



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

April 8, 2025

MEMO TO: Elaine Leung, Senior Planner

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

SUBJECT: ZBLA-25-0002 (Zoning By-law) – Submission #1
(Related Files: OPA-25-0002; SUB-25-0001 and CON-25-0002)
2760681 Ontario Inc. (Richard Gong)
1501 19th 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-25-0002)
Official Plan Amendment (OPA-25-0002)

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

Initial

- ☐ Address all redline comments noted on the report, figures and drawings.
- ☐ Add current City Application No. to the report and all drawings.
- ☐ Please update all references from Town of Richmond Hill to City of Richmond Hill.
- ☐ Update Background reports and standards to latest versions.
- ☐ The existing site conditions section is to be revised to include current information. A temporary catchbasin is identified on the Storm Drainage Plan Kennel Property Site Plan, D06-23005 – Site Plan, Dated 24-08-02. The proposed Townhouse development is not to drain south to the condo property as per the Development Application notes dated 2024 01 11.
- ☐ Confirm the existing watermain sizes adjacent to the site plan and the include all linework on Figure 2.1.
- ☐ Figure 2.1 indicates that two private hydrants are proposed for the site. The text in the report indicates that Scenario 1 is required to meet the demand requires a private and public hydrant. Please confirm which scenario is being proposed and update.
- ☐ Water meter to be located on property line as per City standards.
- ☐ Revise storm sewer alignment to remove acute angles.
- ☐ In Section 4.2 the report references Figure 4.2 which is not included in report. Please provide.
- ☐ Hydraulic Model results completed with WaterCAD indicate the model was completed modelling 200mm diameter watermain, the Servicing figure does not show the same watermain configuration. Please update model or drawing for consistency.

Advisory comments to be addressed at SPAInitial

- ☐ Subdivision MES report in report is missing Appendix A and B please provide.
- ☐ The water model report was completed for the subdivision, with the current information provided we cannot confirm the proposed townhouse development is included in the potential future units. Please provide updated report which includes proposed site.
- ☐ At the site plan stage provide current hydrant flow test and updated hydraulic model calculations.
- ☐ Review the storm sewer design, pipe storage (HWL 240.84) house laterals (invert 240.78).

Comments based on:

Functional Servicing and Stormwater Management Report, Project 2023-5379, Schaeffers & Associates Ltd. Dated November 2024.

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

Initial

- ☐ Provide pavement marking and signage plan.
- ☐ The proposed parking rate has not been adequately justified. The Traffic Brief mentions the rate of "Street Townhouse" being 1 space per unit in Tier 3, however the proposed development is not within 400 m of any Rapid Transit Corridor, nor is it within 400 m of any transit network.
- ☐ It is also noted that the proposed development is not considered as a "Street Townhouse" as none of the units have driveways facing municipal roads. The condominium development may be considered as a "Block Townhouse" with a minimum parking rate of 1.5 spaces/unit.
- ☐ Section 4.2.2, please supplement with 2022 TTS data.
- ☐ Section 4.2.2 states that over 40% of households own one or no vehicle (with 40% owning one vehicle, and only 1% owning no vehicles), however this also indicates that over 50% of all Townhomes own two or more vehicles, therefore supporting the City's parking strategy parking rate of 1.5 spaces/unit for a "Block Townhouse". Please provide further justification to support the proposed parking rate.
- ☐ The proposed parking rate must be further justified by proxy parking survey for a minimum of three (3) similar sites. Please survey both the visitor and residential parking for the proxy sites.
- ☐ The site plan does not indicate any access directly to any public roads. A vehicular access easement must be procured with both the adjacent properties to the east and south to connect to a public road. A conceptual design must be provided to demonstrate the proposed driveway connection / easement to the private lanes of the 2 Russel Wice Avenue (east of the subject site) & 11459 Leslie Street (south of the subject site).
- ☐ A vehicle maneuvering diagram demonstrating fire truck access must be provided.
- ☐ Visitor parking spaces should not be dedicated as small car spaces since there is no guarantee that the visitor will have a small car on arrival. All visitor parking spaces must be shown to accommodate a full-sized passenger vehicle as per TAC2017.

Comments based on:

DWG. No. A1 Site Plan by 4 Architecture Inc., dated January 2025
Traffic Brief by LEA Consulting Ltd., dated January 2025

Transportation Impact StudyInitial

- ☐ The study indicates that the site generated traffic impact is anticipated to be minimal

for the 13 townhouse units with a trip generation rate of 6 two-way trips in the AM peak hour and 7 two-way trips in the PM peak hour. This is acceptable.

