



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

January 11, 2023

**MEMO TO:** Ferdi Toniolo, Senior Planner

**FROM:** Paul Guerreiro, Manager Engineering Site Plans & Site Alterations

**SUBJECT:** D02-18033 (Zoning Bylaw Amendment)  
Related Files: D06-18068 (Site Plan), & D01-18007 (OPA)  
METROVIEW DEVELOPMENTS INC.  
8700 AND 8710 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.**

**Transportation and Traffic** - Please contact Irfan Akram, Senior Transportation Planner at (905) 771-2458 if you have any questions or concerns.

Transportation Impact Study

**Initial**

- Please report the Lost Time Adjustment factor used for the traffic operations analyses under all conditions. Please update report and appendix as a result.
- Section 4.0 – please provide two separate figures in the report; one illustrating corridor growth volumes and the other illustrating background development volumes.
- Table 5 does not provide separate trip generation for the proposed 17 townhouse units. Please include. The incorrect ITE code and land use has been quoted for the proposed retail in the table – should be ITE code 822 (strip retail plaza). In addition, the row for total retail trips appears to be a duplication of total residential trips. Please correct.
- Table 7 states that 36% of auto-based trips have been assigned to/from the west. This would imply use of Highway 7 either via Connector Road or via Garden Avenue/Hunters Point Drive. However, in Figure 8, no site trips have been assigned to/from the west at Highway 7 and Connector Road nor are there any trips to/from the west on Garden Avenue. Please explain how trips to/from the west have been assigned. Is the study assuming all site trips to/from the west use Highway 407?
- The volumes at the site driveway with Garden Avenue are not consistent with those inputted into Synchro under future total conditions for both peak periods. Please review and revise. Once revised, Future Total conditions are to be re-analyzed.
- Please extend the storage length and taper of the eastbound left turn at the Yonge Street, Garden Avenue and Connector Road intersection so that the beginning of the taper begins immediately to the east of the location of the proposed north-south road via Garden Avenue.
- Paragraph 11 of the prevailing Zoning By-law states that if the GFA of a building is between 25,000 ft<sup>2</sup> and 100,000 ft<sup>2</sup>, two loading spaces are required with one additional space for every 100,000 ft<sup>2</sup>, or part thereof, in excess of 100,000 ft<sup>2</sup>. The proposed building GFA is 477,384 ft<sup>2</sup> according to the project summary table on Drawing A100 dated October 21, 2022. This floor area would require six loading space as per the site Zoning By-law. Therefore, the site is in deficit of five loading spaces. However, given the

constraints on-site, City Transportation is willing to accept one Type "G" and one Type "B" space on site. Therefore, the applicant is requested to accommodate an additional loading space on site with minimum dimensions of 11.0m in length, 3.5m in width and with a vertical clearance of 4.0m.

- Figure 10.1 illustrates the on-site maneuverability of a front-loading garbage truck. However, the staging area appears to be to the side of the truck rather than at the front. This garbage arrangement would not work for a front-loader. In addition, the truck is parked at an angle to the Type 'G' loading space. There should be adequate space on site for a truck to park straight on a loading space.
- The PTACs shown on the parking ramp in Figure 10.2 appear to be in conflict with each other. Please show a swept path analysis of two PTACs passing each other on the ramp without conflict.
- The proposed parking supply is 503 spaces comprising 408 resident and 95 visitor/retail spaces on a shared-use basis. This supply does not meet the minimum requirements set out in the City's 2010 Parking Strategy for condominium apartment buildings and retail within the Richmond Hill Regional Centre, resulting in a deficit of 216 spaces. City Transportation recommends the following measures to achieve more parking on-site:
  - Up to 10% of the residential parking can be designed as small car parking, that is, spaces with dimensions of 2.4m x 4.8m;
  - Any one-bedroom apartments under 450m<sup>2</sup> can be subject to the bachelor parking rate; and
  - Given the number of proposed units, the building can have up to three car-share spaces for the exclusive use of residents. Any quantity of car-share spaces will require evidence of commitment/ agreement from car-share companies before approval can be given. Each car-share space will provide a reduction in the residential parking requirement by four spaces. If three car-share spaces are approved, this would allow a reduction in 12 residential parking spaces.
- Any reduction in residential parking requirement achieved should be reallocated to visitor/retail spaces.
- In the bottom row of Table 15, the wording should be changed to the Region's Sustainable Transportation Coordinator and not the City's.
- Please explore the potential for providing each unit with a \$50 ride-share voucher as part of the TDM information package. This would encourage the continued use of ride-share as a transportation mode for those future residents who already use this service and would act as a potential catalyst for those residents who do not currently use it.
- The numbers in bullet points 6 and 7 under section 10.1 are incorrect in the context of the body of the report. Please revise.
- Drawing F-01 – conveyance and detailed design of cross-section for proposed north-south road can be completed at site plan stage.

