

**2nd SPA RESUBMISSION
COMMENTS RESPONSE MATRIX**

FILE NO. SPA-2022-003 (SPA)

Responses to the
1st SPA Submission Comments and
3rd and 4th OPA/ZBLA Submission Comments

RELATED FILE NO. D14-NP18-22 (ZBLA) - Approved
RELATED FILE NO. D09-NP18-22 (OPA)

1015, 1025, 1029 Davis Drive & 22 Hamilton Drive
Town of Newmarket

Date: June 2023

Weston Consulting File# 8501

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TOWN OF NEWMARKET – PLANNING AND BUILDING SERVICES (4 th Submission Comments)	
Asif Abbas, B.U.R.PL. Planner, Planning and Economic Development Branch, Corporate Services 1-877-464-9675 ext. 77271 Asif.Abbas@york.ca December 23 rd , 2022	
Comment	Response
Following our review of the plans and reports, we offer the following comments: 1. In your next submission, please include a document matrix table in the format below to ensure continuity of review. Also, please provide a Comment Matrix indicating how all comments have been addressed.	Noted.
Streetscape 2. As was discussed in the Record of Pre-consultation Letter, the Town and the Region have adopted the Yonge Davis Streetscape Master Plan. Your plans will be required to reflect this through a future site plan approval application. Comment carried for information.	Acknowledged.
Land Division and Tenure 3. Your Planning Justification Report notes your intent to divide the land as Parcels of Tied Land with a Common Element Condominium road. It is unclear what the boundaries of the common element will be, and whether areas such as the snow storage, waste storage, amenity area, and hydro transformers are included. Previously addressed.	No response required.
4. Please confirm whether the lots have merged on title and/or can no longer be sold separately. Previously addressed.	No response required.



<p>5. Official Plan policy 3.9.2.1. requires a minimum of 25 % of new housing development outside the Urban Centres Secondary Plan to be affordable to low and moderate income households. Please indicate how, if at all, this is being addressed.</p> <p>Comment carried. The applicant is strongly encouraged to explore options to provide units that would be available to low and moderate income households.</p>	<p>Weston Consulting: In our opinion, this proposal provides conformity with this policy.</p>
<p>Landscaping and Amenity Space</p> <p>6. Detailed design of the proposed amenity space will be required at the site plan application stage.</p> <p>Comment carried for next site plan submission. Additional consideration must be given to the amenity space design to include noise attenuation measures and substantial landscape buffers between amenities and existing residential to the north.</p>	<p>MSLA: Detailed design of the amenity space has been provided for the SPA stage. Landscape buffer along the north propertyline adjacent to the amenity space has been increased. An acoustic fence is proposed between the amenity space and the existing residential to the north.</p>
<p>7. Your development standards checklist notes that public art contributions will be addressed at the site plan stage. You are encouraged to begin to consider how public art can be integrated into your development or the public lands it abuts, such that you can submit a more detailed response with a future site plan approval application.</p> <p>Comment carried for next site plan submission. Consideration should be given to include public art within the development. Public art could be added as a feature within the public amenity space.</p>	<p>MSLA: A decorative corten steel screen art piece with a custom lazer cut pattern has been proposed in the north east corner between the amenity space and public ROW.</p>
<p>Transportation and Parking</p> <p>8. The western landscape buffer as proposed may remain, provided that the future site plan agreement provides for its removal upon the construction of the road connection. Please ensure the proposed westerly retaining wall can be removed through the site plan approval review process to allow for this future connection.</p> <p>Comment Carried.</p>	<p>MSLA: Noted.</p> <p>Husson: Retaining Wall will be removed in the future.</p>



