



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

March 26, 2020

MEMO TO: Leigh Ann Penner, Senior Planner

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

SUBJECT: **D02-19021 (Zoning By-Law Amendment) & D01-19004**
2706379 ONTARIO LIMITED
12600 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.

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

Concept Site Plan

Initial

- ☐ Provide a sidewalk at the south of Block 1 to allow a continuous pedestrian connection to the proposed sidewalk on Bayview Avenue. Alternatively, this sidewalk could be accommodated at the middle of Block 1 between unit 4 and unit 5.
- ☐ Include the Fire Route Sign in the legend.

Drawings based on: Concept Site Plan-drawing number: A-01, revision: 4, prepared by: Jardin Design Group Inc, dated: October 21, 2019

Traffic Impact Brief and TDM Report

No further comments.

Comments based on: Traffic Impact Brief and TDM Report - prepared by: Trans-Plan, dated: October, 2019

Bylaw

Initial

- ☐ Parking requirement rates should be included in the draft Zoning By-Law.

Comments based on: By-Law No.-19

OPA Amendment

No further comments.

Comments based on: Amendment to the Richmond Hill Official Plan

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

- The noise report is acceptable for zoning approval.
- The following summarizes the required noise mitigation measures for the development. See Table IV of the report for noise mitigation measures required for applicable dwelling units.
 - o Provision for installation of central air conditioning
 - o Supply of central air conditioning.
- The following comments shall be addressed at the site plan approval process
 - o When building envelop information including architectural drawings, floor plans and building elevations are available. A noise study update is required to review and refine the required noise mitigation measures recommended in this report. The need for additional noise mitigation measures including exterior wall upgrade, window glazing upgrade, etc. shall be confirmed in the noise study update.
- The following comments shall be addressed at the building permit and occupancy permit process.
 - o All relevant builders' plan for the dwelling units requiring noise control measures should be certificated by an acoustic engineer, as being in conformance with the recommendations of the approved noise study. The acoustic certification should be based on the final dwelling unit floor plan, final grading and required noise control measures.
 - o Prior to final inspection and release for occupancy, these dwelling should be certified as being in compliance with the certified builder's plans and the recommendations of the approved Noise Study.

Comments based on: Noise Feasibility Study, prepared by HGC Engineering, dated October 18, 2019

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

FSR

We have reviewed the submission package dated Nov. 27, 2019, circulated for detailed review and comment of the above mentioned Zoning By-law and Official Plan amendment applications. Absent from the package is the Functional Servicing Report (FSR) required to evaluate the effects of the development proposal on municipal servicing infrastructure. Please advise the applicant that an FSR is required to support the zoning application and that detailed review and comment will be provided following submission of the same.

These comments have been addressed by:

Name: _____

Contact Number: _____


Paul Guerreiro

PG/ph



**PLANNING AND INFRASTRUCTURE DEPARTMENT
DEVELOPMENT ENGINEERING DIVISION**

December 4, 2020

MEMO TO: Leigh Ann Penner, Senior Planner

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

SUBJECT: D06-20041 (Site Plan), D01-19004 and D02-19021
2706379 ONTARIO LIMITED
12600 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.

Site Plan (D01-19004/D02-19021)

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

Although not expressly identified through the 'Request for Comments' memo issued by Planning, we have no comments or objections to the Zoning By-law Amendment application.

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

Comments to follow.

Site Plan (D06-20041)

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

Comments to follow.

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

Comments to follow.

Lighting - Please contact Darlene Myrie, Sustainable Transportation Coordinator at (905) 771-5476 if you have any questions or concerns.

No further comments.

