

**RESPONSE TO AECOM SEPTEMBER 27, 2018 COMMENTS (ON BEHALF OF TOWNSHIP OF UXBRIDGE)  
REGARDING PROPOSED DEVELOPMENT AT 231-249 REACH STREET UXBRIDGE – THE VENETIAN GROUP**  
Plan of Subdivision (Region File S-U-2018-01; Plan of Common Element Condominium (Region File: C-U-2018-01);  
Zoning By-law Amendment: ZBA-2018-08

Document Reviewed: *Draft Plan of Subdivision*

**(Note: Revised Draft Plan, February 2019, included)**

| Comment No. | Section | AECOM Comments<br>(Jim Teefy, Project Engineer)   | Consultant Providing Response | Consultant Comments                                    | AECOM Follow-up Comments |
|-------------|---------|---|-------------------------------|--|--------------------------|
| 1           | 1.1     | The applicant shall provide 5 metre X 5 metre daylighting triangles at the intersections with Reach Street. | MSPCDC and Hunt Design        | Sight triangles are shown on revised                   |                          |
|             | 1.2     | The application shall provide an access to Block 13 from proposed Lane B.                                   | MSPCDC and Hunt Design        | Block 13 has frontage on Lane B on revised draft plan. |                          |

Document Reviewed: *Draft Plan of Common Element Condominium*

**(Note: Draft Plan of Common Element Condominium, March, 2019, included)**

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| 2 | 2.1 | No comments at this time. | MSPCDC | Noted |  |
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Document Reviewed: *Site Plan- Scheme E5*

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| 3 | 3.1 | The internal roadways consist of roadways 7.5 metre and 8.5 metre in width. The roadways which are 7.5 metre will require to be marked with “No Parking” signs. | Hunt Design | Noted |  |
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|   | 3.2 | Blocks 8-11 have 3.0 metre driveways between the curb and the garage. This will not allow any parking within the parking area. The parking area shall be a minimum of 6.0 metres.  | Hunt Design     | Noted. The 3.0 metre apron lots have been replaced with two car parking spaces in driveway.  |  |
| <b>Document Reviewed: <i>Proposed Grading – Figure 4 by Sabourin Kimble and Associates Ltd.</i></b> |     |  |                 |  |  |
| 4   | 4.1 | The existing elevation at the rear of Block 7 (279.95) appears to be incorrect and should be revised.  | Sabourin Kimble | The rear yard of Block 7 has been updated. Please review the Grading plan Figure 4.  |  |
|   | 4.2 | The majority of the major storm system from the site drains to the low point on Street `B` between Blocks 2 and 3. The applicant should investigate if overland flow from Street `C` and Street `A` from Reach Road to Street `C` could be directed to the proposed walkway and to Village Green Lane. As there is no overland flow outlet form the low spot on Street `B`. The applicant will be required to provide calculations which identify that the 100 year flow can be captured into the storm sewer system via proposed catchbasins. | Sabourin Kimble | An overland flow and capture analysis will be completed as part of the detailed design for the site. Safety overflows and alternative outlets will be investigated at that time should they be required. |  |
|   | 4.3 | The applicant should provide an emergency overflow catchbasin/ditch inlet outside of the road way between Lots 2 and 3 to collect drainage in case of Blockage to the roadway catchbasins.   | Sabourin Kimble | Emergency overflow from the storm drainage system will be evaluated at the detailed design stage.  |  |
|   | 4.4 | The sidewalk along Reach Street shall be continuous through the driveways and the curb shall terminate at each side of the sidewalk.   | Sabourin Kimble | Acknowledged. Details will be provided as part of the detailed design process.   |  |
|   | 4.5 | The sidewalk on the eastside of Street `C` shall be extended north of Street `B` to the Parking Area.  | Sabourin Kimble | Addressed in the revised concept plan.   |  |
|   | 4.6 | There is a low spot at the north-east corner of Block 7 (287.00) that does not appear to have an outlet.   | Sabourin Kimble | Grading has been revised, refer to Figure 4.   |  |
|   | 4.7 | Top of Wall elevation at the north-east corner of Block 3 appears incorrect and shall be revised.  | Sabourin Kimble | Retaining wall removed and replaced with 3:1 slope, refer to Figure 4.   |  |