<p>9. Participation with York Region on Transportation Demand Management efforts will be required. Please see comments provided by York Region.</p> <p>The Region has no outstanding comments on the OPA and ZBLA applications.</p> <p>Additional comments will be provided at the site plan review stage.</p>	<p>BA Group: Noted.</p>
<p>Sustainability</p> <p>10. A provided Sustainable Development Report will be required as part of a future site plan approval application to address how the development will meet the Town’s sustainability policies including the following. Please consult the Town’s Site Plan Approval Process manual.</p> <ul style="list-style-type: none">▪ Low impact development▪ Water conservation and efficiency measures▪ High-albedo roof materials▪ Bird-friendly design elements <p>Comment carried for the next site plan submission. A sustainable development report is not required. However, the site plan should still have consideration for the above features. Please indicate in the next submission how this has been addressed.</p>	<p>Weston Consulting: Noted.</p>
<p>Communications and Lighting</p> <p>11. Raceway infrastructure for future fibre connections to each suite from the municipal right- of-way are to be provided.</p> <p>Comment carried – applicant to confirm with Bell and Rogers.</p>	<p>RTG: Bell and Rogers to provide detailed design for servicing the site. Rogers confirmed fibre is available.</p>



<p>12. A photometric plan will be required as part of a future site plan approval application. Comment carried for site plan submission.</p> <p>Provide height of proposed light fixtures. Light fixtures are not permitted to be higher than 9 metres. Provide light fixture details / cut sheets for review. Lighting must be deflected downward, dark sky compliant, and directed away from adjacent residential.</p>	<p>RTG: Lighting details provided on private site lighting plan. The proposed lighting is compliant with the noted requirements.</p>
<p>Noise and Vibration</p> <p>13. A noise report will be required as part of a future site plan approval application. Comments to be provided by Engineering.</p>	<p>Valcoustics: An updated noise report, applicable to the Site Plan application, has been prepared by Valcoustics (dated TBD)</p>
<p>14. A vibration assessment will be required as part of the next submission. Comments to be provided by Engineering.</p>	<p>Valcoustics: An updated construction vibration “zone of influence” study, applicable to the Site Plan application, has been prepared by Valcoustics (dated TBD)</p>
<p>Service Allocation</p> <p>15. Servicing allocation will be required. Please consult the Town’s Servicing Allocation policy online. Comment carried. A holding provision will be placed on the property through the rezoning until such time as servicing allocation has been granted by Council.</p>	<p>Noted.</p>
<p>Parkland Dedication</p> <p>16. Parkland Dedication will be required. Parkland Dedication By-law 2017-56 requires certain minimum amounts of dedication of land or cash in lieu. Previously addressed.</p>	<p>No response required.</p>
<p>17. An appraisal of the property will be required.</p>	<p>Owner: This will be provided separately.</p>



Comment Carried. An appraisal is required at the building permit stage.	
Urban Design Guidelines The comments below were carried from 3rd submission comments. These comments are to be addressed through the next site plan submission.	Noted.
18. The Newmarket Urban Design Guidelines are to be applied to the site plan design. Include an Evaluation Matrix in the revised site plan submission. Where a proposal doesn't comply, the Evaluation Matrix should be used to provide a rationale.	Weston: Please note that Zoning approval was provided and executed on March 20 th , 2023. See enclosed. As discussed with City Staff (Kaitlin), an evaluation matrix will still be provided which will address the metrics as best as possible.
19. Landscape screening should be provided between the garbage enclosure and adjacent townhouse unit. Provide details regarding the proposed garage enclosure. Where these uses cannot be integrated into the building, they should be screened from public view through an enclosure that is tall enough to fully cover the use (2010-40, Section 4.3.3(6) M,N).	MSLA: The outdoor garbage area has been screened from public view with a detailed garbage enclosure. A planting buffer has been provided between the garbage enclosure and the adjacent unit and rear yard.
20. Provide a colour and material sample for proposed building materials. Townhouses should use high-quality materials that are appropriate within their local context, and may predominantly include brick, wood, and/or stone. Monolithic elements, such as vertical features and/or materials that extend the entire height of the building should be avoided. Colours and materials are to be labelled on the elevations.	A&A: Please refer to the enclosed Architectural Set which provides the colour and material samples.
21. Corner units (specifically the end unit of Block 'B'), should be designed with façade articulation on both frontages and building elevations, such as a porch or design element that wraps the corner.	A&A: Noted, please refer to the enclosed Architectural Set.
22. Include location of air conditioning units on the Site Plan drawing. All utilities must be screened from view.	A&A: Noted, please refer to the enclosed Architectural Set.



