



Appendix	A
SRPRS	20.022
File(s)	D01-18004 + D02-18029

COMMENTS

PLANNING AND REGULATORY SERVICES DEPARTMENT DEVELOPMENT ENGINEERING DIVISION

January 20, 2020

MEMO TO: Jeff Healey, Senior Planner

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

SUBJECT: D06- 18056 (Site Plan)
Related Files: D01-18004, and D02-18029
Metroview Developments Inc.
9929, 9935, and 9939 Yonge 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.

Zoning D02-18029

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

Initial

- ☐ No further comments or objections subject to the Owner agreeing to enter into a servicing agreement to undertake the sanitary system improvements along Harding Boulevard.

Site Plan D06-18056

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

Site Plan and Parking Plans

Initial

- ☐ Prepare a site plan in accordance with the "2020 Site Plan and Site Plan Amendment Application Guide" available in the City of Richmond Hill website.
- ☐ Site plan should be revised and re-submitted for further review.
- ☐ The proposed parking supply is not acceptable as it does not meet the "Downtown Local Centre" parking requirements outlined in the City's draft Parking Strategy. The City requires justification for 80 less spaces (27% less than required), otherwise provide sufficient parking supply to meet the parking requirement as per Table 6.1 in the Transportation Study report.
- ☐ If the parking supply does not meet City's requirement, a parking survey is required to support the parking reduction.
- ☐ Staff noticed that a column has been removed from P2 and P3 parking plans (beside

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the elevators) while it is visible in the P1 parking plan. Ensure the structural stability of the tower.

- ☐ Parking supply is not reflective of the parking statistic shown on drawing no. **A2.01, A2.02, and A2.03**. For example, one barrier free parking space in P1, parking stall numbers are not consistent in p2 and p3, parking stall number 58 is missing in p3, etc. Parking plans need to be updated.

Comments based on: Site Plan and Parking Plans- prepared by: Wallman Architects; drawing number: A1.02, A2.01, A2.02, and A2.03; dated: October 25, 2019

Transportation Study

Initial

- ☐ Relocate the accessible parking spaces from P2 and P3 parking level and provide three accessible parking spaces at P1 parking level adjacent to the elevator/lobby entrance. Accessible parking spaces are required for visitors only.
- ☐ Provide additional AutoTURN analysis to demonstrate that vehicles can successfully enter and exit the critical spaces located in all parking levels.
- ☐ It is staff's understanding that signalization is proposed as part of the Yonge Street BRT project at Yonge/Elmwood intersection. Confirm with the Region and revise the traffic analyses and trip assignments for future conditions as necessary.
- ☐ If signalization is confirmed at Yonge/Elmwood intersection, additional R-O-W may be required at the signalized intersection to accommodate the turn lanes. A functional design should be provided for Elmwood Avenue between Yonge Street and Church Street.

Comments based on: Transportation Study – prepared by: NexTrans Consulting Engineers, dated: October 25, 2019

Transportation Demand Management

Initial

- ☐ Refer to York Region's Transportation Mobility Plan Guidelines, Chapter 3 (Transportation Demand Management Requirement and Implementation, pages 46-48) for a list of elements to include within the TDM Plan. Provide a table that outlines all estimated TDM costs and identifies roles and responsibilities, including the applicant's contributions associated with all proposed TDM strategies and initiatives.
- ☐ Provide bicycle racks in accordance with City's guidelines. Consider providing bicycle racks in a covered area in close proximity to the main entrance and retail for short-term bicycle parking needs
- ☐ Provide a bicycle repair stand to which all residents will have convenient and safe access.
- ☐ 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>
- ☐ Provide a mounted electronic display for the main entrance lobby to display transportation information, including on-site bike parking locations, bike network details, transit network details and route times, 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 a TDM Monitoring Initial Survey with residents at 50% condominium occupancy and report back to City staff within 2 months of reaching this occupancy rate. The Owner will coordinate with the City staff for a list of survey questions. Securities of \$1000 are required to undertake the initial survey.
- ☐ The applicant will undertake a TDM Monitoring Follow-Up Survey two years after the Initial Survey and report back to City staff within 2 months. The Owner will coordinate with the City staff for a list of survey questions. Securities of \$1000 are required to undertake the Follow-Up Survey.
- ☐ As part of York Region's TDM communication strategy, the applicant shall coordinate

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with York Region (Darryl Young, Sustainable Transportation Specialist, (877) 464-9675 ext. 75829, darryl.young@york.ca) to deliver and promote the Transit Incentive and New Resident Information Packages programs. The amount of transit incentive to be provided per unit shall be decided by the Region. With regard to the New Resident Information Packages, the applicant will be responsible for coordinating an information session to distribute information packages with a representative from the Region. Costs associated with the information session will be the responsibility of the applicant and will be secured through a \$5000 security. The cost of the venue for the information session should be identified in the TDM cost summary table.

