



Appendix	B
SRPRS	19.067
File(s)	D03-18015

COMMENTS

PLANNING AND REGULATORY SERVICES DEPARTMENT DEVELOPMENT ENGINEERING DIVISION

December 3, 2018

MEMO TO: Simone Fiore, Planner II

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

SUBJECT: Circulation of Site Plan Application
D06-14104 (SITE PLAN), D02-14037 (Zoning By-law Amendment) &
D05-14010 (Condominium)
Poulos, Althea Clare Anne
8905 Bayview Avenue

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 (D02-14037)

Transportation and Traffic - Please contact Habibur Rahman, Traffic Analyst at (905) 771-5547 if you have any questions or concerns

No further comments.

Functional Servicing Report - Please contact Annie Kwok, Project Coordinator at (905) 771-2456 if you have any questions or concerns.

Servicing

Initial

- ☐ A Functional Servicing Report (FSR) was not provided **but is required to support the zoning by-law amendment application, file D02-14037**. Development Engineering advised of this requirement on the previous submission. The FSR must provide sanitary, storm and water calculations and all relevant supporting documents and/or drawings for the proposed development for review. Ensure an assessment of the residual capacity of the existing sanitary sewer system downstream to the Regional trunk sewer is provided. The Engineer shall also assess the existing watermain system to ensure municipal water supply and pressure is available to service the subject development. Stormwater Management details can be addressed through the detailed site plan design stage. Hydrant flow tests to be coordinated with the Town's Operations Centre. Please refer to the Site Servicing Plan submitted as part of the Site Plan Application for more details. The Professional Engineer reviewing the report must seal and sign the report

Site Plan (D06-14104)

Transportation and Traffic - Please contact Habibur Rahman, Traffic Analyst at (905) 771-5547 if you have any questions or concerns.

Transportation Review

Initial

- _____ ☐ Ensure that the information's provided in transportation study are consistent with the site plan, noise feasibility study, and between various sections of the transportation study report (e.g. Table 1 parking information and text).

Comments based on: Proposed Development of 8905 Bayview Avenue, prepared by: BA Consulting Group Ltd., dated: March 20, 2018

Site Plan

Initial

- _____ ☐ Regional staff will confirm the driveway distance from the signalized intersection of Bayview/Briggs Avenue and spacing between the driveways along Bayview Avenue;
- _____ ☐ Use of parking dimensions and rates with By-law 107-86 should be consistent. Alternately, Town staff recommend using the Parking Strategy rates and dimensions for this application.
- _____ ☐ Based on Town's Municipal Code 1106, a total of two accessible parking spaces are required for the proposed development with a minimum width of 3.7 metres. The locations of accessible parking space shall be distributed within the site. Signage and markings are required for accessible parking spaces.
- _____ ☐ Indicate visitor parking spaces including accessible parking spaces as per the Zoning requirements in the site plan;
- _____ ☐ Indicate snow storage area in the site plan.
- _____ ☐ Review westbound left/right movements, consider need for separating outbound left/right turns by adding an auxiliary lane.

Comments based on: Site Plan - prepared by: GWPT, drawing number: A-1, dated: March 21, 2018

Sustainability Metrics

- _____ ☐ Section 1.1.1 of the sustainability metrics indicated that 75% of new residential-only roads are being designed with traffic calming strategies. Provide clarification about the type of traffic calming measures that have been designed for implementation on the new residential-only roads.

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

No further comments.

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

No further comments

Comments based on: Drawing No. E-1, Site Plan Lighting Layout, M & E Engineering Ltd., Rev. 1 – May 24, 2018

Additional Comments

It is noted that a Town owned streetlight pole is in conflict with the proposed driveway location. The applicant will be responsible for all relocation/restoration costs associated with this streetlight pole. A separate drawing will be required that provides the following:

- A trench detail for the streetlight supply cable (showing supply point) on the drawing that conforms to Alectra Utilities/Powerstream/ESA requirements/TRH requirements
- Duct termination detail (see attachment)

Servicing, Grading, Storm Water Management & ESC - Please contact Annie Kwok, Project Coordinator at (905) 771-2456 if you have any questions or concerns.

Servicing**Initial**

- _____ ☐ The proposed development is freehold townhouses with common element condominium. Clarify how the rooftop drain will work (one per townhouse block) in this setting.
- _____ ☐ Provide sanitary, storm, and water service connection details.
- _____ ☐ Provide section details.
- _____ ☐ Explore options to improve the proposed water service connection. Refer to Servicing Plan for detailed comment.
- _____ ☐ Clarify the depth of private storm sewers, sanitary sewers and watermain by providing plan and profile drawings to aid in the review. The drawings will also be used to clarify if there will be any service connection conflicts for proposed development.
- _____ ☐ Clarify if sump pumps for foundation drains are required. Also, please clarify if some units have a basement level.
- _____ ☐ Servicing Plan indicates an existing retaining wall within Town's servicing easement. Clarify if the wall exists and provide bottom and top of wall elevations.
- _____ ☐ Ensure adequate clearance is provided from the infiltration areas to structures. A minimum setback of 5.0m is required.
- _____ ☐ 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.
- _____ ☐ Revise according to redlined drawings attached.