	RTG: Noted.
23. Colour and material variation should be provided on end walls, specifically those adjacent to existing residential uses, to break up the blank elevations.	A&A: Changes were made per the revised Architectural Set. More windows were provided as shown in the elevations and also different pattern/color proposed for the walls which we couldn't have windows.
24. Consideration should be given to relocate the public/private amenity space away from adjacent existing dwellings. Amenity space could be provided at the entrance to the private road to act as a gateway feature into the development.	Owner: Please note that consideration was given but cannot be relocated due to the loss of units. Further to this, not much space is provided at the entrance.
25. NEW: Please confirm the garbage enclosure is intended to corral bins for weekly pickup and is not intended to store garbage throughout the week. Long term outdoor garbage storage is not permitted.	Owner: it is confirmed it is not for storage and will be intended for weekly pick up.
Additional Comments 26. Please indicate on the site plan the width of each entrance and/or exit driveway. Please refer to Section 5.5 of By-law 2010-40 for the provisions for Entrances, Exits and Driveways. Comment carried. Include width of drive aisle adjacent to visitor parking spaces (refer to Section 5.2.2 ii) of By-law 2010-40).	A&A: Noted.
27. Locations of stop sign(s), anti-idling sign(s), one-way sign(s), fire route signage and sign details to be included on the Site Plan as part of a future site plan approval application. Sign details are available in the Site Plan Manual. (https://www.newmarket.ca/LivingHere/Documents/Planning%20Department/Site%20Plan%20Approval%20Process%20Manual.pdf). Previously addressed.	No response required.



28. Please clearly identify the setbacks and lot frontage on the site plan. Previously addressed.	No response required.
29. Please indicate the dimensions of the landscape buffer located north of the visitor parking spaces. Comment addressed.	No response required.
30. Please identify the measurements along Davis Drive and Hamilton Drive for the daylight triangle. Comment addressed.	No response required.
31. The Site Plan Accessibility Checklist, Section 5.1.4, indicates that the barrier-free parking space is closest to cut curbs of Block E and east site of Block A. Please identify the curb cuts on the site plan. Previously addressed.	No response required.
32. Please demonstrate the calculation of the mechanical penthouse against the aggregate area of the roof of the building. As per the Section 4.6 of the By-law, the mechanical penthouse is to occupy less than 10% of the aggregate area of the roof of the building which they are located. Comment addressed.	No response required.
33. Zoning By-law Amendment <ul style="list-style-type: none">▪ The maximum building height on the draft Zoning By-law Amendment is identified as 12.3 metres. The maximum building height identified on the Site Statistics is 13.87 metres (Block D). Please indicate which would be applicable.▪ Section 4.14.3 (iv) - Landscape Buffer Adjacent to Residential Areas, where the rear lot line or interior side lot line of a R4 or R5 Zone abuts a lower density Residential Zone the minimum required width of a landscape buffer shall be 3 metres. Please indicate the change in the Draft ZBA.▪ Holding provision for servicing allocation.	MSLA: An enhanced landscape buffer has been provided along the west property line where minimum landscape buffers are not met. Along the west side of Block A a significant planting buffer is provided. Along the west side of Block E an enhanced planting buffer is provided where feasible given considerations such as the transformer access and circulation around the building.