- ☐ Consider including car-share spaces and memberships for residents in order to address the parking supply deficiency. Based on the recently approved developments:
- A site of this scale could support up to three to five car-share physical spaces, each of which would reduce the parking demand of the site by four spaces. These must be located at grade, in a location visible by the public, and accessible 24 hours per day, 7 days a week.
 - At occupancy, it is expected that two of these spaces would be active, and that the developer would support two memberships and all associated cost for residents.
 - The remaining spaces could be leased to the residential or commercial condominium owners, at the discretion of the City, if they are not being used as part of a car-share program. This is to allow flexibility and ensure that there is not an oversupply of car-share service on the site at the time of occupancy, but to allow expansion if car-share service is viable within the area.

Comments based on: Transportation Demand Management - contained in Section 8.0 of the NexTrans Transportation Study

Environmental Noise Feasibility Study

Initial

- ☐ No comments.
- ☐ Please include the following noise related issues in the site plan agreement:
- **The Owner agrees to implement the Recommendations of the Environmental Noise Feasibility Study for the Subject Lands, by Valcoustics Canada Ltd. dated October 29, 2019**
 - **Prior to releasing any securities, the Owner shall provide a noise compliance letter certified by a professional engineer that all noise mitigation measures proposed in the approved noise study for the subject lands have been installed and in conformance with the Ministry of Environment guidelines.**

Comments based on: Environmental Noise Feasibility Study - prepared by: Valcoustics Canada Ltd., dated: October 29, 2019.

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

Initial

- ☐ We have completed a review of the revised application and noted that a Lighting Plan has not been included. A Lighting Plan is required to be submitted that addresses all previous comments and that has regard for the latest Site Plan (Drawing No. A1.02, Wallman Architects, Rev. 1 - October 25, 2019).

Hydrogeological - Please contact Jeff Walters, Manager of Stormwater Management & Subdivision at (905) 747-6380 if you have any questions or concerns.

We have no comments on the Geotechnical Investigation prepared by Soil Engineers Ltd. dated December, 2019. As noted in the attached email to Jeff Healey, I will not require the submission of a Hydrogeological investigation to support this zoning application for the reasons indicated. Our attached previous comments on the Hydrogeological Investigation for the related site plan application may be addressed under the revised site plan application for this property.

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

Servicing, Grading & ESC

Initial

- ☐ Please ensure future drawing submissions include detailed engineering plans and are of a presentation quality acceptable for a Site Plan submission. Plans should clearly distinguish existing site topographic information from proposed site layout, grading and servicing information. The engineering plans should include an up to date topographic survey base incorporating the Yonge Street proposed YRRTC design clearly distinguished. Furthermore, Development Engineering redline comments dated March 25, 2019 have not been adequately addressed. An in-depth technical review will be provided on future submissions where the minimum drawing detail requirements identified above and all previously provided redline and written comments are addressed.
- ☐ All design drawings are to be sealed and signed by a professional engineer.
- ☐ Please ensure future drawing submissions are tied to geodetic elevations referenced to a City of Richmond Hill benchmark.
- ☐ It appears that the underground parking structure will be encroaching within the future daylight triangle. Please review and revise accordingly.
- ☐ Provide cross-sections for all proposed service connections.
- ☐ Identify the major system overland flow route.
- ☐ Existing sanitary/storm laterals and water services 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 area drain specifications and an inlet analysis to demonstrate that the 100-yr capture flow can enter the storm system and utilize the proposed underground storage.
- ☐ Water meter size & location to be identified on the site servicing plan complete with details.
- ☐ Provide details and sections for the storm water management detention tank.
- ☐ Please provide cross sections where indicated on the Grading Plan including existing and proposed elevations.
- ☐ Please Include notation on the erosion and sediment control plan indicating that temporary dewatering systems are to be in accordance with approved hydrogeological study. (identify the report). Identify the requirement and method of discharge on the Erosion and Sediment Control Plan and note that a dewatering scheme which requires discharge to a City storm sewer will require permission prior to construction.
- ☐ 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.
- ☐ Additional revisions required in accordance with the red-lined drawings attached.

