



COMMENTS

PLANNING AND REGULATORY SERVICES DEPARTMENT DEVELOPMENT ENGINEERING DIVISION

December 10, 2019

MEMO TO: Katherine Faria, Planner II

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

SUBJECT: Circulation of Site Plan Application FOR APPROVAL - Comments
D06-15066 (SITE PLAN), D02-15032 & D03-15009
2233721 ONTARIO INC.
0 BAYVIEW AVENUE

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. Please return all red-line drawings and reports with next submission.

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

Comments to follow.

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

Comments to follow.

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

Servicing, Grading & ESC

Initial

- ☐ Please ensure future drawing submissions 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 development proposes a new sanitary sewer through the 16th Avenue road allowance connecting to the City's existing sanitary sewer. As 16th Avenue falls under the jurisdiction of the Region of York, the proposed connection will require coordination and approval by the Region.
- ☐ The Ontario Building Code (OBC) requires in part that any portion of a retaining wall which exceeds 1.0 meter in exposed height, adjacent to which the public is permitted be considered a designated structure. Please contact the Building Services division to determine the proposed retaining wall classification for this site and in turn the review, certification, permit and inspection process.

- ☐ Please review the grading design along the south property limit. There appears to be insufficient separation between the proposed retaining wall and building walkway to construct the proposed drainage swale to City standards.
- ☐ Further to the above, please accurately locate the proposed retaining wall footprint in plan.
- ☐ Please clarify whether the proposed commercial building is to have a sprinkler system. If so, please identify the location of the siamese connection.
- ☐ Please review the proposed sanitary sewer design slopes to ensure velocity changes from one pipe to another through a maintenance hole is in accordance with City standards.
- ☐ Please identify on the Servicing Plan the location of existing fire hydrants within proximity of the subject lands.
- ☐ Please ensure proposed private infrastructure is located outside of the proposed municipal sanitary sewer easement.
- ☐ If construction is to encroach on adjacent private property, a letter of consent is required from the adjacent owner.
- ☐ Perimeter fencing, proposed/existing is to be included on all section and details, including any acoustical fencing proposed surrounding the Subdivision lands.
- ☐ Revisions required in accordance with the red-lined drawings attached

Comments based on:

Drawing G-1 – Commercial Development Grading Plan by RVSantos & Associates Ltd., Revision 2 - Dated Aug. 21, 2019

Drawing G-2 – Commercial Development Servicing Plan by RVSantos & Associates Ltd., Revision 2 - Dated Aug. 21, 2019

Drawing G-3 – Erosion and Sediment Control Plan by RVSantos & Associates Ltd., Revision 2 - Dated Aug. 21, 2019

Drawing G-4 – Notes and Details by RVSantos & Associates Ltd., Revision 2 - Dated Aug. 21, 2019

Drawing PP-1 – Sanitary Sewer Plan & Profile by RVSantos & Associates Ltd., Revision 2 - Dated Aug. 21, 2019

Drawing SA-1 – Existing Sanitary Drainage Plan by RVSantos & Associates Ltd., Received - Sept. 9, 2019

Drawing SA-1a – Proposed Sanitary Drainage Plan by RVSantos & Associates Ltd., Received - Sept. 9, 2019

Functional Servicing Report

Initial

- ☐ A Functional Servicing Report prepared by RVSantos and Associates Limited, dated June 2019 was reviewed.
- ☐ Section 3.2.1 of the report is to be updated to reflect the current sanitary design proposal for the subject lands. Revise the text of the report to include a discussion on the sanitary flows to the existing Glen Wenchelle Subdivision to the south, and reference supporting sanitary analysis, figures or calculations demonstrating capacity for the proposed development within the existing infrastructure.
- ☐ To support the detailed subdivision design submission, a water distribution analysis (model) of the existing distribution system is required to confirm adequate supply and residual pressures for all demand conditions generated by the proposed development and to demonstrate that flows external to the development will not be adversely affected.

General

Initial

- ☐ Please note that Development Engineering's sign-off of the Site Plan Application is subject to the receipt of documentation from the adjacent land owners (9277, and 9275

Bayview Ave) granting consent to the realignment and changes to the shared existing privately owned sewers and watermain.


- ☐ Please provide a separate cost summary of works required for the municipal servicing in the form of a detailed breakdown of quantities and unit prices.
- ☐ Please ensure the Site Plan cost estimate is kept up to date with drawing and/or design revisions.
- ☐ Engineering fee, inspection fee and Letter of Credit will be required.

- ☐ As per the meeting between City staff and the Owner's consulting team, Development Engineering require that future engineering submissions include a comprehensive design package which includes a detailed subdivision design.
- ☐ Further to the above, the site plan design drawings are to demonstrate coordination, and reference where applicable, the associated subdivision detailed design drawings.
- ☐ We note the applicant is proposing a municipal sanitary sewer in easement running along the west property line, from the south street line of 16th Ave. extending to approx. 17m south of the new street line. The affected sanitary sewer legs are to be centered within a 3.0m metre wide municipal sewer easement. Please provide a draft Reference Plan for the City's review prior to deposition.
- ☐ Plan and profile drawing(s) are required for municipal services to be assumed by the City. The consultant is also required to provide general notes and details specific to the municipal works. The plans are to be prepared on the City of Richmond Hill standard title block, complete with signing block. (see sample Plan and Profile)
- ☐ The application requires a MOECC submission to the Town under the 'Transfer of Review' program. An Environmental Compliance Approval Certificate (ECA) issued by the Ministry will be required as a condition for sign-off of the Site Plan Application. All ECA submissions are to be directed to the project coordinator following confirmation that the application has advanced far enough in the review and approval process.

These comments have been addressed by:

Name: _____

Contact Number: _____



Paul Guerreiro

PG/ph