



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

January 16, 2023

MEMO TO: Simone Fiore, Senior Planner
FROM: Paul Guerreiro, Manager of Engineering - Site Plans and Site Alterations
SUBJECT: ZBLA-22-0020 (D02-Zoning By-Law Amendment)
(Related Files: OPA-SS-0006 & SUB-22-0010)
Elm 9700 Yonge LP
9700 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 (ZBLA-22-0020)

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

Initial

- Below to be addressed for the Zoning By-law Amendment Application:
- The subject lands are located within the UMESP study area. The FSR includes sections 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. However 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, 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: 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 UMESP. 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). Sanitary sewer upgrades for this drainage area were identified in the UMESP Update, referred to as **Project WW-13**. Odan/Detech to review the Draft technical memo prepared by Civica and compare with the assessment provided in the FSR. Any additional 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). Watermain replacements were identified in the UMESP Update, referred to as **Projects W11.1 and W11.2**. Hydrant flow tests will be required to verify whether the existing system has adequate water system supply and pressures under all demand conditions to service the proposed development. Please coordinate hydrant flow tests with City's Operations Centre.
 - Revise according to redlined FSR attached.

□ **Below to be addressed at the detailed design stage through the Servicing Agreement and Site Plan Application:**

- 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 City notes that a Water Balance has been completed for the site by Toronto Inspection Ltd. dated October 17, 2022. The contact person for the review of the water balance for Source Protection Plan conformity is Don Ford at TRCA.
- The Owner will be required to enter into a Servicing Agreement for the construction of the new Municipal ROW and infrastructure. The servicing agreement will address detailed design:
 - Storm and sanitary sewers: MECP submission to the City under the 'Transfer of Review' program will be required, an Environmental Compliance Approval Certificate issued by the Ministry will be required as a condition for sign-off.
 - Watermain replacement: provide a completed MECP Form 1 – Record of Watermain Authorized as a Future Alteration.
 - Provide a comprehensive road centerline elevations showing the connection from May Ave. to the future extension south of the subject property to Yongehurst Rd. for review. The future centerline elevation will help determine the conceptual functional servicing and grading design of the ROW and the development lands. Detailed design to be addressed through the Servicing Agreement

Comments based on: Comments based on FSR prepared by Odan/Detech Group Inc. dated October 14, 2022.

Transportation and Traffic - Please contact Attila Hertel, Transportation Engineer at (905) 747-6592 if you have any questions or concerns.

Comments submitted to Planning December 22, 2022 directly from Engineering Subdivisions and Infrastructure Planning.

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

Below to be addressed at the detailed stage through the Site Plan Application:

Exterior Site Lighting
Drawing E-1

Initial

- _____ Please confirm if lighting will be added for the walkway, entrances and seating area north of building B. Please include proposed lighting in next site plan submission and update the photometric analysis.
- _____ The proposed light standards at the entrances on May Avenue and Yonge Street are positioned very close to the property limits. The light throw from these standards will impact roadway illuminance levels.
 - Please shift the proposed light standard at the May Street entrance inwards so that there is a greater setback from the right of way. To reduce the amount that the luminaire has to be shifted, consider selecting a luminaire that offers additional optic options (e.g., right cutoff).
 - For the Yonge Street entrance, remove the light standard that is almost encroaching on the Region’s right-of way, and consider relying on wall-mounted or ceiling-mounted fixtures (under building canopy), to deliver the illumination required for the access drive.
- _____ Please provide a Calculation Summary including a breakdown for various exterior site areas **plus** the overall average maintained illuminance for the site, **or** include the overall average maintained illuminance for the site in the notes under Photometric Evaluation.
 - Include all proposed exterior site lighting fixtures (e.g., light standards, bollards, wall-mounted fixtures/wall packs/sconces; ceiling mounted fixtures) in the analysis.
 - Include the following areas: all driveways, all walkways, all parking (including bike parking), patios/seating areas, the loading zone, the playground, the dog run, and any adjacent/adjoining travelled hardscaped areas
 - Please note that the overall average maintained horizontal illuminance for the site should not exceed levels permitted by the City’s Light Pollution By-law. The allowable maximum is 16.14 Lux (1.5FC) which is permitted up to 11PM. After this time, the average maintained horizontal illuminance level must be reduced to 10.76 Lux (1.0FC) or less and the fixtures that are being turned off, or dimmed, to achieve this reduction must be identified on the drawing.
 - Since this is a Private Site Lighting submission, please remove “City of Richmond Hill Engineering Department” from title block.

General

Initial

- _____ An outdoor amenity terrace is proposed for the 9th Floor of Building B (Drawing A205.S). Consider the proposed hours of use. Will this area be illuminated? If any

illumination is proposed for the upper outdoor amenity area, provide details (schedule & statistics) and a photometric analysis on a separate sheet.

- In planning illumination for the amenity area, give due consideration to the proximity of the David Dunlap Observatory east of this site.
- Given the proximity to the David Dunlap Observatory please indicate any additional lighting controls (e.g. dimmers, timers, sensors) that are proposed for turning off and/or reducing light in the upper outdoor amenity area when the area isn't in use.
- Please note that after 11:00 p.m., the average maintained horizontal illuminance must be reduced to 10.76 lux or less. On the plan, indicate the number and locations of fixtures that are to be dimmed, or turned off, in order to achieve this reduction.

- If there is any other proposed architectural lighting - roof top lighting, façade lighting, externally illuminated signage – please provide details, luminaire schedule, photometric analysis and statistics for review.
- Cost estimate for site works to include exterior lighting. Please provide a cost estimate (internal works) for the site lighting/electrical works.

Comments based on Drawing No.:

05845-00, Exterior Photometric Analysis, RTG Systems Inc., dated October 14, 2022

A110.S, Site Plan, BDP. Quadrangle, submission set dated October 14, 2022

A201.S, Ground Floor Plan, BDP. Quadrangle, submission set dated October 14, 2022

A205.S, Floor 9 Plan, BDP. Quadrangle, submission set dated October 14, 2022

L100, Overall Layout and Surface Treatment Plan, Nak Design Strategies, Rev. 1 – October 14, 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 dated October 17, 2020 prepared by Toronto Inspection Ltd. and provide the following comments. This Investigation is considered sufficient to support this zoning application. The following comments may be addressed at the detailed design stage through the site plan approval process.

Initial

- 4.3.2 Continue groundwater level monitoring to capture seasonal fluctuations.
- 6.5 Dewatering rates will need to be updated to reflect final building design plans, highest seasonal groundwater level fluctuations, including type of shoring system. The City prefers to limit the potential for permanent dewatering so alternative building design such as water tight underground structures should be considered.
- 6.6 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 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.

- 8.0 Update dewatering impact assessment based on final dewatering rates and ZOI for both temporary and permanent dewatering. The City prefers to limit the potential for permanent dewatering so alternative shoring system or water tight structures should be considered at detailed building design stage. Confirm if any existing structures are located within dewatering ZOI and if so engage a geotechnical engineer to assess the potential for settlement.

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