Comment partially addressed. An enhanced landscape buffer is required along the west property line where the minimum setback has been reduced. This can be addressed in the next site plan submission.	
34. Include accessible parking space length and dimensions for 1.5-metre access aisle on the site plan drawing. The accessible parking space should be connected to an internal sidewalk. Include location of accessible parking sign on Site Plan drawing. Comment partially addressed. The accessible parking sign location must be shown on the Site Plan drawing and detail provided on the details page. The 1.5m access aisle must be marked with high tonal contrast diagonal lines. This can be addressed in the next site plan submission.	A&A: Noted, please refer to the enclosed Site Plan and Pavement Parking Plan. Refer to page A-106 BA Group: Signage plan details also provided on BA TCP (traffic control plan)
35. Include dimensions for internal sidewalk. All sidewalks must be 1.5 metres free and clear of all encumbrances. Comment carried to address through site plan resubmission. The sidewalk width is provided on landscape drawing but should also be included on site plan drawing.	A&A: Noted, please refer to the enclosed Architectural Set. Refer to page A-106 MSLA: All internal sidewalks have been dimensioned. All sidewalks are a minimum of 1.5m and are clear of encumbrances.
36. Include dimensions and projections for decks, porches, steps, and balconies on the Site Plan drawing. Comment carried to address through site plan resubmission. Encroachments for balconies, bay windows, decks, etc. will be reduced or not permitted on the west property line.	A&A: Noted, please refer to the enclosed Architectural Set and Site Plan. Refer to page A-106
37. NEW: Provide dimension of the driveway at the street line (Section 5.5 ix). The current location is setback from the property line.	A&A: Noted, please refer to the enclosed Architectural Set. Refer to page A-106
38. NEW: The landscape plan indicates a setback from the west lot line of 1.35 metres. The Site plan shows a setback of 1.478 metres. Please confirm the requested setback. All plans must be consistent.	MSLA: The dimensions shown on the landscape plan are not setbacks. Please refer to the site plan for formal set back information. Dimensions on the landscape plan are general clearances for pedestrian access such as

	the distances between fencing/planting and retaining wall/building to show access around blocks. This is in reference to Comment #10 given by Cynthia Chiu Chen from Engineering on April 1 st 2022 regarding Landscape Master Plan L2-01.
39. NEW: Section 5.4.3 – Location of Visitor Parking – Requires that visitor parking is not less than 15 metres from any side or rear lot line other than a lot line which abuts a street. This will need to be included in the draft By-law.	Weston: Zoning By-law has been approved and executed on March 20, 2023. Visitor parking requirements were provided.
40. NEW: The height has not been provided for the proposed metal pergola. If the height is less than 2.8 metres, please confirm the structure is located a minimum of 1.0 metres from the north lot line. If the height is greater than 2.8 metres, the pergola must be setback a minimum of 2.4 metres from the lot line. The pergola must be setback 4.5 metres from the flanking street line (Section 4.1.2 viii).	MSLA: The proposed pergola is to be 2.3m in height. As per the revised amenity space design the pergola is set back 8m from the property line.
<p>Site Plan Review Committee</p> <p>1. Concerns were raised by the public and Site Plan Review Committee regarding the location of snow storage and screening between the development and adjacent existing residential.</p> <p>The landscape plans should be revised to include a coniferous hedge to provide immediate screening along the shared lot lines.</p> <p>Any required planting in a buffer strip shall have a minimum height of 1.5 metres for coniferous vegetation, a minimum diameter measured at a height of 1.4m from grade of 60mm for deciduous vegetation, and a minimum height or spread of 450mm for shrubs (2010-40, Section 4.14.1 iii)).</p>	MSLA: Coniferous hedges, along with coniferous tree planting, deciduous tree planting, and large fast-growing deciduous shrub planting has been proposed to provide year-round screening that is both visually appealing and ecologically diverse. The hedge and tree screening is provided along all shared lot lines where feasible given considerations such as circulation and proposed setbacks.



Comment carried. This comment is outstanding.	
<p>2. Adequate snow storage must be provided within the site or provisions must be made to relocate snow off site.</p> <p>Please provide the area calculation for snow storage based on the number of required spaces. The applicant shall provide an area equivalent to 5% of the number of required spaces for the purpose of snow storage.</p> <p>Comment addressed.</p>	No response required.
<p>3. Concerns were raised regarding the provision of adequate parking outside of private garages. Please indicate how, if at all, this is being addressed.</p> <p>Comment addressed.</p>	No response required.
<p>This submission has also been circulated to the Town’s review partners and other agencies. Comments will be provided as they are available.</p> <p>The remaining comments from Planning can be addressed through the site plan review process. Engineering sign off on the OPA and ZBLA is required prior to moving forward with a recommendation report to Council.</p> <p>A site plan resubmission will be required, do not resubmit until all comments have been provided. A link to an FTP site will be provided when the submission is ready. If you have any questions regarding these comments, please feel free to contact the undersigned at kfriesen@newmarket.ca</p>	Noted.

