provide the display content. Securities of $1,500 are required for the purchase and installation.

_____ ☐ The applicant will undertake a TDM Monitoring Initial Survey with residents at 50% condominium occupancy and report back to Town staff within 2 months of reaching this occupancy rate. The Owner will Coordinate with the Town's Sustainable Transportation Coordinator (Josh Ward: Tel (905) 747-6340 Email josh.ward@richmondhill.ca) for a list of survey questions. Securities of $1000 are required to undertake the initial survey.

_____ ☐ The applicant will undertake a TDM Monitoring Follow-Up Survey two years after the Initial Survey and report back to Town staff within 2 months. The Owner will Coordinate with the Town's Sustainable Transportation Coordinator (Josh Ward: Tel (905) 747-6340 Email josh.ward@richmondhill.ca) for a list of survey questions. Securities of $1000 are required to undertake the Follow-Up Survey.

_____ ☐ As part of York Region's TDM communication strategy, the applicant shall coordinate with York Region (Darryl Young, Sustainable Transportation Specialist, (877) 464-

9675 ext. 75829, darryl.young@york.ca) to deliver and promote the Transit Incentive and New Resident Information Packages programs. The amount of transit incentive to be provided per unit shall be decided by the Region. With regard to the New Resident Information Packages, the applicant will be responsible for coordinating an information session to distribute information packages with a representative from the Region. Costs associated with the information session will be the responsibility of the applicant and will be secured through a $5000 security. The cost of the venue for the information session should be identified in the TDM cost summary table.

Comments based on: Transportation Demand Management – contained in Section 8 of the NexTrans Transportation Impact Study.

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

Initial

_____ ☐ Add a RECOMMENDATIONS section in the report and summarize the noise control measures recommended to mitigate the noise levels from various sources.

Comments based on: Valcoustics Cananda Ltd., Dated November 9, 2018

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

Initial

_____ ☐ Provide catalogue cuts c/w coefficient of utilization and flux distribution tables for all proposed luminaires in order to confirm compliance with the shielding requirements of Light Pollution By-law No. 63-95.

_____ ☐ Provide a statistical summary in a table format of lighting levels

_____ ☐ Provide lighting details on outdoor/rooftop amenity areas, if applicable.

_____ ☐ Given the nature of the development application, the utility pole shown in conflict with Elmwood Avenue access may be redundant – consider options to permanently remove this pole.

_____ ☐ A pad-mount transformer is proposed at the south-east limit of the site (shown on Site Plan), adjacent to the Elmwood/Church intersection – please consider relocating to an unobtrusive/inconspicuous location and/or provide treatments to screen or soften the appearance in order to help improve overall aesthetics.

Comments based on: Trace Engineering Ltd. (Drawing No. E-1, Exterior Lighting Plan, Rev. 1 – October 19, 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 Assessment dated May, 2018 prepared by Soil Engineers Ltd. 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 the Hydrogeological consultant. The Hydrogeological Assessment 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. The 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 include a section in the Hydrogeological report to address conformity to the Urban MESP.

Section 6.3 – Please confirm if additional groundwater level monitoring is to be undertaken to capture seasonal fluctuations.

Section 7.1 – Obtain detailed design information for underground structures and update dewatering assessment accordingly. Provide supporting calculations for dewatering rates including all assumptions.

Section 7.3 – Identify the location of existing wells and NHS features within 500 m of site and confirm none within ZOI – provide supporting calculations for ZOI. Please arrange for potential for settlement to be assessed by geotechnical engineer.

Section 7.4 – Update based on final design elevation for underground structure and confirmation of type of shoring system to be constructed by owner. Town prefers to limit the potential the need for permanent dewatering and would support the use of a caisson wall and/or waterproofing.

Section 7.8 – Please also undertake SED calculations within the Silty Clay Till soil unit at the bottom of the bentonite seal in the monitoring well. Please provide supporting calculations for all SED values.

Drawing 8-2 – Please show the depth and location of underground structure including maximum excavation depths, maximum groundwater elevations and ZOI.

Servicing, Grading, Storm Water Management & ESC - Please contact David Moyle, Development Engineering Programs Coordinator at (905) 771-5541 if you have any questions or concerns.

Servicing

Initial

_____ ☐ The existing sidewalk on Yonge Street must be kept free from debris and to be fully maintained for all pedestrian usage throughout the entire duration of construction.

