



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

January 31, 2019

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

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

**SUBJECT:** 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.

**Zoning Bylaw Amendment (D02-17028)**

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

**Functional Servicing and SWM Report**

**Initial**

- ☐ A Functional Servicing and Stormwater Management Report prepared by D.G. Biddle and Associates Limited, dated Nov. 12, 2018 was reviewed.
- ☐ 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 D.G. Biddle & Associates Ltd. The Functional Servicing Report will need to include a discussion acknowledging the Urban MESP study, the requirement for storm, sanitary and watermain assessments, and make reference to the MESP recommendations for infrastructure improvements within the study area.
- ☐ Development applications within the Urban MESP study area are required to complete a water distribution analysis of the existing/proposed distribution system to confirm adequate supply and residual pressures for all demand conditions and demonstrate conformity to the Urban MESP. The analysis should identify the need for any refinements to the recommended system upgrades listed in Table 4-9 of the MESP.
- ☐ The Town requires a comprehensive sanitary sewer analysis to demonstrate conformity to the Urban MESP and more specifically assess capacity impacts on the sanitary sewer system under both existing and ultimate build-out conditions. The FSR is to include a discussion identifying whether all or a portion of the infrastructure improvements identified in the MESP are applicable to this development area. The analysis is to include appropriate figures and/or mapping, identifying sewer catchment areas and land use to support the discussion and design data presented in the report.
- ☐ Section 4.2 (Proposed Services - Sanitary) - Please identify the developments sanitary sewer discharge flow and provide the appropriate design calculations in accordance with the criteria set out in the Town's Standard and Specification Manual.
- ☐ Section 8.1.1 of the FSR discusses the established target flows for the development based on the Coventry Court storm tributary plan. The target flows have been established within the catchment area of 1.47 ha, for return periods ranging from the 2 year to the 100

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year storm event. Development Engineering had previously commented that the predevelopment catchment area be confirmed through additional topographic survey/mapping information. Please confirm the as-built catchment area and if required, revise the SWM scheme accordingly.

- ☐ Furthermore, the consultant is to provide a conceptual storm sewer design for the site plan concept immediately north of this development, as presented on the Evan Planning Demonstration Plan dated Nov. 1, 2018. If it is determined that the ultimate storm design requires discharge through the subject lands, the SWM analysis is to identify the current level of service available to the concept lands and confirm the ability of the existing downstream storm infrastructure to accept drainage from the future development. The review is to ensure the impact of the this development, and any future development, on the downstream system is understood and any potential improvements identified. Results of the review may demonstrate an opportunity to calibrate (increase) discharge into the system. Also, Identify whether the current development application should introduce measures and or construct infrastructure to address a future development application. Please refer to the servicing comments for additional direction.
- ☐ Additional revisions are required in accordance with the red-lined excerpts of the FSR and drawings attached.

#### **Site Plan (D06-18053)**

**Transportation and Traffic** - Please contact Hubert Ng at (905) 747-6501 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.

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

#### **Grading, Servicing & ESC**

##### **Initial**

- ☐ We note the Site Plan application includes a Demonstration Plan for the lands to the north, prepared by Evan Planning dated Nov. 1, 2018. A conceptual grading and servicing design is to be provided to support the feasibility of the concept. The plan should identify all existing and proposed servicing and indicate MH tops and pipe invert/obvert data to demonstrate the feasibility of the proposed outlet location and depth of cover. The Grading and Servicing Plans submitted in support of the current application are to be revised as required to incorporate any additional servicing infrastructure or grading accommodations to facilitate future development. In addition, the Town reserves the right to amend grading and servicing comments as required, once the ultimate development scheme is understood.
- ☐ The Grading Plan should be revised to provide additional detail. The plan is to include, but not be limited to:
  - o Additional spot elevations where indicated on the attached redline
  - o Elevations at all building corners
  - o roof downspout locations
  - o All entrance locations, riser locations and count
  - o Walkway drainage direction and slope.
  - o Finished floor, basement floor and underside of footing elevations.
  - o Intersection curb return elevations, ridge locations, drainage direction and slope