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|  | 4.8 | The existing driveway for the house to the west currently extends onto the lands. The Applicant will need to co-ordinate with the owner of the lands to the west to construct the driveway such that is completely on their lands.                                      | Sabourin<br>Kimble | Resident has been informed and is willing to comply with alterations.   |  |
| <b>Document Reviewed: <i>Proposed Servicing Plan – Figure 5 by Sabourin Kimble &amp; Associates Ltd.</i></b> |     |   |                    |   |  |
| 5  | 5.1 | The applicant shall provide a typical cross-section for the internal streets. The cross-sections shall include sidewalks, street lights, trees, and all utilities.  | Sabourin<br>Kimble | Refer cross section B-B located in Appendix E.  |  |
|  | 5.2 | The applicant shall look at looping the watermain from Street `A` to Street `B` south of Block `9`.   | Sabourin<br>Kimble | As per suggested, watermain is looped and can be viewed in Figure 5- Proposed Servicing.  |  |
|  | 5.3 | The applicant shall look at looping the watermain on Street `A` from Reach Street to Street `C`.  | Sabourin<br>Kimble | Considered but not desirable due to separate fire supply causing confined space in ROW for looped domestic line.  |  |
|  | 5.4 | The applicant shall provide 2.44 metre (barrel to barrel) between the watermain and the storm/sanitary sewer in accordance with Section 7.3.5.7 of the Ontario Building Code.   | Sabourin<br>Kimble | Relocated watermains based on a horizontal 3m center to center separation from both storm/sanitary within the ROW. Refer to Figure 5- Proposed Servicing and Cross Section B-B in Appendix E. |  |
|  | 5.5 | The vertical separation distances between the storm and sanitary sewer appear incorrect and shall be revised.   | Sabourin<br>Kimble | Alteration of alignments in update and vertical separations calculated. All crossing details will be included in the detailed design.   |  |
|  | 5.6 | The applicant should confirm if the individual foundation drains for the proposed units will be collected in the storm sewer system. If so, the applicant should provide 100-year water hydraulic gradelines in the storm sewers and minimum basement floor elevations. | Sabourin<br>Kimble | The details of the foundation drain connections will be provided at detailed design along with a hydraulic grade line analysis.   |  |

| Document Reviewed: <i>Proposed LID Works</i>  |      |   |                    |  |  |
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| 6   | 6.1  | During detailed design, the applicant should review if the MH to the west of STM MH1, MH2 and the MH north of MH13, could be eliminated.  | Sabourin<br>Kimble | Orientation has changed, refer to Figure 6.  |  |
|   | 6.2  | All infiltration areas shall be a minimum of 5 metres from the future buildings.  | Sabourin<br>Kimble | Noted, the minimum separation from buildings will be evaluated at the detailed design stage.   |  |
| Document Reviewed: <i>Landscape Plan – Drawing L1</i>   |      |   |                    |  |  |
| 7   | 7.1  | The landscape plans are highly conceptual and detailed plans will be required during detailed design. The limited area for tree planting in the boulevard area will require the applicant to choose species of trees suitable for area. All utilities pedestals/transformers/hydrants etc. shall be shown on the plans to determine the space available for planting. | Cosburn            | Detailed information has been provided. Tree species have been chosen to suit planting locations and municipal guidelines. Utility information will be shown on the landscape plans when available. Landscape plans will be finalized when utility information is available. |  |
|   | 7.2  | The plan shall show all proposed fencing (including noise fencing) to be included in the development.   | Sabourin<br>Kimble | The fencing shown on the landscape plan will be continually updated to reflect the latest requirements in the Noise Feasibility Study. Privacy or decorative fencing will be shown at a more detailed design stage.  |  |
|   | 7.3  | The applicant shall provide screening between the site and the existing properties along Village Green Lane and the property to the west of the development on Reach Street.  | Sabourin<br>Kimble | The landscape plan will provide required screening between the site and these properties.  |  |
| Document Reviewed: <i>Tree Inventory and Assessment Plan – Drawing TP1</i>  |      |   |                    |  |  |
| 8   | 8.1  | No comments   | Shady Lane         | Noted  |  |
| Document Reviewed: <i>Details – Drawing LD1</i>   |      |   |                    |  |  |
| 9   | 9.1  | No comments   | Cosburn            | Noted  |  |
| Document Reviewed: <i>Functional Servicing and Stormwater Management Report, prepared by Sabourin Kimble &amp; Associates, April 2018</i> |      |   |                    |  |  |
| 10  | 10.1 | A maintenance and operation guide shall be provided for the infiltration facilities, oil grit   | Sabourin<br>Kimble | The supplier of the oil/grit separators and the centralized stormwater management facility   |  |