_____ ☐ Drawings are to be reviewed and stamped and signed by a professional engineer.

_____ ☐ Water meter size & location to be identified on the site servicing plan complete with details.

_____ ☐ Provide cross sections for all proposed service connections.

_____ ☐ Identify the overland flow route for the major system.

_____ ☐ Existing sanitary/storm laterals and water service 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 Yonge Street, Elmwood Avenue, and Church Street South and should be coordinated with the Operations Centre. Please contact Barry Kyle or Kelvin Wilton at 905-884-8013.

_____ ☐ Revision required in accordance with red-lined drawings attached.

Comments based on: SS-1 – Site Servicing Plan – Rev 1, October 29th, 2018, Schaeffers Consulting Engineers.

Grading

Initial

_____ ☐ Provide building FFE elevations.

_____ ☐ Provide cross sections as indicated on the red lined drawings.

_____ ☐ Drawings are to be reviewed and stamped and signed by a professional engineer.

_____ ☐ Geodetic Benchmark information is required.

_____ ☐ Do not drain driveway area into the developments underground basement and into the buildings plumbing system.

_____ ☐ Show catchbasins or area drains.

_____ ☐ 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.

_____ ☐ Revision required in accordance with red-lined drawings attached.

Comments based on: SG-1 – Site Grading Plan – Rev 1, October 29th, 2018, Schaeffers Consulting Engineers.

Storm Water Management (SWM)

Initial

_____ ☐ A Functional Servicing Report prepared by Schaeffers Consulting Engineers dated October 2018, was reviewed.

_____ ☐ Provide pre and post development drainage area plans.

_____ ☐ The Town does not support a mechanically pumped stormwater solution. Investigate alterative gravity solutions.

_____ ☐ Justification in the form of a calculation is required to support the need for a 16 cubic meter rain water reuse system.

_____ ☐ Review HWL for the 100 year storm event and the tank design. The drawings and report have inconsistencies.

_____ ☐ Show the overland flow route

_____ ☐ Provide details and sections for the storm water management detention tank

_____ ☐ 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 Soil Engineers Ltd. Dated September 20th 2018. The contact person for the review of the water balance for Source Protection Plan conformity is Don Ford at TRCA. Permanente

_____ ☐ Clarify if the Development will have permanent dewatering.

_____ ☐ Revision required in accordance with red-lined report attached.

Erosion and Sedimentation Control (ESC)

Initial

_____ ☐ Clarify if any dewatering will be required.

_____ ☐ Indicate all temporary diversion swales, stockpile location, limits of hoarding, etc.

_____ ☐ Remove fencing, site trailer, and all other structures from the Town's right of way.

Comments based on: SC-1 – Sediment Control Plan – Rev 1, October 29th, 2018, Schaeffers Consulting Engineers.

General

Initial

_____ ☐ Cost estimate for site works to include the following breakdown:
- ☐ Site Servicing
- ☐ Grading
- ☐ Asphalt
- ☐ Curbing
- ☐ Retaining Walls
- ☐ Exterior Lighting
- ☐ Erosion and Sedimentation Control
- ☐ Shoring and tie-backs which encroach within Town owned lands.

_____ ☐ Show all Town infrastructure within the Shoring drawings and demonstrate that there is sufficient clearance and no impact to the public infrastructure.

_____ ☐ Note, all tiebacks within the Towns right of way will need to be physically distressed prior to the final completion of the construction.

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_____ ☐ Engineering inspection fee and Letter of Credit are required.

_____ ☐ Please provide a draft Reference Plan for the 4.5m x 4.5m daylighting triangle at the corner of Elmwood Avenue and Church Street South for the Town's review prior to depositing the Plan with the Land Registry Office. Three (3) copies of the deposited reference Plan along with the Owner's Solicitors contact information must be provided to the Town to initiate the Legal conveyance process. Development Engineering will require confirmation from our Legal Department that the lands have been conveyed to the Town and/or a Transfer of Easement to the Town is in place prior to signing off on the Site Plan Agreement.

_____ ☐ 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.
- No throughway traffic on Elmwood Ave and Church Street South will be permitted.

_____ ☐ Standard information required on drawings:

- Plans to be sealed, signed and dated by Professional Engineer
- Reference to Town File
- Developments address

These comments have been addressed by:

Name: _____

Contact Number: _____

Paul Guerreiro