TOWN OF NEWMARKET – DEVELOPMENT AND INFRASTRUCTURE SERVICES (ENGINEERING SERVICES) (4th Submission Comments)

B. Bennett, C.E.T.
Senior Development Coordinator – ICI
January 5, 2023

Comment	Response
The drawings and reports received by our department for review and comment are listed in the November 22, 2022 Planning Department email. Engineering Services comments on the subject application are provided below.	-
1.0 General Comments	
1.1 (*) The previous Town Planning comments noted that a noise report is to be provided at the future Site Plan Application stage. We are carrying this comment for reference.	Valcoustics: An updated noise report, applicable to the Site Plan application, has been prepared by Valcoustics (dated TBD)
1.2 (*) We acknowledge the previous Region and Town Planning comments requested the east-west aisle to provide provision for vehicular and pedestrian connection to the western adjoining site (ultimately leading to Belfry Drive). This provision has been provided. We note that the owner should be made aware that an easement in favour of the Town for public access will be required along the entire private lane. We understand the arrangements related to this access will be secured through the future Site Plan Agreement.	Owner: Noted
1.3 Further comments are on attached redline drawings.	A & A: Noted.
2.0 Site Plan	No response required.



2.1 The site area differs between the site plan and civil plans. Confirmation of the areas to be provided. Addressed. The drawings are coordinated.	
2.2 Further detail to be provided on the operation of the site. For example vehicular access to the waste collection area is restricted and will be further reduced during winter conditions as the designated snow storage area is immediately in front of this area. The owner is advised that waste collection activities will be the owner's responsibility. Addressed. The plan has been revised and a waste collection area is provided in the central area of the site. Considering the limitation of vehicular movement at the waste collection area, the waste collector bin can only be picked by a "side load" garbage truck. The Owner should be made aware of this limitation. The Planning Justification Report has made acknowledgement that waste collection will be private. Acknowledged.	No response required.
2.3 The west setback is noted as being 1.5 m; however, the actual dimension as per the plan is 2.5 m. It is suggested that the minimum setback be 2.5 m and an increase be considered to improve access to the rear yards, permit the proposed landscape buffer, and allow sufficient space for an overlandflow route. Addressed. The Applicant has confirmed that the west setback to be 1.5 m in the response matrix and all drawings have been coordinated accordingly. Addressed.	No response required.
2.4 The sidewalk along Hamilton Drive should be removed and an internal sidewalk network proposed with the connection to the existing sidewalk on Davis Drive. The sidewalk on either side of Hamilton Drive shall be reconstructed to be AODA compliant including tactile plates. We note the entrance shall be constructed to OPSD 350.010. A sidewalk connection to Davis Drive has been provided between Block A and Block B. The plan, however, continues to show a sidewalk along Hamilton Drive. In light of Region's request of the east-west lane to provide connectivity to the west adjoining lane in the future, there is merit for a sidewalk along the Hamilton Drive frontage from Davis Drive up to the driveway entrance. Sidewalk north of the entrance on Hamilton	No response required.



Drive should be deleted. Face of sidewalk should offset 1.40 m from the road curb line as per Town local road cross-section detail (NMS-200). Addressed.	
2.5 Sight triangles to be shown on all plans. Any features within the sight triangles to be less than 1.0 m in height. It is also suggested that the transformer be relocated to improve sight lines. All line painting and signage to be shown on plans submitted for future sign plan approval. Addressed. The Site Plan has been substantially revised and the transformer has been relocated away from the entrance area. Addressed.	No response required.
2.6 The western transformer should be relocated to permit rear yard access to Townhome #8. Addressed. The Site Plan has been substantially revised and this comment is no longer applicable.	No response required.
2.7 Ensure all walkways, sidewalks, ramp slopes, garage access parking spots etc., are AODA compliant. Noted.	No response required.
2.8 Show distance between Siamese connections and fire hydrants. Noted.	Husson: please refer to the servicing plan which shows the fire hydrants. Site hydrants are proposed as per Town standard in terms of spacing and location. Coverage areas with a radius of 75m from hydrants to the front face of the town houses are provided and shown on the Servicing Plan. Refer to SW2. A&A: Please refer to the notation on the enclosed site plan which provides the information with regards to the fire hydrants.
2.9 Cash in lieu will be required for portion of sidewalk fronting site on Hamilton that is not being constructed. Noted.	No response required.



