



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

January 19, 2022

MEMO TO: Kaitlyn Graham, Senior Planner

FROM: Paul Guerreiro, Manager of Engineering - Site Plans and Site Alterations

SUBJECT: D02-21018 (Zoning By-Law Amendment)
Mon Sheong Foundation
11283 Yonge Street

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.

Zoning Bylaw Amendment (D01-21009 / D02-21018)

Functional Servicing Report - Please contact Annie Kwok, Development Engineering Programs Coordinator at (905) 771-2456 if you have any questions or concerns.

Initial

- ☐ **For the Zoning By-law Amendment application, please address the following:**
 - ☐ The development is located within the UMESP study area. The FSR shall include a section to address conformity to the recommendations in the Urban MESP for the City growth centers and corridors and shall, without limitation, address adequacy of the storm, sanitary and water systems, stormwater management including development impacts to groundwater and surface water resources. The FSR shall also include supporting Geotechnical, Hydrogeological and Water Balance studies in accordance with the recommendations of the City's Urban MESP. **Currently the City is undertaking an update to the water and wastewater components of the UMESP. The timing for these system improvements will be tied to the development activity in the area. Please refer to attached DRAFT technical water and wastewater memos for your reference, and update the FSR to reflect the current upsizing/improvement requirements. Note the water and wastewater updates to the UMESP are not yet approved as the City is awaiting new growth forecasts to model. A copy of the FSR will be provided to City's consultant to include into the UMESP modeling.**
 - ☐ **STORM:** Refer to UMESP and provide a minor and major drainage system assessment to confirm adequate outlets and capacity are available and to conform to the SWM Plan discussed in the MESP. The FSR to provide details of the proposed on-site measures for quality and quantity control, and volume control through the use of feasible LID measures. The FSR storm drainage

and SWM analysis to be completed in accordance with City and TRCA standards. Minor system drainage design sheets in accordance with City standards shall be submitted at the detailed site plan design stage to verify system capacity.

- **SANITARY:** Refer to UMESP Update Draft technical memo and modeling. Provide a sanitary capacity assessment to demonstrate residual capacity exists for the subject development downstream to the Regional trunk sewer and clarify whether the proposed development will require implementation of all or a portion of the MESP improvement specific to the development area. Address redlined comments in the FSR and verify the population of the proposed development. FSR to include sanitary design sheets prepared in accordance with City standards to support the downstream assessment. Any improvements identified should include provisions for the other intensification projects that will also be serviced through the proposed infrastructure.
- **WATER:** Refer to UMESP Update Draft technical memo and modeling. **The UMESP updates indicate a new 250mm diameter watermain is required (Project #W4).** Provide a water system analysis to verify adequate water system supply and pressures for all demand conditions, in accordance with City standards. These assessments will identify the need for any refinements to the recommended system upgrade listed in the UMESP updates and will also provide the City with a basis for monitoring and refining the timing of the upgrade to correspond to the actual pace of redevelopment. Address redlined comments and update the water demand calculations for all demand conditions. Engineer to verify whether the existing municipal water supply and pressures are able to service the proposed development for all demand conditions or if a new 250mm diameter watermain (**#W4**) is required to provide adequate servicing to the subject development. Coordinate hydrant flow tests with City's Operations Centre.
- The property is located within Well Head Protection Area –Q2 (WHPA-Q2). As such the Credit Valley Conservation, Toronto and Region Conservation and Central Lake Ontario Conservation (CTC) Source Protection Plan water quantity recharge maintenance policy will apply. The proponent will be required to maintain recharge as demonstrated through a hydrogeological study that shows the existing (i.e. pre proposed development) water balance can be maintained in the future (i.e. post proposed development). The contact person for the review of the water balance for Source Protection Plan conformity is Don Ford at TRCA.

Comments based on: FSR prepared by N Engineering Inc. dated October 19, 2021

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.

Ground Floor (A1.0)

Initial

- _____ ☐ The subject document is acceptable as part of the OPA/Zoning By-law Amendment application.

Comments based on Ground Floor (A1.0), by n Architecture Inc. Dated October 26, 2021.

Underground Plan

Initial

- _____ ☐ The subject document is acceptable as part of the OPA/Zoning By-law Amendment application.
- _____ ☐ The following comments will be addressed during at the site plan application process.
- Convex mirrors should be provided in the all underground parking levels to ensure that proper sightline can be provided throughout the entire parking garage.

Comments based on Underground Plan (A2.0), by n Architecture Inc. Dated October 26, 2021.

Transportation Impact Study

The consultant is required to provide an addendum report to address the following:

Initial

- _____ ☐ Traffic Operation:
- The following background development shall be included in the traffic impact study.
 - 11305 Yonge Street – Proposed residential development;
 - 24 Brookside Road – Proposed commercial and office building;
 - 11300 Yonge Street – Proposed residential development;
 - 11130 Yonge Street – Proposed residential development;
 - 11160 Yonge Street – Proposed residential development;
 - 59 Brookside Road – Proposed residential development; and
 - 102 Yorkland Street – Proposed residential development.
 - As noted in the traffic study, the proposed site access onto Yonge Street will be restricted to Right-in/Right-Out (RIRO) only. It is expected that some vehicles would utilize the signalization intersection at Silverwood Avenue/Yonge Street to go south. Based on the traffic study, no site trips were assigned to the WB-L turn movements at the Silverwood Avenue/Yonge Street intersection. Please provide rationale on why no site traffic was assigned to the WB-L movement at the Silverwood Avenue/Yonge Street intersection.
- _____ ☐ Loading:
- Based on the information provided, it is our understanding that no new loading space is proposed to serve the proposed building.