Comments based on: Site Servicing Plan dwg. no. 214145-2 by EMC Group Limited, dated May 10, 2018, revision 2

Grading**Initial**

- _____ ☐ Clarify if the decorative wall is actually a noise mitigation measure.
- _____ ☐ Clarify if retaining walls will be proposed for the subject development. The Landscape Plan indicates walls along the east limit of the development. If retaining walls are required, provide bottom and top of wall elevations. Section details will be required.
- _____ ☐ Clarify the benchmark elevation as it differs from the Town's Geodetic Benchmark database. Advise if the design needs to be updated based on the inconsistency with BM elevation.
- _____ ☐ Revise according to redlined drawings attached.

Comments based on: Grading Plan dwg. no. 214145-1 by EMC Group Limited, dated May 10, 2018, revision 2

Storm Water Management (SWM)

Initial

- ☐ Include a section in the SWM about the long term maintenance and operation of the "Brentwood Storage Tank" and OGS Unit. The Site Plan Agreement and SWM Report to identify these structures as private and to be owned, operated and maintained by the Condominium Corporation.
- ☐ Provide a soils report/geotechnical recommendation to support proposed infiltration.
- ☐ Revise according to redlines attached.

Comments based on: SWM Report prepared by EMC Group Limited dated February 22, 2018

Erosion and Sedimentation Control (ESC)

Initial

- ☐ Provide Erosion and Sedimentation Control Plans for all phases/stages of proposed construction. Refer to Town's Standards and Specifications Manual, Division "I" for Terms of Reference. Include ESC summary table on the Plans.
- ☐ Clarify if any construction dewatering will be required.
- ☐ Indicate all temporary diversion swales, stockpile location, limits of hoarding, etc.
- ☐ Provide ESC details such as Silt Fencing Detail, etc. and ESC Notes.
- ☐ Revise according to redlined drawings attached.

Comments based on: ESC Plan dwg. no. 214145-4 by EMC Group Limited, dated May 10, 2018, revision 2

General

Initial

- ☐ Provide a cost estimate for site works. Cost estimate to include the following breakdown:
 - ☐ Site Servicing including LID features
 - ☐ Grading
 - ☐ Asphalt
 - ☐ Curbing
 - ☐ Retaining Walls, acoustic fencing and privacy fencing
 - ☐ Exterior Lighting
 - ☐ Erosion and Sedimentation Control
- ☐ Engineering fee, Inspection fee and a Letter of Credit are required.
- ☐ The owner shall contact Paul Guerriero, Manager of Site Plans at (905) 747-6448 to arrange for a pre-construction meeting for the subject development.
- ☐ A Construction Management Plan (CMP) prepared by Julian Jacobs Architects dated July 8, 2015 was reviewed. Ensure the CMP is updated in consultation with the site construction manager during the final stage of approval and upon receiving clearances from all approval agencies / departments. The CMP is to be completed prior to issuance of a site plan agreement, and will be reference when complaints arise w/r/t the site's construction activities and construction traffic.
- ☐ Standard information required on drawings:
 - Reference to Town File
 - Show and label existing easements and dimensions
 - Update revision block

General

- ☐ Provide a cost estimate for site works. Cost estimate to include the following breakdown:
 - Site Servicing including LID features
 - Grading
 - Asphalt
 - Curbing

- Retaining Walls, acoustic fencing and privacy fencing
- Exterior Lighting
- Erosion and Sedimentation control

Sustainability Metrics

Initial


- _____ ☐ Section 3.B.1 Storm Water Quantity: Applicant is proposing to design development to retain 5mm, a mandatory requirement. No comments.
- _____ ☐ Section 3.B.2 Storm Water Quality: Applicant is proposing to remove 80% TSS, a mandatory requirement. No comments.
- _____ ☐ Section 3.B.3 Storm Water Re-Use: Applicant is proposing to re-use rainwater.
- _____ ☐ **SWM Report and engineering submission to clarify where and how.**
- _____ ☐ Section 3.B.4 Storm Water Features: Applicant is not proposing storm water amenities which provide functional and aesthetic benefits to the site. No comments
- _____ ☐ Section 3.E.1 Soils and Topography: Applicant is not proposing to increase topsoil depth across entire site. No comments.
- _____ ☐ Section 4.E.3 Materials & Solid Waste Management: recycled/reclaimed materials are proposed however **not permitted to be used for any municipal infrastructure. Please clarify where the recycled/reclaimed material will be used.**

Comments based on: Sustainability Metrics prepared by Applicant dated June 1, 2018 was reviewed.

These comments have been addressed by:

Name: _____

Contact Number: _____

For  _____
Paul Guerreiro

PG/ph