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| Appendix | B |
| SRPRS | P.046 |
| File(s) | D01-14003 |
| | D02-14014 |

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

September 21, 2018

MEMO TO: Alison Long, Senior Planner

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

SUBJECT: D02-14014 (Zoning By-law) & D01-14003 (Official Plan Amendment)
FALVO, JOEY & 2515756 ONTARIO INC.
11488 YONGE STREET AND 49 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.

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

Transportation Study

Initial

- ☐ Regional staff to confirm the following:
 - The appropriateness of the proposed 0.5% growth rate along Yonge Street and Gamble Road corridor
 - Capacity analysis calculations for the intersection of Yonge Street & Gamble Road
 - Driveway distance from the signalized intersection and spacing between the driveways
- ☐ Provide supporting information (TTS extract) for the proposed site traffic trip distribution shown in Table 4.2 of the study report and document this in an Appendix;
- ☐ Provide Vehicle/Truck profiles, inclusive of dimensions and turning radius, on the AutoTURN Analysis diagrams.
- ☐ Technical information's in appendices are missing and assumptions cannot be confirmed.

Comments based on: Transportation Study - prepared by: NexTrans Consulting Engineers, dated: November, 2017

Transportation Demand Management Plan

Initial

- ☐ Note that Smart Commute is a transportation demand management organization focused specifically on engaging individuals via participating businesses.
- ☐ 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>
- ☐ Coordinate with York Region (Darryl Young, Sustainable Transportation Specialist, (877) 464-9675 ext. 75829, darryl.young@york.ca) to provide residents with an active

and sustainable transportation information package.

- ☐ Provide weather protection for surface bicycle parking.
- ☐ Provide one bicycle repair station, and locate it in one of the bicycle locker rooms, ensuring that all residents with bicycle lockers have access to this stand.
- ☐ Provide an electronic display for the tower lobby, with mount, to display transportation information including on-site locations of bike parking, bike and transit network facilities, 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 TDM Monitoring Initial Surveys for residents, at the tower's 50% occupancy and report back to Town staff within 2 months of reaching this occupancy rate. The Owner will Coordinate with Town's Sustainable Transportation Coordinator (Josh Ward: Tel (905) 747-6340 Email josh.ward@richmondhill.ca) for a list of survey questions. Securities of \$500 are required to undertake the initial survey.
- ☐ The applicant will undertake TDM Monitoring Follow-Up Surveys two years after the Initial Surveys and report back to Town staff within 2 months. The Owner will Coordinate with Town's Sustainable Transportation Coordinator (Josh Ward: Tel (905) 747-6340 Email josh.ward@richmondhill.ca) for a list of survey questions. Securities of \$500 are required to undertake the Follow-Up Surveys.
- ☐ Include estimated survey costs and responsibility in Table 7.1 – TDM Recommendations Checklist.

Comments based on: Transportation Demand Management Plan - contained in Section 7.0 of the NexTrans Transportation Study

Site Plan

Initial

- ☐ Provide sidewalk connections from the condominium building directly to Yonge Street;
- ☐ Provide signage and pavement marking plan that distinguishes between residential and visitors parking;
- ☐ Public bicycle spaces should be provided at grade, otherwise, way finding signage is required for the underground public bicycle parking spaces.
- ☐ Indicate the width of condominium driveway in the site plan;
- ☐ Indicate the curve radii of the driveways in the site plan;
- ☐ Indicate daylighting triangle and provide the dimensions at Yonge Street and Gamble Road in the site plan as per Region's requirement;
- ☐ Provide parking dimensions as per zoning by-law 190-87;
- ☐ Provide required number of parking spaces as per zoning by-law 190-87 for townhouse units and condominium units separately; 56 townhouse units require 84 parking spaces and 114 condominium units require 171 parking spaces inclusive of visitors parking.
- ☐ As per municipal code 1106, 51 visitor spaces require a minimum of four accessible parking spaces. These spaces are counted as visitor parking and should be accessible to the public. These spaces should be distributed between the surface and underground parking levels. Signage and markings are required for accessible parking spaces.
- ☐ Clearly delineate the space at the west side of the circle to be used for waste collection truck's back-up. Motorists could have parked at the wide space on false assumption.
- ☐ Further comments on the site plan will be provided once the Site Plan application has been received.

Comments based on: Site Plan, List of Drawing - prepared by: Valdor Engineering Inc., drawing number: A-1.0, dated: May 3, 2017

Townhouse Site Plan**Initial**

- _____ ☐ Indicate the curve radii of the driveways in the site plan;
- _____ ☐ Indicate daylighting triangle in the site plan;
- _____ ☐ Provide parking dimensions as per zoning by-law 190-87;
- _____ ☐ Provide signage about addition visitors parking at underground level;
- _____ ☐ Provide signage and pavement marking plan that distinguishes between residential and visitors parking;
- _____ ☐ Illustrate the pedestrian connections to Royal Chapin Crescent sidewalk and clarify who will construct and maintain the boulevard connections;
- _____ ☐ Indicate the location of surface bicycle parking for both the tower and townhomes on the site plan. Suggested locations are adjacent to visitor parking (townhomes) and in close proximity to the Yonge Street entrance (tower).