<p>3.0 Stormwater Management (comments by Harold Faulkner, P.Eng.)</p> <p>3.1 Additional stormwater criteria will apply as the property is located within the Wayne and Waratah stormwater study area. Revisions to the stormwater management report as required by the noted study can be provided during the site plan review process. We note the Wayne and Waratah Stormwater Study is available on the Town's webpage.</p> <p>We note the available on-site storage is limited by the proposed Site Plan and servicing layouts, and the revisions requested in Item 4 below will likely increase the required storage volumes. Therefore, it should be demonstrated that the additional SWM criteria recommended in the Wayne & Waratah Stormwater Study can be accommodated at this stage.</p>	<p>Husson: As recommended in the study an additional 20m³/ha of storage volume has been added to the SWM design as noted in the Wayne and Waratah Stormwater Study.</p>
<p>3.2 Infiltration of relatively clean stormwater such as rooftop drainage or foundation drainage with atmospheric contaminants (MOE 2003) should be directed to infiltration facilities. The stormwater generated from the roadway and driveways should be pretreated via an OGS or equivalent prior to being infiltrated.</p> <p>Partially addressed. The proposed CB Shield inserts and Stormtech Isolator Rows provide sediment removal pre-treatment, but do not prevent infiltration of potentially contaminated runoff from the roadway, parking and driveways. Runoff from these areas should be pre-treated for oil removal prior to infiltration to prevent groundwater contamination. Further clarification required on how oil is being pre-treated prior to infiltration.</p>	<p>Husson: The design has been revised to permeable pavement for the common element driveway, refer to drawings SW1 and SW2 for updated SWM design. The CB shields are no longer required to meet water quality.</p>
<p>3.3 The town requires the implementation of LID features as the primary method of addressing stormwater management. As such the SWM Report shall be revised to include a section entitled "Low Impact Development Features" which shall detail the measures provided and maintenance requirements. In addition to the infiltration facility additional measures are required which may permeable (surfaces) pavers within the driveways and walkways or bioretention features. Addressed</p>	<p>No response required.</p>



<p>3.4 The engineer is directed to Section C of the Town's Engineering Design Standards for hydrology methodology.</p> <p>The SWM design is to be revised to follow the Town's hydrology methodology, which will likely result in an increase in the required storage volumes. The initial times of concentration are to follow Table C-4 in the Standards or be calculated separately. The runoff coefficients are to be increased for the 25 and 100-year storms, also shown in Table C-4. Town standard rainfall IDF data provided in Section C1.02 should be used. Addressed.</p>	No response required.
<p>3.5 The Tc values selected are too high and do not agree with the Town Engineering Design Standards. The values should be reviewed and the SWM Report revised as there will be a change to the required storage volumes. Addressed.</p>	No response required.
<p>3.6 (*) Calculations are to be provided to confirm there is adequate space for the overland flow outlet in the southwest corner of the site (within the 1.5 m sliver of side yard land).</p>	Husson: Major system drainage and swale conveyance are discussed in Section 3.2. Calculations are provided in Appendix A.
<p>3.7 (*) Table 5 does not match the drainage area figures and calculations. The data on the reference to the Town of Newmarket Engineering Standards and Criteria should be August 2019.</p>	Husson: Table 5 has been updated to match the drainage area figures and calculations.
<p>3.8 (*) Storm sewer leg CBMH1-MH1 appears to be in very close proximity to the building face. A cross-section and additional detail will be required to demonstrate how this sewer can be constructed at the Site Plan stage. Not addressed, can be addressed at Site Plan.</p>	Husson: Refer to cross section E-E on Drawing SW4.
<p>3.9 (*) SWM Report to include operation and maintenance section. Not addressed, can be addressed at Site Plan.</p>	Husson: Section 4.5 includes discussion on operation and maintenance.



