



PLANNING AND REGULATORY SERVICES DEPARTMENT  
DEVELOPMENT ENGINEERING DIVISION

May 21, 2020

MEMO TO: Katherine Faria, Planner II

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

SUBJECT: D02-18033 (Zoning Bylaw Amendment)  
Related Files: D06-18068 (Site Plan), & D01-18007 (OPA)  
METROVIEW DEVELOPMENTS INC.  
8700 AND 8710 YONGE STREET

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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.

**Servicing, Grading, Storm Water Management & ESC** - Please contact Annie Kwok, Development Engineering Programs Coordinator at (905) 771-2456 if you have any questions or concerns.

**FSR**

**Initial**

- ☐ **SANITARY:** Previous comments to provide a downstream sanitary capacity assessment was completed. However, the Engineer to clarify whether the assessment included active high rise developments located in the sanitary drainage catchment. For instance, two active high rise developments located at 8868 Yonge St. and 8888 Yonge St. should be included in the sanitary capacity analysis. **For the Zoning By-Law Amendment application, please include 8868 & 8888 Yonge St. into the analysis as well as other active developments in the sanitary catchment area and update the FSR for review.**
- ☐ **STORM:** Previous comments were addressed. The FSR has identified a constraint on the existing 450mm dia. storm sewer on Garden Avenue and proposes an upgrade to the municipal storm system. Detailed design for the municipal storm sewers on future north-south road, private on-site SWM, the proposed upgrade to the existing storm sewer on Garden Avenue can be addressed at the detailed site plan application stage. **No further comments on the Storm component for the Zoning By-Law Amendment application.**
- ☐ **WATER:** The FSR has provided demand calculations and results from a hydrant flow test conducted in 2018. The flow test results and assessment of the municipal water supply and pressures indicate there is insufficient pressure within the existing municipal water supply system to service the proposed development. Yonge Street has undergone changes with the transit project and upgrades to watermain in the Yonge St. corridor. Engineer to arrange for hydrant flow tests with City's Operations Department and determine whether an upgrade to the existing municipal 150mm dia. watermain on Garden Ave. is required to support the proposed development. Detailed design for these

items and related works can be addressed through the detailed site plan application stage. **No further comments on the Water component for the Zoning By-Law Amendment application.**

- FUTURE MUNICIPAL RIGHT-OF-WAY (External works): Prior to the development on subject lands, the owner is required to convey lands for future municipal ROW, construction of municipal services including roadway, sidewalks, street lighting, street trees, sewers, watermain, etc. as well upgrades existing infrastructure in order to service the subject development. The Owner will be required to enter into a Servicing Agreement with the City for these external works.
- Please note below requirements to be addressed during the detailed design stage and through the Servicing Agreement process:
    - Provide a Phase 1 Environmental Site Assessment (Phase 1 ESA) to the City in general accordance with the requirements of the Environmental Protection Act and O. Reg. 153/04 a Record of Site Condition Part XV.1 of the Act (as amended) ("O. Reg. 153/04") for the lands subject to this application including the lands to be conveyed to the City. The City, at its discretion, may require further study, investigation, assessment and delineation to determine whether any remedial or other action is required regardless of the findings or conclusions of the Phase I ESA. Any Phase II ESA required must be prepared in general accordance with the requirements of O. Reg. 153/04 (as noted above);
    - Provide the City with a certified written statement from the Owner or the Owner's authorized representative that no contaminant, pollutant, waste of any nature, hazardous substance, toxic substance, dangerous goods, or other substance or material defined or regulated under applicable environmental laws is present at, on, in or under lands to be conveyed to the City (including soils, substrata, surface water and groundwater, as applicable): (i) at the time of conveyance, at a level or concentration that exceeds the Environmental Protection Act O. Reg. 153/04 (as amended) full depth generic site condition standards applicable to the intended use of such lands by the City or any other remediation standards published or administered by governmental authorities applicable to the intended land use; and (ii) in such a manner, condition or state, or is emanating or migrating from such lands in a way, that would contravene applicable environmental laws. The preparation and delivery of the Phase I ESA, any subsequent environmental reports, other documentation, reliance and the Owner's certified written statement shall be provided at no cost to the City;
    - Provide a draft Reference Plan showing the land conveyances for City's review. Once draft R-Plan is satisfactory, the R-Plan to be deposited with the Land Registry Office. Three (3) copies of the deposited R-Plan along with the Owner's Solicitors contact information must be provided to the City to initiate the Legal conveyance process. Development Engineering will require confirmation from our Legal Department that the lands have been conveyed to the City prior to signing off on the Site Plan Agreement;
    - Provide an Adjacency Report;
    - Provide plan and profile drawings, storm and sanitary drainage plans, fire hydrant spacing plans, design sheets, design cross-sections, details, street lighting plans, tree inventory and preservation plans, landscape plan and utility

coordination plans for review and approval. These plans are required for the municipal works to be assumed by the City;

- Complete the Ministry's Form 1 Record of Watermains Authorized as a Future Alteration and include 11 x 17 sketch of proposed watermain extension and upgrades for review and approval;
- This application will require a MOEE submission to the City under the MOEE 'Transfer of Review' program and a Form 1 Record of Watermains Authorized as a Future Alteration. An Environmental Compliance Approval Certificate issued by the Ministry will be required as a condition for sign-off. Before submitting the requirements below, please provide a copy of the proposed storm drainage plan, plan and profile drawing(s), storm sewer design sheet(s), details and notes for review. Once the submission is satisfactory, please submit three (3) sets of the following to be stamped and signed by Professional Engineer:

- Completed MOEE Application. Include payments and all necessary attachments;
- Storm sewer design sheet(s);
- Storm drainage plan(s);
- Plan and profile drawing(s);
- Details Plan.

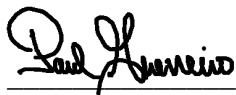
\_\_\_\_\_ ☐ Redlined comments on engineering plans are preliminary only and have been provided to highlight high level issues to the Owner. Detailed review and comments will be provided at the detailed Site Plan design stage and through the Servicing Agreement process.

Comments based on: FSR prepared by Schaeffers Consulting Engineers dated November 2019

These comments have been addressed by:

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

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



Paul Guerreiro

PG/ph