Comments based on: Townhouse Site Plan- prepared by: Valdor Engineer Inc., drawing number: TH-1.0, revision 01, dated February 23, 2018

Townhouse Parking Plan**Initial**

- _____ ☐ Show accessible parking spaces as per the Zoning requirements;
- _____ ☐ Indicate the dimension of parking spaces in the parking plan;
- _____ ☐ Provide signage and pavement markings to distinguish between residential and visitor parking spaces.
- _____ ☐ Demonstrate using AutoTURN that a standard passenger vehicle can safely and efficiently maneuver into and out of the critical parking spaces at the southeast and southwest portions of the underground parking garage.

Comments based on: Townhouse Parking Plan-prepared by: Valdor Engineering Inc., drawing number: TH-2.0, revision 01, dated February 23, 2018

Tower Parking Plan**Initial**

- _____ ☐ Indicate visitor parking spaces including accessible parking spaces as per the Zoning requirements;
- _____ ☐ Indicate the dimension of parking spaces and drive aisles width in the parking plan;
- _____ ☐ Provide signage and pavement markings to distinguish between residential and visitor parking spaces.

Comments based on: Tower Parking Plan-prepared by: Valdor Engineering Inc., drawing numbers AP-2.0, AP-2.1, & AP-2.2, dated February 23, 2018

Sustainability Metrics**Initial**

- _____ ☐ Section 1.1.1 of the sustainability metrics indicated that 100% of new residential-only roads are being designed with traffic calming strategies. Provide clarification on the types of traffic calming measures that have been designed for implementation on the new residential roads or specify N/A.

Traffic Management Plan**Initial**

- _____ ☐ Ensure that the traffic management plan for lane closure is set up in accordance with the Ontario Traffic Manual Book 7.

Comments based on: Traffic Management Plan-prepared by: Valdor Engineering Inc., drawing number: TMP-1, dated February 22, 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 circulation dated July 23, 2018 and the previous comments are still applicable as the same Geotechnical Investigation was submitted with this most recent circulation.

We have reviewed the Geotechnical Investigation prepared by SPL Consultants Limited dated October 11, 2013 and provide the following comments:

To support the Official Plan and zoning amendments, we will require a preliminary hydrogeological assessment to confirm that construction of the proposed underground parking structure is feasible and any construction or permanent dewatering impacts to the groundwater system, natural heritage system, adjacent structures and wells, may be mitigated using conventional methods. This preliminary assessment should also confirm the type of shoring system to be used for excavation of the underground parking structure.

To support a future site plan application, we will require a hydrogeological assessment of the impact of any temporary dewatering during construction and any permanent dewatering system associated with the building/underground parking structure on the above and below groundwater system including the natural heritage system, adjacent structures and wells. The analysis should also include estimating peak dewatering flows, estimating zone of influence from dewatering, assess impact of discharging flows to the capacity of the local storm drainage system and assess water quality impacts to the storm drainage system and natural heritage features.

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.

FSR

Initial

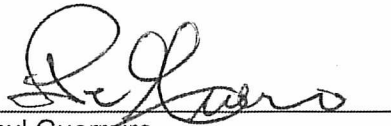
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|-------|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| _____ | <input type="checkbox"/> | Clarification is required if the Apartment Building and Townhouse Buildings will be developed as a single Site Plan or two individual Site Plans. |
| _____ | <input type="checkbox"/> | A FSR study prepared by Valdor Engineering Inc dated January 2017 was reviewed, in support of the Apartment Building at 11488 Yonge Street. |
| _____ | <input type="checkbox"/> | The study is required to demonstrate residual capacity in the existing sanitary sewer system downstream to Regional trunk sewer. Sanitary drainage plan, calculations, & design sheets are required to form part of FSR. |
| _____ | <input type="checkbox"/> | Note: Detailed SWM comments have been deferred to the Site Plan Application. |
| _____ | <input type="checkbox"/> | Revisions required in accordance with the attached red-lined report. |
| _____ | <input type="checkbox"/> | A FSR study prepared by Valdor Engineering Inc dated January 2018 was reviewed, in support of the Stacked Townhouses at 49 Gamble Road. |
| _____ | <input type="checkbox"/> | Provide a full size legible sanitary drainage plan in support of the sanitary downstream analysis. |
| _____ | <input type="checkbox"/> | Note: Detailed SWM comments have been deferred to the Site Plan Application. |
| _____ | <input type="checkbox"/> | Revisions required in accordance with the attached red-lined report. |

D02-14013j

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