Appendix E
SRPBS.25.053

INFRASTRUCTURE AND ENGINEERING SERVICES DEPARTMENT
INFRASTRUCTURE PLANNING AND DEVELOPMENT ENGINEERING

March 14, 2025

MEMO TO: Giuseppe Russo, Planner II

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

SUBJECT: ZBLA-25-0001 (Zoning By-Law Amendment)
OPA-25-0001(Official Plan)
Insire Estates
11 Harris Avenue

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-25-0001)
Official Plan Amendment (OPA-25-0001)

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

Initial		
_____	☐	Review the FSR and figures to ensure consistency.
_____	☐	Review and update the Servicing and Grading plans as per redline comments. Several comments are to be addressed at Site Plan Application stage, as noted.
_____	☐	Ensure reports and drawings are reviewed, sealed and signed by a Professional Engineer.
_____	☐	The subject lands are located within the UMESP study area. The FSR shall include a section 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.
_____	☐	Review the emergency overland flow route on the grading and storm drainage plans and update.
_____	☐	Swale slope to be a min. of 2%
_____	☐	Include section in FSR which discusses the LID measures will be utilized on site.
_____	☐	The City's in-house modelling team will review the sanitary flow calculations based on the proposed population and will identify any impacts or constraints on the existing downstream sanitary system. If the modelling team identify any constraints a discussion will be required between the City and the Developer regarding the sewer upgrade responsibilities of both parties.
_____	☐	Prior to the development on subject lands, the owner is required to construct municipal services on Harris (San., WM., STM).

Comments based on:
C02- Site Servicing, dated 16/08/2024 by Aplin Martin
C01- Site Grading, dated 16/08/2024 by Aplin Martin
Functional Servicing and Stormwater Management Report 12460 Leslie Street, Richmond Hill prepared by TYLin Group dated February 2024.

Transportation and Traffic - Please contact Jonathan Law, Transportation Engineer at (905) 771-2485 if you have any questions or concerns.

Initial

_____ ☐ Based on the proposed parking supply of 162 parking spaces, a total of 7 barrier free spaces are required. The architectural plans currently show 6 barrier free spaces. Barrier free spaces must be provided following the Table below:

TOTAL NUMBER OF PARKING SPACES:	REQUIRED NUMBER OF DESIGNATD DISABLED PARKING SPACES:
Less than 25	2
26-50	3
51-75	4
76-100	5
101-150	6
151-200	7
201-300	8
301-400	9
Over 400	9 plus one additional for every 100 parking spaces (or any portion thereof) over 400

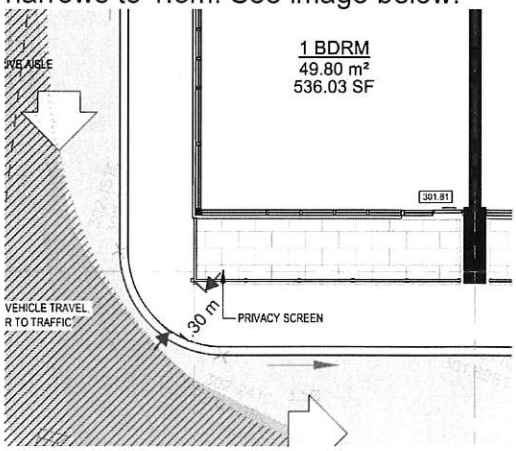
_____ ☐ The arrows demonstrating direction of travel appear to be reversed.

_____ ☐ Please ensure that the proposed pick-up / drop-off area facilitates and demonstrates vehicle travel along the right-side of the road and minimizes conflicts.

_____ ☐ Demonstrate all vehicle maneuvers entering and exiting the proposed site access making a right-in / right-out as this is most critical maneuver.

_____ ☐ The egress maneuver for the Fire truck is incomplete. Please demonstrate the fire truck making the full maneuver to exit the site. If reversal is required, the fire truck may not reverse more than 90 metres.

_____ ☐ Please ensure that a 1.5m sidewalk is provided throughout the entirety of the pedestrian walkway. Currently at the southwest corner of the building the sidewalk narrows to 1.3m. See image below.



_____ ☐ Pick-up / Drop-off areas should be conducted in a counter-clockwise maneuver to follow the proper direction of travel. Alternatively, the drive aisle must be one-way.

_____ ☐ The entrance must have a minimum curb radii of 7.5m

_____ ☐ It is recommended to provide at-grade parking if possible for both visitor and retail parking.

_____ ☐ Please also ensure that the study adheres to the York Region's Transportation Mobility Plan guidelines for traffic capacity analysis, multi-modal analysis, and transportation demand management measures. York Region to provide further comments.

_____ ☐ A pavement marking and signage plan will be required at the site plan application stage.

_____ ☐ A minimum of 50% of the short-term bicycle parking must be located at-grade to support visitors and the commercial retail land uses.

Comments based on:
Traffic Impact Study Report by TraffMobility, dated January 2025
DWG A-103 Prepared by OneSpaceUnlimited dated August 2024

Transportation Impact Study - Please contact Jonathan Law, Transportation Engineer – Site Plans at (905) 771-2485 if you have any questions or concerns.

Initial

_____ ☐ Please include the intersection of Yonge Street & Jefferson Sideroad as a study area intersection.

_____ ☐ Section 1.3, please correct the typo "Young Street".

_____ ☐ **Advisory Comment**: Traffic growth rates are not commonly reflected with population growth forecasts. Confirm the proposed growth rate for through movements on Yonge Street with York Region.

