

Appendix	D4
SRPRS	19.097
File(s)	D02-17028, D03-17007 D05-17006

# Richmond Hill

## COMMENTS

### PLANNING AND REGULATORY SERVICES DEPARTMENT DEVELOPMENT ENGINEERING DIVISION

April 9, 2019

**MEMO TO:** Katherine Faria, Planner II

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

**SUBJECT:** Circulation of Site Plan Application – Submission #2/3  
D06-18053 (Site Plan)  
SHCOLYAR, GIL & MARIA & SHKOLYAR, MALVINA  
27, 35, 39 CHURCH STREET SOUTH

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 Hubert Ng at (905) 747-6501 if you have any questions or concerns.

Initial

- ☐ Ensure that sidewalks are continuous and connected. See mark-ups on Drawing S1.

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

Initial

- ☐ We have reviewed this latest circulation and noted that a Lighting plan has not been included for our review. It is noted that the Site Plan has been revised to reflect the laneway being shifted south.

The previously reviewed/accepted Lighting Plan (Drawing No. SL-1, Site Lighting Photometric Plan, D.G. Biddle & Associates Limited, Rev. 3 – November 12, 2018) should be updated to reflect this revision.

**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 prepared by Harden Environmental Services Limited dated June 12, 2017 and provide the following comments.

Section 5.1 – Please confirm the building foundation and excavation depths based on the final design information and compare to groundwater levels and highest groundwater levels due to seasonal fluctuations. Please advise if additional groundwater level monitoring is available or may be undertaken to confirm seasonal fluctuations.

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

- We note the current circulation is an interim submission to assist with the preparation of a Request for Direction Report being brought forward to the Committee of a Whole. Development Engineering civil comments associated with the above application dated January 31, 2019 still stand.

**Site Plan General**

**Initial**

- \_\_\_\_\_ ☐ Please review the drawing scale indicated on the plan (1:125), the drawing appears to be plotted to 1:250 scale.
- \_\_\_\_\_ ☐ Please revise the fire access route, provide a minimum 9.0m inside and 15.0m outside radius. Please also illustrate the fire access turning movement from the north approach. If required, revise the site entrance radii to address any conflicts.
- \_\_\_\_\_ ☐ Revisions are required in accordance with the red-lined drawing attached.

These comments have been addressed by:

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

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



Paul Guerreiro

PG/ph