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

Initial

- ☐ Please update this assessment based on final groundwater level monitoring information and final building design information and report needs to be signed and stamped.
- ☐ Section 2.4.5 – Continue groundwater level monitoring confirm seasonal fluctuations and to confirm maximum groundwater levels for dewatering assessment.
- ☐ Section 4.1 – Update assessment based on final building design and site servicing elevations and maximum excavation depths.
- ☐ Section 4.3 and 4.4 – Update preliminary calculations based on final building design elevations and confirmed highest seasonal groundwater level. Confirm if factor of safety has been used to estimate dewatering flows.
- ☐ Section 5.6 – Engage Geotechnical Engineer to estimate potential for settlement for existing structures within dewatering ZOI.
- ☐ Section 7.2 - Prior to construction, permission will be required from the City to discharge dewatering flows to a City sewer. Below is a list of typical information to be submitted with a formal written request to discharge temporary construction dewatering to a City sewer. Please note that discharge to a sanitary sewer is generally not supported unless there are some extenuating circumstances.
 - Supporting geotechnical and hydrogeological reports used to determine dewatering requirements, zone of influence, to assess impacts to existing wells, structures and natural heritage system, and proposed monitoring plan/mitigation measures.
 - Provide estimated dewatering flow to City sewer and duration.
 - Assess impacts of dewatering flow to capacity of City sewer.
 - Provide copy of MECP PTTW or EASR if applicable.
 - Provide plan showing details of location and type of connection to City sewer.
 - Provide lab results for quality testing of groundwater sample and compare to Regional sewer use bylaw – identify any issues and method of treatment to comply with bylaw.
 - Assess impacts to natural heritage system at point source sewer discharge location to existing watercourse.

Comments based on: Preliminary Hydrogeological Site Assessment prepared by GeoPro Consulting Limited dated June 25, 2019

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 provide a storm drainage area plan and storm sewer design sheet specific to the Site Plan.
- ☐ The storm design appears to propose the implementation of a underground infiltration system with no gravity and/or mechanical method of discharge, please revise the design to include a header pipe for storm downspout connections with a gravity outlet in the event of surcharge.

D06-20041

- ☐ Please provide cross-sections and details of the proposed infiltration gallery.
- ☐ Please review grading design alternatives to limit the length of retaining wall required.
- ☐ Please provide cross sections where indicated on the Grading Plan, including existing and proposed elevations.
- ☐ The townhouse typical storm, sanitary and water service connection details are required for the individual block types. Service connections to be in accordance with MOECC procedure F-6-1.
- ☐ Sump pumps are to discharge to storm laterals unless it is demonstrated that no practical lateral connection can be made. Provide a hydraulic grade line analysis to demonstrate the feasibility of storm lateral connections. Where sump pumps are to discharge at grade, the Servicing Plan is to identify such sump pumps and indicate the discharge location.
- ☐ For units requiring sump pumps, the builder is to include a clause in the Sales/Purchase Agreement about the presence of such pumps.
- ☐ Where water service connections are proposed under garage slabs, the water service is to be constructed in a sleeve to allow for repair/replacement of the water service without open cut construction. A sleeve detail is to be included on the drawings for review and approval.
- ☐ Where water service curb stops are located within driveways, they are to be constructed with frost collars and a frost collar detailed is to be provided.
- ☐ Please revise the existing water service to the property to provide a bulk Neptune Protectus III combined domestic and fire water meter in chamber at the street line. The water meter size & location to be identified on the site servicing plan complete with details. See the typical detail included in the comment package.
- ☐ The site driveway entrances are to be designed in accordance with the City's Standards and Specification Manual. Sidewalk is to be constructed through all driveway entrances.
- ☐ Please provide additional cross sections where indicated on the Grading Plan, complete with existing and proposed elevations.
- ☐ The Grading Plan should identify the storm emergency overland flow route throughout the site.
- ☐ Revisions are required in accordance with the redline drawings attached.