Comments based on:

Traffic Brief by LEA Consulting Ltd., dated January 2025

Transportation Demand Management

Initial

- ☐ Please specify estimated costs identified in the TDM checklist. "TBD" is not acceptable.
- ☐ Given the residential nature of the development and lack of dedicated space for employees on-site, membership with SmartCommute does not be identified as a potential TDM measure.
- ☐ Monitoring Program/Report (surveys) should be conducted when the development reaches a minimum of 50% occupancy rather than at "first occupancy"

Comments based on:

Traffic Brief by LEA Consulting Ltd., dated January 2025

Noise Study

Initial

- ☐ It is recommended to utilize data from the site-generated traffic identified in the Traffic Brief prepared by LEA Consulting to estimate future AADT volumes on Leslie Street and 19th Avenue.
- ☐ The following summarizes the required noise mitigation measures identified in the study:
 - For west facing bedrooms in all units:
 - Upgraded exterior wall construction meeting STC 54 is required for all west facing bedrooms.
 - Windows with ratings up to STC 34 are also required.
 - For all other spaces, windows with ratings up to STC 30 are required.
 - Air conditioning will be mandatory for all units.
 - Warning clauses for all units:
 - A: "Purchasers/tenants are advised that despite the inclusion of noise control features in the development and within the building units, sound levels due to increasing road traffic may on occasions interfere with some activities of the dwelling occupants as the sound levels exceed the noise criteria of the Ministry of the Environment, Conservation and Parks and/or the Municipality".
 - B: "This dwelling unit has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the noise criteria of the Municipality and the Ministry of the Environment, Conservation and Parks."
 - C: "Purchasers/tenants are advised that due to the proximity of the employment corridor development, sound levels from these uses may at times be audible."
- ☐ 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 Impact Study by Valcoustics Canada Ltd., dated January 2025

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. Report 'Hydrogeological Assessment, 1501 19th Avenue, Richmond Hill' prepared by R. J. Burnside & Associated Limited in January 2025
2. Architectural drawings 'Building Elevations & Floor Plans, 1501 19th Avenue' prepared by 4 Architecture Inc. on January 30, 2025

and provide the following comments:

Hydrogeological Report

Initial

- ☐ In Section 4.3.1 or 4.3.3, please discuss results of single-well response (SWRT) tests for wells BH109S and BH109D, based on the SWRT results included in Appendix D.
- ☐ Figures 7 and 8 show that the domestic well at 1501 19th Avenue (referenced as 639031) had the screen bottom at elevation of 214.5 masl, while the hydrograph in Section 5.2 shows the well bottom elevation of ~218 masl. Please make revisions to have the data consistency.
- ☐ Please install three monitoring wells on the Site, screened 1 m below the proposed basement (1 well) and 1 m below the proposed foundations (2 wells):
 - Describe hydrogeological conditions based on drilling results for these wells
 - Collect soil samples and carry out grain size analyses for samples at well screen intervals
 - Assess hydraulic conductivity in three new wells through single-well response tests
 - Carry out a monitoring program for one year on a monthly basis. Results of the monitoring program can be included in a revised hydrogeological report or a technical memorandum.
- ☐ Please prepare preliminary dewatering calculations:
 - Based on final engineering drawings, please carry out short-term dewatering calculations for construction of townhouse foundations, using the highest groundwater levels measured in wells on the Site (see Comment #3).
 - Assess long-term dewatering rate, using the highest groundwater levels measured in wells on the Site (see Comment #3) and a safety factor of '2.0'.
 - Calculate volume of rainwater anticipated to accumulate in excavation areas using the standard precipitation of 25 mm.
 - Assess dewatering Zone of Influence (ZOI) and confirm if impacts to Natural Heritage System features are anticipated.
 - Discuss impacts of dewatering on private domestic wells in a 500-m evaluation zone.
 - Prepare dewatering calculations associated with construction of utilities (i.e., storm sewers, sanitary sewers and watermain), using the highest groundwater levels measured in representative wells on the Site, typical CRH's construction staging of 50 m/day and a safety factor of '2'.

Hydrogeological Figures and Appendices

Initial

- ☐ Please prepare a figure showing locations of MECP water well records (distinguished by use in colour) for the Site and 500-m evaluation buffer around the Site.
- ☐ On Figure 6, please:
 - Include locations of boreholes BH14-24 and BH110 (shown on the geological cross-section A-A', Figure 7);
 - Update the legend to include details for monitoring wells advanced by Alston Associates Inc. in August 2005.
- ☐ On Figure 7, please:

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- Include a water level and a well screen for BH502A, as per the borehole log;
- Show water levels for wells BH109D and BH110 as per details in the borehole logs.

- _____ ☐ Please include a borehole log for BH02-09 advanced by Alston Associates Inc. in August 2005.
- _____ ☐ Please include analysis for the infiltration test for IF4 in Appendix D, discussed in Section 4.3.2.
- _____ ☐ As per Section 5.2, please include the groundwater data for wells for all monitoring events completed by Burnside on lands adjacent to the Site.

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