Comments based on Transportation Impact Study prepared by nexTrans dated October 14, 2022.

#### Noise Impact Study

##### **Initial**

- Staff have no objection to the noise study.
- The following summarizes the required noise mitigation measures identified in the study:
  - a. Central Air Conditioning for every dwelling unit;
  - b. Warning clauses A and D to be included in all Agreements of Purchase and Sale and building condominium conditions; and
  - c. Standard commercial double-glazing of 6mm with 13mm airspace for all unit windows.
- Prior to issuance of building permits and occupancy permits, noise mitigation measures must be reviewed and signed off by a certified professional acoustic consultant to ensure

compliance with provincial guidelines.

Comments based on Noise Impact Study prepared by J.E. Coulter Associates Ltd. dated September 27, 2022.

Architectural Drawings A102 (Site Plan), A201-A204 (Parking Levels 4 to 1) and A205 (Ground Floor Plan)

**Initial**

- The turning curb radii for the proposed driveway via Garden Avenue is 5.0m on both sides. The minimum curb radii for driveways is 7.5m with ideal radii of 9.0m. Please revise.
- The retail floor area appears to be one unit. Given the significant retail floor area, please advise as to the intended use/tenant for this area.
- Please provide 5% of the overall bicycle parking at-grade.

Comments based on Architectural Drawings A102 (Site Plan), A201-A204 (Parking Levels 4 to 1) and A205 (Ground Floor Plan) prepared by IBI Group dated October 21, 2022.

Draft Zoning By-law

**Initial**

- Please include in By-law:
  - a. The site will provide 524 bicycle parking spaces comprising 464 resident and 60 visitor/retail spaces.
- Vehicle parking rates by suite type should also be provided once approved.

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

We have reviewed the letter dated November 16, 2022 prepared by Soil Engineers Ltd. Since the number of underground parking levels has not changed with this rezoning application, the Hydrogeological Study prepared Soil Engineers dated March 2018 is considered sufficient to support the rezoning application.

**Servicing, Grading, Storm Water Management & ESC** - Please contact Annie Kwok, Development Engineering Programs Coordinator at (905) 771-2456 if you have any questions or concerns.

Functional Servicing Report (FSR)

**Initial**

- SANITARY:** Previous comments to provide a downstream sanitary capacity assessment was completed. However, the Engineer to provide a sanitary drainage plan to accompany the design sheets submitted for the downstream capacity assessment as well address other minor inconsistencies as redlined in the FSR. **For the Zoning By-Law Amendment application, please include 8868 & 8888 Yonge St. into the analysis as well as other active developments in the sanitary catchment area and update the FSR for review.**
- STORM:** Previous comments were addressed. The FSR has identified a constraint on the existing 450mm dia. storm sewer on Garden Avenue and proposes an upgrade to the municipal storm system. Detailed design for the municipal storm sewers on future north-south road, private on-site SWM, the proposed upgrade to the existing storm sewer on Garden Avenue can be addressed at the detailed site plan application stage. **No further comments on the Storm component for the Zoning By-Law Amendment application.**
- WATER:** Updated flow testing was conducted on September 8, 2022. Schaeffers assessed and concluded that the flow test results demonstrate the existing watermain



system has adequate pressure to service the proposed development for commercial and residential use. Any detailed design relating to the watermain can be addressed through a detailed site plan application. **No further comments on the Water component for the Zoning By-Law Amendment application.**

