

January 13, 2020

Mr. Kelvin Kwan  
Planning and Regulatory Services Department  
City of Richmond Hill  
225 East Beaver Creek Road  
Richmond Hill, ON L4B 3P4

Attention: Doris Cheng, Senior Planner

**RE: Draft Plan of Subdivision D03-19005 (SUBP.19.R.0045)  
Zoning By-Law Amendment D02-19020 (ZBA.19.R.0121)  
101 Bloomington Road  
(101 Bloomington Road Developments Inc.)  
City of Richmond Hill**

York Region has now completed its review of the above noted draft plan of subdivision prepared by Brutto Consulting., Draw No. A1 and signed by the surveyor on June 27, 2018. The proposed development is located at 101 Bloomington Road, west of Yonge Street and on the south side of Bloomington Road, in the City of Richmond Hill. The applicant proposes to create a development block comprised of 18 townhouse units accessed by a private driveway.

#### **Sanitary Water and Sewage Supply**

Residential development in the City of Richmond Hill requires servicing capacity allocation prior to final approval. If the City of Richmond Hill does not grant this development allocation from the existing capacity assignments to date, then the development may require additional Regional infrastructure based on conditions of future capacity assignment, which may include:

- Duffin Creek WPCP Outfall Modification – 2021 expected completion
- Other projects as may be identified in future studies.

The timing of the above infrastructure is a current estimate and may change as each infrastructure project progresses. It is provided for information purposes only.

The Functional Servicing Report (FSR) indicates that water servicing for the development is proposed through a new connection to the existing 500mm diameter Regional watermain located on the south side of the Bloomington Road right-of-way. The proposed connection is not feasible as individual developments are generally not permitted to connect directly to the Region's trunk system. New developments are to be serviced through a connection to a local municipal distribution system, or through an existing connection stub on the Region's

watermain, where available in the area. As such, Infrastructure Asset Management staff recommends that the Owner's design team meet with the City and Region to identify appropriate alternatives for the water source for the subject development.

In the event that water sourcing is not feasible through local distribution system, or through existing connection stub on Region's trunk watermain, the Owner is required to provide a detailed justification for the proposed direct connection. A direct connection to the Region's infrastructure requires a separate engineering submission, review and approval by the Region. Further comments and/or conditions of draft approval will be provided after an adequate water servicing strategy is finalized.

The General Plan of Services (Drawing No. 3), prepared by MMK Engineering Inc., shows that the proposed water servicing is to connect to the 350mm diameter Town of Aurora owned watermain on the north side of Bloomington Road, which is different from the commentary in Section III of the FSR. As correctly acknowledged in the FSR, a connection to Aurora's water distribution network would trigger an inter-municipal servicing agreement and as such would not be permitted in this case.

#### **Transportation Planning**

Transportation Planning staff are concerned with the existing access configuration and how it will accommodate the proposed development due to the lack of sightline and queuing space. In addition, the parallel portion of the driveway is situated entirely on the Regional's right-of-way. As such, any road work on Bloomington Road will impact the operation of the development access.

Prior to issuance of conditions of draft approval, the following items are required:

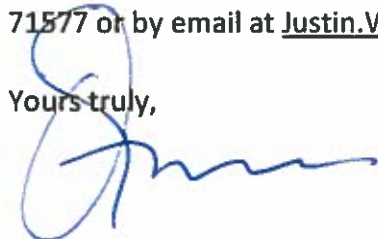
1. The Owner's design team is advised to meet with the City and Region to identify an appropriate alternative for the water source for the subject development.
2. The Owner is advised to show clarification on how service vehicles (garbage, delivery and emergency) can access the site. Further, the Owner is advised of the following:
  - a) The Region will not allow vehicles backing onto Bloomington Road due to operation and safety concerns,
  - b) Curbside garbage pick-up on Bloomington Road is not permitted post-redevelopment of the site, and
  - c) Vehicle turning diagrams shall be provided to the Region to demonstrate how service vehicles (delivery, garbage and emergency) will access the site without backing onto Bloomington Road.

3. Operation and safety analysis of Bloomington Road access shall be provided to demonstrate that the existing access configurations can accommodate the increased density. This should include the following:
- a) Daylight triangles will be required to provide sufficient sightlines for turning vehicles, pedestrians and cyclists,
  - b) To provide a minimum of 15m storage length (or about two car lengths) at the site access perpendicular to Bloomington Road,
  - c) Currently there insufficient room for a vehicle to be stopped at the curb without blocking the sidewalk. The sight line analysis shall be provided at a stop position behind the sidewalk,
  - d) Turning vehicle templates shall be provided to demonstrate that vehicles can make the necessary turning movements simultaneously as a vehicle is queued for the outbound movement without negatively impacting Bloomington Road, and
  - e) The Owner is suggested to explore the following access options:
    - i. Reconfigure the internal lot layout to provide a minimum of 15m parallel driveway at the current location and turn around cul-de-sac for service vehicles, and
    - ii. Relocate the existing driveway to provide a continuous and perpendicular access to Bloomington Road from the center of the lot, with turn around cul-de-sac for service vehicles.

### Summary

Conditions of draft approval will not be issued until the Owner demonstrates that water servicing, access and on-site vehicular movements can be provided to the satisfaction of York Region. Regional staff are available to meet regarding the above. Should you have any questions regarding the above, please contact Tiffany Wong, Associate Planner, at 1-877-464-9675 ext. 71521 or by email at [Tiffany.Wong@york.ca](mailto:Tiffany.Wong@york.ca) or Justin Wong, at 1-877-464-9675 ext. 71577 or by email at [Justin.Wong@york.ca](mailto:Justin.Wong@york.ca), should you require further assistance.

Yours truly,



Duncan MacAskill, M.C.I.P., R.P.P.  
Manager, Development Planning