_____ ☐ **Advisory Comment**: Growth rates do not need to be applied for minor movements such as turns in/out of Harris Ave or traffic along Harris Ave. However, this is understood to be conservative, and no changes are required.

_____ ☐ Please include the background development for 40-60 Harris Ave for traffic analysis. Please contact Jonathan Law at jonathan.law@richmondhill.ca for the background development traffic study.

_____ ☐ In addition to existing travel patterns, please also compare the proposed traffic distribution with Transportation Tomorrow Survey (TTS) data.

_____ ☐ Conduct a traffic signal warrant using OTM Book 12 for the intersection of Yonge Street / Harris Ave.

_____ ☐ **Advisory Comment**: The peak hour factor for the proposed site access should consider the peak hour factor of the neighbouring existing intersection. However, in this scenario the Synchro default peak hour factor of 0.92 is acceptable.

Comments based on:
Traffic Impact Study Report by TraffMobility, dated January 2025.

Noise Study - Please contact Jonathan Law, Transportation Engineer – Site Plans at (905) 771-2485 if you have any questions or concerns.

Initial

_____ ☐ It is recommended to utilize data from the site-generated traffic identified in the Traffic Impact Study prepared by TraffMobility to estimate future AADT volumes on Yonge Street and Jefferson Sideroad.

_____ ☐ The following summarizes the required noise mitigation measures identified in the study:

- All units along the North, East, and South façade will require central air conditioning. A warning clause is to be provided for these units.
- Units along the East Façade will require exterior windows with a minimum rating of STC 34 for the Living

/ Dining and STC 32 for the bedroom. Other units may have windows with a minimum rating of STC 32.

_____ ☐ Prior to issuance of Building Permit(s) and occupancy permits, a detailed noise study based on the final architectural plan must be provided by a certified professional acoustic consultant to ensure compliance with MECP guidelines.

Comments based on:
Noise Feasibility Study by HGC Engineering, dated April 2024.

Hydrogeological - Please contact Natalia Codoban, Environmental Engineer Hydrogeologist at (905) 771-5447 if you have any questions or concerns.

We have reviewed the following documents:

1. 'Hydrogeological Investigation, Proposed Development, 11 Harris Avenue, Richmond Hill, ON, L4E 3M3' report prepared by Fisher Engineering Ltd on September 29, 2023.
2. 'Comment Response Matrix, 11 Harris Avenue, Official Plan Amendment & Zoning By-law Amendment – CAP Phase 2 Submission (PRE-23-0033)' prepared by Aplin & Martin Consultants Ltd. on January 17, 2025
3. Architectural drawings A-400 and A-401 'Building Sections, 22 Harris Avenue, Richmond Hill, ON, L4E 3M2' prepared by Onespace Unlimited on April 9, 2024

and provide the following comments:

Hydrogeological Report

Initial

_____ ☐ Please address comments included in the marked-up version of the report (attached).

_____ ☐ Please note that the site is located within the Town's Urban Master Environmental Servicing Plan (Urban MESP) study area. As per the Urban MESP, please discuss conformity of the impact assessment and mitigation measures to the specific requirements for hydrogeological studies identified in recommendations of Section 3.3 of the Urban MESP, in a revised hydrogeological report. Please add a section to the hydrogeological report to address this requirement.

_____ ☐ . Based on architectural drawings #A-400 and #A-401, three levels of underground parking to elevation of 290.81 masl are proposed on the Site. Please install two (2) monitoring wells with wells screened 1 m below the proposed underground parking elevation for groundwater analysis and monitoring.

_____ ☐ Please carry out hydraulic conductivity tests in new wells and existing wells MW1, MW4, MW5, MW7 and MW8, when there is sufficient water. This task may need to be completed in the spring conditions.

_____ ☐ Please continue groundwater level monitoring in all existing and new monitoring wells (see Comment #3 in section 'Hydrogeological Report') on the Site, to capture seasonal fluctuations. One-year water level monitoring program shall be completed on a monthly basis. Results of the monitoring program can be summarized in an updated hydrogeological report or a technical memorandum.

_____ ☐ Please:
- Carry out hydraulic conductivity tests in new monitoring wells (see Comment #3 'Hydrogeological Report');
- Update hydraulic conductivity values in Section 6.2, based on Comment #1 'Hydrogeological Figures and Appendices'.

_____ ☐ Based on results of one-year groundwater monitoring and final design, please:
- Update dewatering calculations for short-term dewatering for construction of the building and underground parking, using seasonally-high groundwater elevations (see Comment #4) and a safety factor of '2.0'.
- Prepare dewatering calculations for short-term dewatering for installation of utilities using seasonally-high groundwater elevations, based on the standard RH construction staging (i.e., length of trench to be open on any given day) of 50 m and a

safety factor of '2'.
- Confirm whether underground parking is proposed to be designed as a watertight structure and whether long-term dewatering is expected.

Hydrogeological Figures and Appendices

Initial

_____ ☐ Slopes of logarithmic relationship $(h_0-h_e)/(h_t-h_e))/T$ on 'Hydraulic Conductivity Analysis' graphs have low correlation to groundwater level measurements taken during hydraulic conductivity tests for MW2, MW3 and MW6. It appears that the slopes were prepared by analytical software by 'averaging' groundwater level data. Please align slopes either to 'first' phase or 'second' phase of K-tests.

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