



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

April 28, 2022

MEMO TO: Jeff Healy, Senior Planner

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

SUBJECT: D02-20025 (Zoning By-Law Amendment) & D01-20013- Submission #2  
HAZELVIEW DEVELOPMENTS INC.  
11160 YONGE STREET

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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.

**Official Plan Amendment (D01-20013) & Zoning Bylaw Amendment (D02-20025)**

**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.

**Transportation Impact Study Update**

OPA/ZBA Comments:

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

**Traffic**

**Initial**

- The existing plaza consists of fitness centre, financial offices, schools and a large appliance store. Please confirm whether it is appropriate to apply the ITE Shopping Centre rates in the existing trip generation calculations.
- The existing plaza also consists of a large indoor parking garage at the rear of the site. Please confirm whether the indoor parking garage was excluded from the Existing Trip Generation calculations.
- Please provide comment as to whether all the queues can be accommodated within the available storage.
- York Region will provide comments with respect to the intersection capacity analyses along the Regional Road corridor, as well as the access design onto Regional Road.

## Parking

Initial

- Please provide additional justification for the shared use parking arrangement between residential visitors and retail parking. Please refer to the shared parking application section (Chapter 4.4) in the 2010 Richmond Hill Parking Strategy Study.
- Please provide additional justification (e.g. proxy site survey) to support the 16% reduction on the proposed residential parking supply which deviates from the 2010 Richmond Hill Parking Strategy – Rapid Transit Corridor rates.
- In addition, please provide parking sales data to further support the parking reduction (if available).
- In order to provide further flexibility, Transportation staff would consider accepting compact car spaces for residential parking, up to 10% of the overall parking supply, provided that the compact vehicle movements can be accommodated at each space. The minimum dimensions of car spaces shall be at least 2.4 m in width and 4.8 m in length.  
Furthermore, one bedroom units which are smaller than 45m<sup>2</sup> can be classified as bachelor unit. The parking rate for Bachelor unit can be applied to these smaller units.

## TDM

Initial

- The consultant is required to provide a more robust TDM plan (e.g. consider meeting the aspiration target for bicycle parking requirement as per the Richmond Hill Sustainability Metrics, etc.) to support the parking reduction, as well as to promote other non single-occupancy vehicle modes of travel.

## SPA Comments

Initial

- The following transportation comments shall be addressed at part of the Site Plan Application process:
  - o Provide Construction Management Plan.
  - o Provide Pavement Marking and Signage Plan.
  - o 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.

Comments based on Transportation Impact Study Update, by LEA Consulting. Dated November 18, 2021.

## Context Plan and Statistics (A100)

OPA/ZBA Comments

Initial

- Please breakdown parking rates based on unit type as per the recommendation outlined in the Transportation Impact Study.

Comments based on Context Plan and Statistics (A100), by Graziani+Corazza Architects. Revision Date November 5, 2021.

## Site Plan (A101), Parking Plan (A201 & A202)

See comments under Transportation Impact Study Update.

Draft Zoning By-law

OPA/ZBA Comments

Initial

- Please refer to comments on the Transportation Impact Study Update prepared by LEA. Additional justification is required to support the parking reduction, as well as the shared use parking arrangement between visitor and retail uses.
- Please breakdown parking rates based on unit type.

Draft Official Plan Amendment

OPA/ZBA Comments

No Comments from transportation.

Environmental Noise Feasibility Assessment

Initial

- The noise study shall be updated to include the stationary noise sources related to the existing carwash facility to the east of the subject site.
- Based on the findings of the noise study, it is our understanding that noise mitigation measures are recommended on the neighbour's property (Richmond Hill Hyundai). Please provide letter of agreement that the owner of the Richmond Hill Hyundai is willing to install the recommended noise mitigation measures.
- For consistency purposes, please update the warning clauses in Table 3 based on the nomenclature of the MECP NPC-300 noise guidelines (e.g. Warning Clause C should be renamed to Type E).
- The following noise comments will be addressed during the site plan application process:
  - o 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.
  - o 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.
  - o Prior to occupancy, the installation of the required noise control measures will be inspected and certified by professional acoustic engineer.