The proposed development is expected to utilize the existing loading spaces at the 11211 Yonge Street property.

- The applicant's consultant will need to assess the loading requirement for both sites (11283 Yonge Street and 11211 Yonge Street) as one entity since the subject property will utilize the loading spaces on the property immediately to the south. The loading study will need to demonstrate that the proposed loading spaces for both sites meet the zoning by-law requirement.

_____ ☐ Parking:

- Based on the information provided, it is our understanding that the applicant is seeking for the parking reduction similar to the approved parking ratios for the property immediately to the south of the subject site.
- The applicant's consultant will need to assess the parking requirement for both sites (11283 Yonge Street and 11211 Yonge Street) as one entity since the subject property will utilize the parking spaces on the property immediately to the south. The parking study will need to demonstrate that the proposed parking supply for both sites meet the zoning by-law requirement.
- Please refer to the Municipal Code 1106 with respect to the accessible parking requirement. As per the Municipal Code by-law, seven (7) accessible parking spaces are required.

_____ ☐ TDM:

- The initial TDM monitoring survey appears to be missing from Table 8-1.
- The cost associated with the TDM measures shall be included in the Table 8-1.

_____ ☐ The following transportation comments shall be addressed at part of the Site Plan Application process:

- The applicant shall coordinate with York Region to deliver and promote the Transit Incentive and New Resident Information Packages programs. The amount of transit incentive to be provided per unit shall be decided by the Region. Costs associated with the information session will be the responsibility of the applicant and will be secured through a \$2,500 security. The cost of the venue for the information session should be identified in the TDM cost summary table.
- The applicant will undertake TDM Monitoring Initial Surveys with residents at 50% occupancy and report back to City staff within 2 months of reaching this occupancy rate. The Owner will coordinate with the City for list of survey questions. Securities of \$2,500 are required to undertake the initial survey. The cost related to the TDM monitoring surveys should be identified in the TDM cost summary table.
- The applicant will undertake TDM Monitoring Follow-Up Surveys two years after the Initial Surveys and report back to City staff within 2 months. The Owner will coordinate with the City for list of survey questions. Securities of \$2,500 are required to undertake

the Follow-Up Surveys. The cost related to the TDM follow-up monitoring surveys should be identified in the TDM cost summary table.

- Additional comments related to the parking layout, access to the parking spaces and other site design related matters will be provided through the site plan application process.

Draft Zoning By-Law

Initial

- _____ ☐ See comments under the Parking Section of the Transportation Impact Study.
- _____ ☐ See comments under the Loading Section of the Transportation Impact Study.

Noise Feasibility Study

Initial

- _____ ☐ Please revise the nomenclature of the warning clauses (Type A, B, C and D) similar to the NPC-300 and update the recommendation accordingly.
- _____ ☐ The following noise comments shall be addressed at part of the Site Plan Application process:
 - Once detailed floor plans and building elevations are finalized, a noise study update shall be submitted to confirm the findings and recommendations of this study.
 - Noise mitigation measures (e.g. windows upgrade) and warning clauses will be verified as part of the site plan application process and included within the site plan agreement.
 - Prior to occupancy, the installation of the required noise control measures will be inspected and certified by professional acoustic engineer.

Comments based on Noise Feasibility Study, Prepared by HGC Engineering. Dated October 21, 2021.

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

We have reviewed the Hydrological Assessment prepared by Harden Environmental Service Limited dated March, 2021 and provide the following comments.

To support this zoning application only Comments 1 and 3 need to be addressed at this time – all of the remaining comments may be addressed at the detailed site plan approval stage.

The proposed development site is within the City Urban MESP study area. The Urban MESP report needs to be reviewed as a background document by Harden. The Hydrogeological Assessment will need to address conformity to the recommendations in the Urban MESP for the City growth centers and corridors. This MESP document is attached for reference. The

Hydrogeological investigation including the impact assessment needs to conform to the specific requirements for hydrogeological studies identified in the recommendations of Section 3.3 of the Urban MESP. Please include a section in the Hydrogeological report to address conformity to the Urban MESP.

1. Section 4.0 – Provide a couple of geologic cross sections through site to show BH locations, soil units, groundwater levels and depth of proposed structures. Advise if the sand units encountered are considered part of ORAC and if any underground structures are proposed within ORAC.
2. Section 4.2 – Continue groundwater level monitoring to confirm seasonal fluctuations.
3. Based on preliminary building design elevations, include Section in report to provide preliminary dewatering impact assessment to existing wells, structures and NHS based on preliminary ZOI from estimated temporary construction and permanent dewatering requirements. Provide preliminary supporting calculations for temporary construction and permanent dewatering requirements including ZOI. Confirm if any existing structures, NHS or existing wells are within ZOI. This preliminary assessment will need to be updated at detailed site plan design stage to reflect final building design elevations.
4. Prior to construction, the Owner will need to obtain permission from the City to discharge dewatering flows to a City sewer. Below is a summary 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 MECF 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

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