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- ☐ Driveway entrance to be designed in accordance with Town's Materials Standards and Specification Manual.
- ☐ Please provide retaining wall detail(s) identifying the type and maximum retained height. Retaining walls 1.0m in height or greater require the detail be stamped by a professional 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.
- ☐ 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.
- ☐ 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 provide sanitary drainage area plans and design sheets internal to the site. Please include columns within the design sheets identifying full flow velocity and actual pipe velocity. In addition, where sanitary pipe sizes of less than 200 mm diameter are proposed, the consultant is required to demonstrate conformity with the OBC through supporting calculations.
- ☐ Where clean-outs are proposed, please ensure clean-out spacing is in accordance with Section 7 of the Ontario Building Code.
- ☐ The townhouse typical storm, sanitary and water service connection details are required for the individual block types. Service connections to be in accordance with MOECC procedure F-6-1.
- ☐ Provide sections where indicated to demonstrate sewers/leads are outside the underside of footing zone of influence.
- ☐ Where applicable, Identify minimum underside of footing elevations for critical units requiring extended footings.
- ☐ The Ontario Building Code (OBC) requires infiltration galleries (dry wells) be located a minimum 5.0m from proposed and/or existing building foundations. Please revise the location of proposed infiltration galleries as required.
- ☐ Domestic water service curb stops are not permitted within proposed driveway limits unless no practical alternative exists. Please revise the Servicing Plan as required.
- ☐ Please provide cross sections (too scale) where indicated on the Grading Plan including existing and proposed elevations.
- ☐ A road occupancy permit will be required for works carried out within Church Street and should be coordinated with the Operations Centre. Please contact Kelvin Wilton at 905-884-8013
- ☐ Additional revisions are required in accordance with the red-lined drawings attached.

Comments based on:

Drawing SG-1 – Site Grading Plan prepared by D.G. Biddle and Associates Limited, dated Nov. 2018

Drawing SS-1– Site Servicing Plan prepared by D.G. Biddle and Associates Limited, dated Nov. 2018

Drawing ES-1– Erosion and Sediment Control Plan prepared by D.G. Biddle and Associates Limited, dated Nov. 2018

#### **General**

#### **Initial**

- ☐ Cost estimate for site works to include the following breakdown:
  - ☐ Grading
  - ☐ Site Servicing
  - ☐ Pavement
  - ☐ Curbing

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- ☐ Erosion and Sediment Control
- ☐ Removals
- ☐ Retaining Walls
- ☐ Exterior Lighting

☐ Standard information required on drawings:

- ☐ Reference to Town File
- ☐ Show legal boundaries and dimensions
- ☐ Clearly identify existing and/or proposed easements/widenings including dimensions.
- ☐ Keep revision block up to date

☐ Engineering fee, inspection fee and Letter of Credit will be required.

☐ A Construction Management Plan (or suitable alternative) is required to identify the following:

- ☐ Construction access
- ☐ Construction site protection – hoarding/fencing.
- ☐ Construction trailer location
- ☐ 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.
- ☐ Material stockpile location.
- ☐ That disruption of access along the existing public sidewalk is to be minimized during reconstruction of sidewalk and during the installation of services. The sidewalk shall remain free and clear and passable at all time.

**Sustainability Metrics**

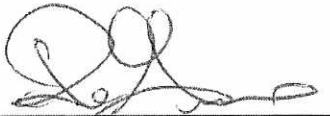
**Initial**

- ☐ Sustainability Metrics prepared by applicant dated July 30, 2017 was reviewed. The development is proposing 15mm of run-off retention, please demonstrate through supporting calculations that 15mm of storm run-off over the entire site will be retained, see SWM comments below.

These comments have been addressed by:

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

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



Paul Guerreiro

PG/ph