Comments based on Environmental Noise Feasibility Assessment, Prepared by Valcoustics. Dated Nov. 25, 2021.

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**Functional Servicing Report** - Please contact Yaser Barghi, Project Coordinator at (905) 747-6390 if you have any questions or concerns.

The following to be addressed for the Zoning By-law Amendment application:

Initial

- Please provide pre and post development sanitary drainage plans, sanitary demand calculations and design sheets in accordance with the City's Standards to demonstrate that residual capacity exists in the municipal sanitary sewer system downstream to the outfall at the Region trunk to service the proposed development. Ensure the entire sewershed discharging to the

D02-20025

same outlet to the Regional trunk (SA4815) is included. All other active and future developments in the same sewershed need to be taken into account. Flow and population to be based on unit counts.

- The subject lands are located within the UMESP study area. The Functional Servicing Report shall include a section to address conformity to the recommendations in the Urban MESP for the City growth centres 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.
- According to the Functional Servicing & Stormwater Management Report prepared by KWA, dated Nov. 5, 2021, the existing STM outfall and 525mm storm pipe is to form part of the overall proposed storm system. A private easement is to be conveyed to the owner upon transfer of the Natural Heritage System lands to the City (as required by Parks) to allow for the perpetual maintenance of the private SWM outfall including the storm storage tank and OGS unit by the future condo corp. The proposed development shall provide a 5m wide at grade unobstructed hard surface access through the condo block from Yonge Street to the west limit of the property (behind Bldg's A & B) to allow for appropriate equipment / machinery / vehicles to carry out regular maintenance on the proposed private u/g storage tanks / oil grit separator / outfall structure. In addition, a temporary municipal access easement will be required from Yonge Street to the Storm sewer outfall to allow the City to perform compliance inspections as required.
- Please see comments in the redlined report attached.

Below comments to be addressed through a Site Plan Application. Detailed review and comments will be provided at the detailed Site Plan design stage:

Initial

- Detailed design to be addressed in the SWM Report. 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 SWM to provide details of the proposed on-site measures for quality and quantity control, and volume control through the use of feasible LID measures. SWM analysis to be completed in accordance with City and TRCA standards. Based on the provided plans in FSR, it is not clear if proposed water service connection meets the OBC. Detail comments on water and secondary fire line service will be provided at detail design stage.
- The property is located within Well Head Protection Area -Q (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 KWA dated October 2020. The contact person for the review of the water balance for Source Protection Plan conformity is Don Ford at TRCA.
- Provide proposed servicing plan for review with the FSR.
- Ensure reports and drawings are reviewed, sealed and signed by a Professional Engineer.
- Add City's file numbers to all application submission documents.
- Provide hydrant flow testing results and assessments to verify that there is adequate residual water supply and pressure to service the proposed development. Please coordinate hydrant flow testing with the City's Operations Centre.

**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 1<sup>st</sup> Submission Response Matrix and more specifically Item No. 160 and provide the following comments.

Please arrange for Terrapix to submit an addendum to their Hydrogeological Review to document the preliminary temporary construction and permanent dewatering rates (including preliminary ZOI and impact assessment) with and without continuous caisson wall shoring and with and without water proofing of the underground structure along with supporting calculations. Based on the results, the City may require a commitment from the Owner on the type of shoring system and type of water proofing to support the zoning application.

Previous comment has not been addressed – Please confirm if any of the soil units encountered are part of the Oak Ridges Moraine Aquifer Complex.

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**Acknowledgement**

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

Name: \_\_\_\_\_

Company: \_\_\_\_\_

Contact Number: \_\_\_\_\_

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For: Paul Guerreiro

PG/sg