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|  |      | separators. Please indicate how the proposed infiltration galleries will be accessed for cleanout purposes.  |                           | will provide a maintenance and operation guide during the detailed design process. The centralized SWM facility will be equipped with an access chamber and the other infiltration galleries will be accessed via the contributing storm system.   |  |
|  | 10.2 | The report shall provide calculations confirming the inlet capacity for ricb's 1,2 and 3.  | Sabourin<br>Kimble        | Inlet capacities will be provided during detailed design.  |  |
|  | 10.3 | The use of perforated pipe systems in the centre of the roadway has the potential for settlement and future maintenance concerns. Additional details will be required during detailed design to mitigate risk (e.g. connection of trenches to manholes, construction inspection requirements, etc. | Sabourin<br>Kimble        | Noted.   |  |
|  | 10.4 | The report identifies that the rear half of the roofs on Blocks 1 and 2 will outlet to the storm sewer system. The applicant shall confirm that this is feasible, and the houses proposed to be constructed on the Blocks.   | Sabourin<br>Kimble        | The proposed drainage connections for the roofs (whether to surface or the storm sewer) have been discussed with the Architect and confirmed feasible. The extent of surface and direct connections is dependent on lot grading and LID design and will be finalized at detailed design. |  |
| <b>Document Reviewed: <i>Phase 1 Environmental Site Assessment, prepared by Sirati &amp; Partners Consultants Ltd., February 20, 2018</i></b>                                  |      |  |                           |  |  |
| 11   | 11.1 | No comments.   | Sirati                    | Noted  |  |
| <b>Document Reviewed: <i>Noise Feasibility Study, prepared by HGC Engineering, February 22, 2018</i></b><br><b><i>(Note: Revised NFS Study – March 11, 2019 included).</i></b> |      |  |                           |  |  |
| 12   | 12.1 | The recommendations for the noise fence shall be included in the final engineering drawings.   | HGC<br>Sabourin<br>Kimble | The recommended noise fence has been shown on the revised grading plan (Figure 4) of the FSR.  |  |
|  | 12.2 | Forced air ventilation systems with ductwork sized for future installation of central air conditioning units by the occupant will be required for units flanking Reach Street.   | HGC                       | Noted  |  |