Comments based on:

Drawing No. GR-1 Grading Plan, prepared by RVSantos and Associates Limited, Dated June, 2020

Drawing No. SR-1 Servicing Plan, prepared by RVSantos and Associates Limited, Dated June, 2020

Drawing No. ND-1 Notes and Details, prepared by RVSantos and Associates Limited, Dated June, 2020

Drawing No. SC-1 Sections, prepared by RVSantos and Associates Limited, Dated June, 2020

Drawing No. ESC-1 Erosion and Sediment Control Plan, prepared by RVSantos and Associates Limited, Dated June, 2020

Drawing No. CMP-1 Construction Management Plan, prepared by RVSantos and Associates Limited, Dated June, 2020

Storm Water Management (SWM)

Initial

- ☐ A Stormwater Management Report (SWM) prepared by RVSantos and Associates Limited, dated July 2020 was reviewed.
- ☐ Please provide a storm drainage area plan and storm sewer design sheet specific to the Site Plan.
- ☐ Please provide an inlet analysis to demonstrate that the 100-yr capture flow can enter the storm system and utilize the proposed underground storage.
- ☐ Please include in the report a post development storm drainage area plan.
- ☐ A Hydrogeological Site Assessment prepared by GeoPro Consulting Limited includes a Water Balance assessment for the site. Please confirm with the TRCA that the Water Balance analysis meets the requirements of the CTC Source Water Protection Plan.

Please summarize the results of the assessment in Section 3.3.3 of the report.

- ☐ We note that the Water Balance Section 3.3.3 of the report only speaks to the annual water balance deficit. Please present in the brief, a Water Balance/Volume discussion to identify requirements to achieve the minimum 5mm retention on a per event basis and demonstrate through supporting calculations that the requirements have been met.
- ☐ Please provide full size plans of the City record drawings referenced in the report. Include the associated design sheets for Storm Drainage Plan 3.

Functional Servicing Report

Initial

- ☐ A Functional Servicing Report (FSR) prepared by RVSantos and Associates Limited, dated July 2020 was reviewed.
- ☐ To ensure adequate municipal water supply & pressure is available to support the water demand calculations for this development, a hydrant flow test shall be coordinated with the City of Richmond Hill Operations Centre. The results of which to be included in the FSR.
- ☐ Include in the report the fire flow requirements for this development based on the Fire Underwriter Survey assessment.
- ☐ Please provide full size plans of the City record drawings referenced in the report. Include the associated design sheets for Sanitary Drainage Plan 3.
- ☐ Please provide a Sanitary Drainage Area plan to support the sanitary sewer analysis design sheets included in the report.
- ☐ Additional revisions are required in accordance with the red-lined excerpts of the FSR attached.

General

Initial

- ☐ Please ensure future drawing submissions include engineering plans 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.
- ☐ Standard information required on drawings:
 - Reference to City File
 - Label proposed Lots/Blocks
 - Identify all downspout discharge locations
 - Clearly identify existing easements/widening and dimensions (if applicable)
 - Updated revision block
- ☐ Please provide a cost estimate for proposed site works to include, but not limited to the following breakdown:
 - Removals
 - Grading/Site Servicing
 - Pavement structures/curbing
 - Erosion and Sediment Control
 - Retaining Walls
 - Fencing
 - Exterior Lighting
- ☐ Engineering fee, inspection fee and Letter of Credit will be required.
- ☐ All plans and reports are to be revised to ensure reference to Town is replaced with City.
- ☐ A road occupancy permit will be required for works carried out within Old Colony Road and must be coordinated with the Operations Centre. Please contact the Utility Permit Coordinator at 905-771-9996.
- ☐ 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 the Supervisor of Water and Wastewater at 905-771-9996.

Construction Management Plan

Initial



- ☐ A Construction Management Plan (CMP) will be required and shall be prepared by the Engineer in consultation with the site construction manager during the final stage of approval and upon receiving clearances from all approval agencies / departments. The CMP is to be completed prior to issuance of any permit or agreement and will be referenced when complaints arise with respect to the site's construction activities and construction traffic. The CMP is to include but not be limited to the following:

- Construction Contact Information
- Construction vehicle (i.e. tandem trucks) queuing plan.
- Construction access point to the site.
- Construction site protection and details (hoarding, fencing, gate swing, etc.)
- Construction trailer location
- Temporary construction dewatering, dewatering rates, quality control measures and proposed point of discharge (if applicable).
- Location of on-site parking for construction and personal vehicles by the trades and other construction staff. Alternatively, provide a letter confirming the arrangement of off-site parking at a nearby site. Parking on the municipal street is not permitted.
- Adjacency inspection (on pre-construction condition)
- Material management (stockpile location, etc.)
- Dust and mud control plan

