

Appendix	C1
SRPRS	19-115
File(s)	D02-18009 & D06-18017



## COMMENTS

### PLANNING AND REGULATORY SERVICES DEPARTMENT DEVELOPMENT ENGINEERING DIVISION

June 11, 2019

**MEMO TO:** Simone Fiore, Planner II

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

**SUBJECT:** Circulation of Site Plan Application – Submission #3  
D06-18017 (Site Plan) & D02-18009  
DORMER BOND INC.  
12850, 12860, 12864, 12868, 12874, 12890 YONGE STREET  
1, 2, 5 BOND CRES.

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 (D02-18009)

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

#### Zoning

No further comments.

#### Site Plan (D06-18017)

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

#### Site Plan

##### Initial

- ☐ Snow storage area shall not be located behind the visitor parking spaces. Relocate the snow storage area from behind the parking spaces V17 and V18 to a suitable location.
- ☐ Justify the painted pedestrian crossing at the Bond/Bostwick intersection.
- ☐ Provide a separation of at least 1.0m between the property line and the proposed sidewalk along Yonge Street as per Standards and Specifications Manual of the City
- ☐ Provide proposed sidewalk width in accordance with the Standards and Specifications Manual of the City. Standard sidewalk width is 1.5m and/or be consistent with the linking sidewalk.
- ☐ Indicate curb return radii for the full move access through Bond Crescent on the site

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plan.

☐ Address the following previous comments:

- The full move of the site at Bond Crescent is very close to the access of the adjacent property to the west. Explain how the full move access will function and operate in close proximity to the existing neighbouring access.
  - If there is an operational issue, then the revise site plan should consider moving the proposed driveway access further to the east in order to achieve proper driveway separation.

Comments based on: Drawing Number: A100, Site Plan & Context Plan, Revision 18, prepared by SRN Architects Inc., dated May 3, 2019

### **Transportation Impact Study**

**Initial**

☐ Update the report to make it consistent with the future revision of the site plan

Comments based on: Transportation Impact Study, prepared by Nextrans Consulting Engineers, dated April 22, 2019

### **Sustainability Metrics**

No further comments.

**Transportation Demand Management** – Please contact Josh Ward, Sustainable Transportation Coordinator at (905) 747-6340 if you have any questions or concerns.

**Initial**

☐ Adjust Table 8.1 to clearly reflect that securities for the initial and follow-up surveys totals \$2000 (\$1000 for initial survey, \$1000 for follow-up survey).

Comments based on: Transportation Demand Management - contained in Section 8.0 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

No further comments.

Comments based on: Noise Feasibility Study (revised), prepared by HGC Engineering, dated May 6, 2019

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

Comments to follow.

**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 Investigation dated April, 2019 prepared by Cole Engineering Group Ltd. We was not able to locate a response to the attached previous comments dated May 8, 2019. We request that Cole provide a response with next submission to indicate how these previous comments have been addressed. We have attached the Urban MESP documents included with the previous comments.



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

**Initial**

- \_\_\_\_\_ ☐ Please ensure the cost estimate is kept up to date with all drawing and design revisions. The estimate is to include a breakdown for exterior lighting and fencing (if applicable).
- \_\_\_\_\_ ☐ Typical townhouse service lateral connection details are required for the various service layout conditions. Service connections to be in accordance with MOECC procedure F-6-1. Where water service curb stops are located within driveways they are to be constructed with frost collars and a frost collar detailed is to be provided.
- \_\_\_\_\_ ☐ We note the current grading design proposes grade changes along the west property line encroaching within the adjacent property. Please provide written consent from the affected property owner, 7 Bond Crescent, accepting the proposed works as depicted on the Site Grading Plan.
- \_\_\_\_\_ ☐ The Site Servicing Plan indicates downspout discharge locations to the private road only, where Figure DAP-2 of the FSR indicates a drainage area, including roof run-off to the public roads. Please ensure all downspouts discharge locations are indicated on the Site Servicing Plan consistent with the report.
- \_\_\_\_\_ ☐ Revisions required in accordance with red-lined drawings attached.

Comments based on:

Drawing SG-01 – Site Grading Plan prepared by Cole Engineering, revision 3 dated May 06, 2019

Drawing SS-01 – Site Servicing Plan prepared by Cole Engineering, revision 3 dated May 06, 2019

Drawing XS-01 – Cross Sections prepared by Cole Engineering, revision 3 dated May 06, 2019

Drawing XS-02 – Cross Sections prepared by Cole Engineering, revision 3 dated May 06, 2019

Drawing DD-01 – General Notes and Details prepared by Cole Engineering, revision 3 dated May 06, 2019

Drawing DD-02 – Detail Drawing prepared by Cole Engineering, revision 3 dated May 06, 2019

Drawing DD-03 – Detail Drawing prepared by Cole Engineering, revision 3 dated May 06, 2019

Drawing EC-01 – Erosion Control / Construction Management Plan prepared by Cole Engineering, revision 3 dated May 06, 2019

**Functional Servicing Report**

No further comments.

These comments have been addressed by:

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

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



Paul Guerreiro

PG/ph