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|  | 12.3 | All recommended warning clauses will required to be inserted into the Plan of Condominium Agreement.   | HGC        | Noted   |  |
|  | 12.4 | An updated report will require to be submitted based on final grading plans.   | HGC        | Noted   |  |
| Document Reviewed: <i>Report on Preliminary Geotechnical Investigation, by Sirati for Palmer Environmental Consultants Group, April 2018</i>   |      |  |            |   |  |
| 13   | 13.1 | AECOM has no comments on this report.  | PECG       | Noted.  |  |
| Document Reviewed: <i>Hydrogeological Assessment, prepared by Palmer Environmental Consultants Group, April 2018</i><br><b>(Note: Revised Hydrogeological Report, February 2019, included)</b> |      |  |            |   |  |
| 14   | 14.1 | The report identifies that no construction is anticipated below the water table. The final detailed drawings shall specify that if the contractor encounters the water table during construction, the hydrogeologist must be contacted prior to continuing the excavation. | PECGi      | Noted   |  |
|  | 14.2 | The report should identify any recommended adjacent wells for monitoring due to vibrations, etc. which will be anticipated during construction.  | PECGi      | No groundwater monitoring is recommended as construction will occur between approximately 6 and 10 m above the water table. |  |
| Document Reviewed: <i>Transportation Study, prepared by Nextrans Consulting Engineers, Jan. 2018.</i><br><b>(Note: Reliance Letter from Nextrans Feb. 6, 2019 included)</b>                    |      |  |            |   |  |
| 15   | 15.1 | The terms of reference indicated that sight lines will be reviewed east and west along Reach Street; however, no discussions or calculations confirming the sight lines are included in the report. The sight lines shall be reviewed based on a 70 km/hr design speed.    | Nextrans   | See Reliance Letter with sightline memorandum attached.   |  |
| Document Reviewed: <i>Planning Justification Report, prepared by MSPCDC, April 2018</i>  |      |  |            |   |  |
| 16   | 16.1 | AECOM has no comments on the report  | MSPCDC     | No response required.   |  |
| Document Reviewed: <i>Stage 1 &amp; 2 Archaeological Assessment, prepared by Earthworks Archaeological Services Inc., November 7, 2017</i>   |      |  |            |   |  |
| 17   | 17.1 | AECOM has no comments on the report. The applicant shall provide any comments received   | Earthworks | Noted   |  |

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|   |      | from MTCS in regards to the report to the Township.   |                  |  |  |
|   | 17.2 | If any archaeological artifacts are found during construction, the applicant shall engage an archaeologist to carry out field work in accordance with the Ontario Heritage Act.   | Earthworks       | Noted  |  |
| <b>Document Reviewed: Addendum – Environmental Impact Study, prepared by Beacon Environmental, March 2018</b> |      |   |                  |  |  |
| 18  | 18.1 | The report identifies that acoustic monitoring for birds (did you mean bats?) must be completed for the site. The applicant shall submit the results of the monitoring to the Township following completion.  | Beacon           | The bat acoustic monitoring was completed in June 2018. Five detectors were deployed throughout property. A combined total of 366 bat calls were recorded representing five species of bat. Based on the recorded call data it is concluded the area to be developed does not provide maternity/roosting habitat for endangered species of bats. A letter report detailing the study and its results is provided with this submission. |  |
|   | 18.2 | The report identifies that rear yard fencing with no gates is recommended adjacent to the woodlot boundaries. This will require to be added as a note on the detailed design drawings and a clause inserted in the plan of condominium agreement.   | Cosburn Nauboris | A note will be provided on our plans indicating that no gates will be permitted to access the woodlot.   |  |
| <b>General</b>  |      |   |                  |  |  |
| 19  | 19.1 | The Stormwater Quality Control for this site will be provided by the existing Stormwater Management Pond within the subdivision to the north. As per AECOM's September 3, 2010 letter, a cash-contribution of \$15,000 will be required for the oversizing of the SWM pond to provide quality control for this development. | Sabourin Kimble  | Acknowledged, however, additional quality controls are provided on-site to satisfy the requirements of the LSRCA.  |  |
|   | 19.2 | The applicant shall provide a sidewalk along Reach Street from the east limit of the development to   | Sabourin Kimble  | Noted  |  |

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|  |      | the existing sidewalk located approximately 150 metres west of the west limit of the development.   |                    |            |  |
|  | 19.3 | Reach Street, subject to the Approval of the Regional Durham, shall be urbanized from the east limit of the development to the exiting urban section to the west. The scope of work (i.e. streetlighting etc.) shall be determined and agreed upon at the zoning application stage. | Sabourin<br>Kimble | Noted      |  |
|  | 19.4 | The following will be required during the detailed design: <ul style="list-style-type: none"> <li>• Streetlighting Plans</li> <li>• Utility Plans</li> <li>• MOEE ECA permits as required</li> <li>• LSRCA permits as required.</li> </ul>  | Sabourin<br>Kimble | Noted<br>. |  |