



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

May 29, 2019

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

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

**SUBJECT:** D02-16016 (Zoning By-law Amendment)  
HIGHYON DEVELOPMENT NO. 118 LP  
9113-9125 BATHURST STREET

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

**Draft Zoning Bylaw**

**Initial**

- ☐ It is recommended to reduce the 'minimum front yard garage setback to Lane' from 6.00m to 5.80m. This will provide additional spaces to accommodate a private walkway along the laneway.

Drawing No. and Date: Draft zoning by-law, received June 26, 2018

**Sustainability Metrics**

**Site Plan**

**Initial**

- ☐ Site Plan is acceptable for zoning approval.
- ☐ The following comment should be addressed for Site Plan approval.
- o Previous comment was not addressed: Based on staff's review of the Site Plan submitted as part of the ZBLA submission, there is sufficient space to accommodate sidewalk along the laneway. This comment must be addressed for Site Plan approval.

Comments based on: Drawing No. A1- Site Plan, Key Plan, Statistic, prepared by Massimo A. Fantoni Architect, dated March 5, 2019

**Noise Feasibility Study**

**Initial**

- ☐ The noise study is acceptable for zoning approval.
- ☐ The following comments should be addressed for Site Plan approval.
- o Provide a table to summarize the unmitigated and mitigated sound levels at each receptors.

- o As per York Region's Standard Operating Procedures, the maximum height of a noise barrier is 3.0m high. The noise analysis and recommendations should be revised and updated accordingly.
- o As per NPC-300 Guideline, central air conditioning is required when façade sound levels exceed 65 dBA and 60 dBA during the daytime and nighttime periods, respectively. The recommendation should be updated accordingly as central air conditioning is missing in the recommendation. Additional noise warning clause may be required.
- o Indoor noise mitigation measures such as glazing details and building materials should be updated once floor plans and grading details become available.

Drawing No. and Date: Road Traffic Noise Impact Study, prepared by JJ Acoustic Engineering Ltd., dated February 26, 2019

**Transportation Demand Management Plan**

**Initial**

- ☐ The TDM Plan is acceptable for Zoning approval.
- ☐ The following comments should be address for Site Plan approval.
  - o The applicant will be required to undertake TDM Monitoring Initial Survey with residents at 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 list of survey questions. Securities of \$500 are required to undertake the initial survey.
  - o The applicant will be required to undertake TDM Monitoring Follow-Up Survey two years after the Initial Survey and report back to Town staff within 2 months. Securities of \$500 are required to undertake the Follow-Up Survey.

Drawing No. and Date: Transportation Demand Management Plan, prepared by Crozier Consulting Engineers, dated March 2019

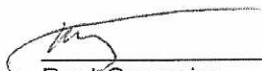
**Functional Servicing Report** - Please contact David Moyle, Development Engineering Programs Coordinator at (905) 771-5541 if you have any questions or concerns.

Comments to follow.

These comments have been addressed by:

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

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

FOR  \_\_\_\_\_  
Paul Guerreiro

PG/ph