- COMMENT CARRIED FORWARD: FUTURE MUNICIPAL RIGHT-OF-WAY (External works): Prior to the development on subject lands, the owner is required to convey lands for future municipal ROW, construction of municipal services including roadway, sidewalks, street lighting, street trees, sewers, watermains, etc. as well upgrades existing infrastructure in order to service the subject development. The Owner will be required to enter into a Servicing Agreement with the City for these external works.
- Please note below requirements to be addressed during the detailed design stage and through the Servicing Agreement process:
    - Provide a Phase 1 Environmental Site Assessment (Phase 1 ESA) to the City in general accordance with the requirements of the Environmental Protection Act and O. Reg. 153/04 a Record of Site Condition Part XV.I of the Act (as amended) ("O. Reg. 153/04") for the lands subject to this application including the lands to be conveyed to the City. The City, at its discretion, may require further study, investigation, assessment and delineation to determine whether any remedial or other action is required regardless of the findings or conclusions of the Phase I ESA. Any Phase II ESA required must be prepared in general accordance with the requirements of O. Reg. 153/04 (as noted above);
    - Provide the City with a certified written statement from the Owner or the Owner's authorized representative that no contaminant, pollutant, waste of any nature, hazardous substance, toxic substance, dangerous goods, or other substance or material defined or regulated under applicable environmental laws is present at, on, in or under lands to be conveyed to the City (including soils, substrata, surface water and groundwater, as applicable): (i) at the time of conveyance, at a level or concentration that exceeds the Environmental Protection Act O. Reg. 153/04 (as amended) full depth generic site condition standards applicable to the intended use of such lands by the City or any other remediation standards published or administered by governmental authorities applicable to the intended land use; and (ii) in such a manner, condition or state, or is emanating or migrating from such lands in a way, that would contravene applicable environmental laws. The preparation and delivery of the Phase I ESA, any subsequent environmental reports, other documentation, reliance and the Owner's certified written statement shall be provided at no cost to the City;
    - Provide a draft Reference Plan showing the land conveyances for City's review. Once draft R-Plan is satisfactory, the R-Plan to be deposited with the Land Registry Office. Three (3) copies of the deposited R-Plan along with the Owner's Solicitors contact information must be provided to the City to initiate the Legal conveyance process. Development Engineering will require confirmation from our Legal Department that the lands have been conveyed to the City prior to signing off on the Site Plan Agreement;
    - Provide an Adjacency Report;
    - Provide plan and profile drawings, storm and sanitary drainage plans, fire hydrant spacing plans, design sheets, design cross-sections, details, street lighting plans, tree inventory and preservation plans, landscape plan and utility coordination plans for review and approval. These plans are required for the municipal works to be assumed by the City;
    - Complete the Ministry's Form 1 Record of Watermains Authorized as a Future Alteration and include 11 x 17 sketch

of proposed watermain extension and upgrades for review and approval;

- This application will require a MECP submission to the City under the MECP 'Transfer of Review' program and a Form 1 Record of Watermains Authorized as a Future Alteration. An Environmental Compliance Approval Certificate issued by the Ministry will be required as a condition for sign-off. Before submitting the requirements below, please provide a copy of the proposed storm drainage plan, plan and profile drawing(s), storm sewer design sheet(s), details and notes for review. Once the submission is satisfactory, please submit three (3) sets of the following to be stamped and signed by Professional Engineer:
  - Completed MECP Application. Include payments and all necessary attachments;
  - Storm sewer design sheet(s);
  - Storm drainage plan(s);
  - Plan and profile drawing(s);
  - Details Plan.

- Civil Engineering plans provided for review indicate "PRELIMINARY". Detailed design drawings submitted for the site plan application will require "PRELIMINARY" be removed. Detailed review will be provided on the detailed Site Plan Application submission and through the Servicing Agreement process.

Comments based on FSR prepared by Schaeffers Consulting Engineers dated September 2022.

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These comments have been addressed by:

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

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

*Paul Guerreiro*  
\_\_\_\_\_  
Paul Guerreiro

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