Comments based on:

Drawing SG-01 – Preliminary Grading Plan prepared by Schaeffers Consulting Engineers, revision date Nov. 25, 2019

Drawing SS-01 – Preliminary Servicing Plan prepared by Schaeffers Consulting Engineers, revision date Nov. 25, 2019

Storm Water Management (SWM) & FSR

Initial

- ☐ A Functional Servicing Report prepared by Schaeffers Consulting Engineers dated October 2019 was reviewed.
- ☐ Please note that the City is currently working on updating the urban MESP, the text of the report should reference current documents. These updates include sanitary sewer modeling results and system improvement (pipe upsizing) requirements are likely to change. Please contact Development Engineering for final results.
- ☐ Section 2.3 of the report should clearly identify that the sanitary improvements within Harding Boulevard are required prior to execution of the Site Plan agreement and speak to the Owner's commitment to enter into a servicing agreement to undertake these works.
- ☐ Please revise or increase the size of the supporting sanitary analysis figures to clearly identify the MH numbers and pipe sizes.
- ☐ Section 4.4.2 of the report indicates rain-water harvesting will be implemented to meet run-off retention requirements. For water harvesting and reuse, applicants must demonstrate that the water demand would be equal or greater than the rainfall over the site; and ensure proper facilities to balance out any fluctuations in the rainfall and usage as much as possible.

General

Initial

- ☐ Cost estimate for site works to include the following breakdown:
 - ☐ Removals
 - ☐ Grading/Site Servicing
 - ☐ Pavement structures/curbing
 - ☐ Erosion Sediment Control
 - ☐ Retaining Walls (if required)
 - ☐ Fencing
 - ☐ Exterior Lighting
 - ☐ Shoring and tie-backs which encroach within City lands.
- ☐ Standard information required on drawings:
 - Reference to City File: D06-18056
 - Show legal boundaries and dimensions
 - Clearly identify existing and/or proposed easements/widening's/reserves including dimensions.
 - Ensure the legend is consistent with what is presented on the plans
 - Development address
 - Keep revision block up to date
- ☐ A Construction Management Plan identifying the following is required:
 - Construction access point to the site.
 - Construction site protection – hoarding/fencing.
 - Construction trailer location.
 - Hoarding walkway, scaffolding and details.
 - 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 (parking on street is not permitted).
 - Existing public sidewalk shall remain free and clear and passable at all time. No throughway traffic on Elmwood Ave and Church Street South will be permitted.
- ☐ Engineering fee, inspection fee and Letter of Credit will be required.
- ☐ The applicant shall submit a detailed shoring plan stamped by a qualified professional engineer complete with cross-sections identifying the location of tiebacks relative to

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underground municipal services and utilities. A shoring permit will be required to allow tiebacks works within the City's road allowance.

- ☐ Prior to the release of a shoring permit, an adjacency report documenting the pre-construction site and adjacent building conditions (photo, video or otherwise) will be required. The report is to identify the common construction impacts to adjacent properties, including vibration, mud tracking, dust, etc. and identify measures to mitigate and/or eliminate these impacts to adjacent properties.
- ☐ A road occupancy permit will be required for works carried out within Elmwood Avenue and Church Street South and must be coordinated with the Operations Centre. Please contact Kelvin Wilton at 905-884-8013.
- ☐ Further to the above, prior to connecting to City infrastructure, the applicant is required to coordinate the works with the City's Operation Centre. Please contact Barry Kyle at 905-884-8013.
- ☐ Prior to development of the subject lands, the owner will be required to implement sanitary system improvements along Harding Boulevard identified in the Urban MESP triggered by the proposed development. It will be required that the Owner enter into a servicing agreement to undertake these works.
- ☐ Please provide a separate detailed cost estimate and summary for the sanitary system improvements identified above.
- ☐ The consultant is to provide plan and profile drawings including general notes, details and section drawings specific to the sanitary improvements. The plans are to be prepared on the City of Richmond Hill standard title block, complete with signing block.
- ☐ Please provide a draft Reference Plan for the 4.5m x 4.5m daylighting triangle at the corner of Elmwood Avenue and Church Street South for the City's review prior to depositing the plan with the Land Registry Office. Three (3) copies of the deposited reference plan along with the Owner's solicitors contact information must be provided to the City to initiate the land conveyance process. Development Engineering will require confirmation from our Legal Department that the lands have been conveyed to the prior to signing off on the Site Plan Agreement.

These comments have been addressed by:

Name: _____

Contact Number: _____


Paul Guerreiro

PG/ph