



**DATE:** January 3, 2025  
**MEMO TO:** Diya Matroja, Planner I – Subdivisions  
**COPY TO:** Jeff Walters, Manager Engineering Subdivisions and Infrastructure Planning, Infrastructure and Engineering Services  
**FROM:** Mildred Liu, Development Engineering Technologist, Infrastructure and Engineering Services  
**SUBJECT:** **Zoning By-law Amendment Application - City Reference: ZBLA-24-0014 - 99 Lucas Street**

---

### **Engineering Comments**

#### **Draft Zoning By-law Amendment**

- Please submit a conceptual grading and servicing plan. Please provide sufficient information to demonstrate feasibility to grade and service the severed and retained parcels in accordance with City standards. For reference, please refer to the attached list of requirements for a Grading/Service plan to support a future consent and site alteration permit applications. Also attached is a sample Grading/Service plan to be used as a guide.
- The conceptual grading and servicing plan shall be prepared by an Ontario Land Surveyor or Professional Engineer.

### **Transportation Comments**

**The following comments are for Transportation and Traffic: Please contact Jonathan Li, Transportation Engineer at 905-771-9996 ext. 5472 or [jonathan.li@richmondhill.ca](mailto:jonathan.li@richmondhill.ca) if you have any questions or concerns.**

- On the Architectural Plans and draft R-Plan, please show a 1.52m ROW widening to match the property line axis south of the site.
- Advisory comment – The ROW widening shall be captured through the Consent Application to sever the subject lands.
- A minimum of 1 parking space per dwelling is required to be EV-Ready and capable of supporting Level 2 or higher charging, as per the recommendations of the City's 2024 Parking and Transportation Demand Management (TDM) Strategy for Developments. Please indicate these provisions on the Architectural Plans.
- Please provide a date on the Architectural Plans

Please contact Mildred Liu, Development Engineering Technologist, Infrastructure and Engineering Services at (905)-747-6357 if you have any questions or concerns.

Regards,  
Mildred Liu  
Development Engineering Technologist  
Infrastructure and Engineering Services  
City of Richmond Hill  
Direct Line: 905-747-6357