



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

**November 12, 2020**

**MEMO TO:** Philip Liu , Planner 1

**FROM:** Hoodad Abootalebi, Development Engineering Technologist

**SUBJECT:** D02-20023 (Zoning By-Law Amendment)  
19 Pearson Avenue  
Plan 3403 Part Lot 11

**The Development Engineering Division has reviewed the above-noted application and has no further engineering comments on this zoning application.**

**Recommendations:**

**The engineering division has the following recommendations for the design stage future development applications:**

**Grading and Servicing:**

- The Owner shall arrange through the Operation's Center to carry out a close circuit video inspection (CCTV) of the existing lateral to assess the condition of the service. The Operations Center will determine if the lateral is suitable for re-use and whether a new service is required. Modify the servicing information on the plan base on the CCTV scan result.
- Existing sanitary/storm laterals and water service are to be decommissioned to the satisfaction if needed
- Revise the USF elevations to avoid the sum pump and sewage ejector in order to have proper gravity connections to the City storm and sanitary line.
- Provide the location of the exiting water connection with full info
- Provide full info of the future service connection based on the City standard
- Provide storm connections for both houses to the City main
- Sump pump overflow line required to discharge to the front of the properties
- Provide sum pump connection detail with the gravity connection to the City storm main
- Revise proposed service connections elevation at PL and mainline in order to have a proper slope on gravity connections and meet the min installation criteria.
- Construction notes to be shown on the drawing. Revised all notes based on the City standard notes
- Combine both properties on one servicing and grading plan for the next submission
- .Prepare grading and servicing plan based on the City minimum requirement checklist
- Tree permit may be required, and the owner shall contact the City park section to discuss the tree matter prior to start any construction activity.

- Provide all construction mandatory note on the grading and servicing plan on the next development submission
- 1.2m clearance is required when is the driveway adjacent to the City vertical infrastructure,
- Revise the driveway configuration in order to have proper clearance from the existing hydro pole to the driveway.
- Provide full information of the existing CB within the properties
- Revise the grading of the properties in order to eliminate existing BLVD CB if it is possible
- Revise the grading of the properties to avoid rear yard CB if it is possible
- In order to install the rear yard CB, the owner required to convey a 3m easement along the CB lead pipe and the CB structure
- Provide all detailed information of the proposed rear yard CB based on the City design criteria
- Provide all drainage swale based on the City design criteria
- Subdrain is required for the swale less than 2% slope
- The owner will be required to convey the land to the City based on the transportation comments for the road widening and daylighting triangle.

Developments Engineering Technologist,  
Hoodad Abootalebi,