



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

July 12, 2022

MEMO TO: Simone Fiore, Senior Planner

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

SUBJECT: D02-22009 (Zoning By-Law Amendment)
Neuhaus Developments
7 Poplar Drive, 11, 15, 17 McCachen 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 (D02-22009)

Functional Servicing Report - Please contact Rob Nicoll, Project Coordinator at (905) 771-5457 if you have any questions or concerns.

We have reviewed the circulation dated April. 28, 2022 in support of the above mentioned re-zoning application and offer the following comments:

Initial

- A Functional Servicing and Stormwater Management Report prepared by Condeland Consulting Engineers dated January 2022 was reviewed.
- The report is to clarify whether the various blocks/lots of development will form separate parcels under separate ownership and clearly establish the limits of the condo lands. Please be advised that the interconnection of private infrastructure under separate ownership will not be permitted.
- The City requires a sanitary sewer analysis to demonstrate capacity impacts on the existing sanitary sewer system, to which this development is proposed to connect, to the outfall into the Regional trunk sewer. It is recommended that the consultant obtain and update the sanitary analysis for the adjacent development prepared by Valdor Engineering. The analysis is to include appropriate figures and/or mapping, identifying sewer catchment areas and land use to support the discussion and design data presented in the report. A supporting sanitary drainage plan is required depicting the existing sanitary infrastructure within the identified catchment areas with corresponding sub-catchment flows.
- The downstream sanitary sewer analysis is to consider all active development applications within the defined sewer catchment area when assessing system capacity.
- 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.

D02-22009

- Please review the water demand calculations presented in the report, specifically the fire flow requirements as calculated per the Fire Underwriter Survey. See redlines of the FSR attached.
- Section 'H' of the report should identify the existing water distribution system for the area as PD 9.
- The Ontario Building Code (OBC) requires infiltration galleries (dry wells) be located a minimum 5.0m from proposed and/or existing building foundations. Please revise the location of the proposed open bottom Cultec SWM system as required.
- Please provide a pre-development storm drainage plan to illustrate the drainage areas to the various outlet locations referenced in the report. The allowable release rate to be confirmed flowing review of said plan.
- Please confirm with the TRCA that the Water Balance Analysis prepared for this development meets the requirements of the CTC Source Water Protection Plan.
- We note that the Water Balance Section (G.1) of the report only speaks to the annual water balance deficit. Please present 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.
- We note the design relies heavily on proposed perimeter retaining walls, please review design/grading alternatives to reduce and/or eliminate the walls.
- Detailed plan review, including detailed Stormwater management comments are deferred to the Site Plan review.
- Additional revisions are required in accordance with the red-lined excerpts of the FSR attached.

Transportation and Traffic - Please contact Irfan Akram, Senior Transportation Planner at (905) 771-2548 if you have any questions or concerns.

No comment from Transportation.

Draft Zoning By-law

The Draft By-law should include the following:

Initial

- Minimum of 2 vehicle parking spaces per unit for the site overall to be allocated to residents, including one garage space.
- Minimum of 0.25 vehicle parking spaces per condominium unit to be allocated to visitors.

Comments based on Traffic Brief by Nextrans dated March 15, 2022.

Hydrogeological - Please contact Jeff Walters, Manager of Engineering, Subdivisions & Infrastructure Planning at (905) 747-6380 if you have any questions or concerns.

We have reviewed the Preliminary Hydrogeological Investigation prepared by DS Consultants Ltd. dated January 31, 2022 and provide the following comments.

The investigation is considered sufficient to support the zoning application. The following comments may be addressed at detailed design stage through the site plan approval process.

Initial

- Section 4.3.1 – Continue groundwater level monitoring to capture seasonal fluctuations.

_____ Section 4.3.4 and 5.3.2 - If construction dewatering flows are proposed to discharge to a City sewer then prior to construction, the Owner will need to obtain permission from the City. 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 City 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 or additional treatment required.
- Assess impacts to natural heritage system at point source sewer discharge location to existing watercourse

_____ Section 5.0 – Update the dewatering calculations and ZOI based on highest seasonal groundwater levels, final building foundation design elevations and excavation depths. Confirm if a permanent dewatering system is required and if yes then estimate dewatering flows and undertake impact assessment.

_____ Section 8.0 - Confirm if any existing structures are located within dewatering ZOI and if yes engage a geotechnical engineer to asses potential for settlement.

_____ Section 8.7 – Expand scope to include Natural Heritage System.

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