The following notes should be included on the Construction Management Plan:

- Reference to the Erosion and Sediment Control Plan
- York Region approval and ROP is required prior to construction for any work within the Regional ROW.
- All existing public sidewalks shall remain free, clear and passable at all times
- No throughway traffic on Old Colony Road will be permitted."
- Construction schedule and hours of construction in accordance with the City's Noise By-Law.

Acknowledgement

These comments have been addressed by (to be completed by the owner's consultant):

Name: _____

Company: _____

Contact Number: _____



For Paul Guerreiro

PG/ph



**INFRASTRUCTURE PLANNING AND DEVELOPMENT ENGINEERING
PLANNING AND INFRASTRUCTURE DEPARTMENT**

May 19, 2021

MEMO TO: Leigh Ann Penner, Senior Planner

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

SUBJECT: D06-20041 (Site Plan), D01-19004 and D02-19021
2706379 ONTARIO LIMITED
12600 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.

Site Plan (D01-19004/D02-19021)

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

Comments previously provided – December 4, 2020

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

The Transportation comments below are based on the most current available reference documents, including the 2010 Richmond Hill Parking Strategy - Final Draft Report, Richmond Hill Standards and Specification Manual, the Richmond Hill Sustainability Metrics, and the York Region's Transportation Mobility Plan Guidelines for Development Applications.

Draft Zoning

Initial

- ☐ The proposed parking supply meets the Condo Townhouse (with private garage) parking requirement for rest of the Richmond Hill area, as per the 2010 Richmond Parking Strategy draft report. Transportation staff accepted the proposed parking supply. Please include the parking rates (2 spaces per unit for residents and 0.25 space per unit for visitors) in the draft zoning by-law.

Comments based on Draft Zoning By-law No. -20. Dated August 2020.

Site Plan (D06-20041)

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

Concept Site Plan

Initial

- ☐ Fire route signs shall be installed at intervals not to exceed 30 m as per the Municipal Code 1090. Please add another fire route sign to the north of Unit 13/14.
- ☐ Confirm the type of fire route signs (e.g. FR1, FR2, FR3, etc.) as per Schedule A of the Municipal Code 1090. Update the legend to reflect the different type of signage if necessary.
- ☐ Reduce the width of the visitor parking space (V1) to meet the City of Richmond Hill zoning by-law requirement. Hatch the spacing immediately to the south of V1 to accommodate passenger car movements.

Comments based on Concept Site Plan, by Jardin Design Group Inc. Revision July 22, 2020.

Noise Impact Study - Please contact Tony Chiu, Transportation Engineer at (905) 771-5472 if you have any questions or concerns

Initial

- ☐ No comment. The subject document is acceptable as part of the OPA/Zoning By-law Amendment and Site Plan application.
- ☐ The following comments shall be addressed at the building permit and occupancy permit process.
 - All relevant builders' plan for the dwelling units requiring noise control measures should be certificated by an acoustic engineer, as being in conformance with the recommendations of the approved noise study. The acoustic certification should be based on the final dwelling unit floor plan, final grading and required noise control measures.
 - Prior to final inspection and release for occupancy, these dwelling should be certified as being in compliance with the certified builder's plans and the recommendations of the approved Noise Study.

Comments based on Noise Impact Study, by HGC Engineering. Dated August 13, 2020.

Lighting - Please contact Darlene Myrie, Sustainable Transportation Coordinator at (905) 771-5476 if you have any questions or concerns.

Comments previously provided December 4, 2020

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

Comments previously provided December 4, 2020

D06-20041

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

Comment previously provided December 4, 2020

Acknowledgement

These comments have been addressed by (to be completed by the owner's consultant):

Name: _____

Company: _____

Contact Number: _____

Paul Guerreiro

Paul Guerreiro

PG/sg