



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

May 4, 2022

MEMO TO: Kaitlyn Graham, Senior Planner
FROM: Vanessa Lorrain, Project Coordinator
SUBJECT: **D01-22001, D02-22001 and D03-22001 (SUB 22-001)**
77 & 89 16th Avenue
Parioli Peaks Estates

Please note the following comments and/or conditions of the Infrastructure Planning and Development Engineering regarding the above noted application. Revisions to the Draft M-Plan and conditions of approval will be required to be addressed prior to draft approval.

The Owner agrees to satisfy all requirements, financial and otherwise, to the satisfaction of the City of Richmond Hill. This shall include, among other matters, the execution of a site plan agreement and a subdivision agreement between the Owner and the City of Richmond Hill concerning the provisions and installation of municipal roads and services, drainage and other local services.

The Owner agrees to be responsible for any required amendments or further revisions to submitted reports and studies to the satisfaction of the City of Richmond Hill, the Regional Municipality of York and the Toronto and Region Conservation Authority.

The Owner agrees to implement all the recommendations in all required reports/ studies to the satisfaction of the City of Richmond Hill, the Regional Municipality of York and the Toronto and Region Conservation Authority.

1. Provide a Phase ONE Environmental Site Assessment as per O.Reg. 153/04. A Record of Site Condition will be required for the development.
2. Comments for the Geohydrology Report and Geotechnical Report will be forthcoming.

Draft Plan of Subdivision

1. A 0.30m reserve block will be required on the east end of the proposed road.
2. Refer to marked-up plan for additional comments.

Functional Servicing and Stormwater Mangement Report dated December 2021, prepared by Schaeffers Consulting Engineers

1. Refer to marked up documents for additional comments.

Water Supply Servicing

1. A detailed water system analysis is required to verify adequate water system supply and pressures for all demand conditions, in accordance with City standards.

Sanitary Servicing

1. Direct the interim and ultimate flows from the proposed development to the 600mm sewer to the west.

Stormwater Management

1. The proposed underground and overland storage within the park block is not acceptable. It is our understanding that PNHP policies would not consider the areas occupied by the proposed SWM facilities to be parkland dedication. We do not have sufficient information on the service life of the proposed underground storage system or feasibility to remove sediment accumulation including resulting operational/maintenance and replacement costs. Sediment accumulation would also impact the ability to allow infiltration through the bottom of chambers over time.
2. Supporting calculations or modelling of minor and major system overland flows will be required at detailed design stage to confirm safe containment of overland flows within road allowances, including depth of ponding at any 100 year capture points and adequate inlet capacity with 50% blockage.

Should you have any questions with respect to the above, please contact me at Vanessa.lorrain@richmondhill.ca.

Regards,

Vanessa Lorrain, C.E.T
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Planning and Infrastructure Department
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