3.10 (*)SWM report to speak to how additional storage required due to site being within Wayne/Waratah Study Area is being provided. 20m ³ /ha additional storage is required. Not addressed, can be addressed at Site Plan.	Husson: The provided storage on-site has been increased to include the additional 20m ³ /ha as per the Wayne and Waratah Study recommendation. Refer to Section 4.2.1 in SWM report and Servicing Plan, SW2.
3.11 Provide York Region approval for proposed storm works. Not addressed, can be addressed at Site Plan.	Husson: Noted.
3.12 Any proposed stormwater management features shall be offset from the property line and building as per the MOE SWM Guidelines. Offsets to be shown on the servicing plans. Not addressed, can be addressed at Site Plan.	Husson: All minimum offsets are as per MOE guidelines. Please note that the underground SWM chambers will be wrapped in impermeable geomembrane and will not infiltrate. Refer to Servicing Plan, SW2.
3.13 Provide calculations to ensure 100-year flow will be captured by all the catchbasins. Consider 50% blockage for capacity calculations for catchbasins that capture 100 year storm. Include drain down time calculation. Not addressed, can be addressed at Site Plan.	Husson: The 100-year capacity calculations have been provided for all catchbasins, considering 50% blockage. Refer to Section 3.1.1 in the FSSWMR. The drain down time for the critical location is included in the report.
4.0 Sanitary Servicing 4.1 The FSR indicates an increase in flow of 0.93 l/s representing an increase of 1.5% of the receivingsewers capacity. The engineer shall review the Town's Waste Water Master Plan available on the Town's webpage and confirm there are no impacts as a result of the development. The Applicant noted in the response matrix that they have reviewed the Town's Water Wastewater Master Plan. The Applicant confirmed that the site is located within the Wayne Drive Sub-trunk drainage area and the W/WW Master Plan has not indicated any concerns in the wastewater system for this area after factoring in future growth in the area. We have no further comments in this regard. Addressed	No response required.



4.2 The flows shall be calculated as per Section E of the Town’s Engineering Design Standards and include an allowance for infiltration. Addressed.	No response required.
5.0 Water Servicing 5.1 A hydrant flow test shall be completed confirming the required flows are available to support the proposal. Hydrant flow test is said to be forthcoming in the response matrix. In absence of the flow test results and accompany discussions, it cannot be confirmed if the flow and pressure in the existing system can adequately service the proposed development. We are, however, are not aware of any pressure concern in this area. This information can be provided at Site Plan Detail Design. Addressed.	No response required.
5.2 Water meter and backflow assembly chambers are required at property line. Public Works Services has advised that the Town of Aurora Standard Drawings W112 and W113 are to be used. The Sensus meter is to be purchased through Public Works Services. The Town has recently made changes in the water service connection standard. It is now required for the water services to split between fire and domestic prior to entering the property (per Town of Aurora Standard W-120). We, however, acknowledge the site and proposed laneway is relatively confined. A single connection as currently shown would be acceptable if it is demonstrated that the required clearances could not be provided (at the Site Plan Detail Design stage). The Applicant should also provide water turnover calculations to demonstrate how water quality can be maintained at detail design. The Applicant should be made aware that a post and conduit for the water remote touchpad will be required to be placed at a location acceptable to Public Works. Addressed.	No response required.
5.3 (*) The proposed on-site watermain appears to be in close vicinity of the joint utility trench. The Applicant will be required to confirm if the adequate spacing can be provided as required by the utility companies.	Husson: The proposed watermain has been shifted to ensure adequate clearance is provided between the watermain and the utilities. Refer To SW2.



5.4 Refer to attached memo prepared by WSP dated, April 1, 2022. Addressed.	No response required.
6.0 Transportation (reviewed by Henry Centen, P.Eng.) 6.1 There is insufficient justification in the Traffic Study to warrant the reduction in visitor parking and the reduced width of the driveway aisle. The revised TIS confirms that the new site plan meets or exceeds the parking requirements. A 6.0 m wide drive aisle is proposed. A vehicular maneuvering diagram has been provided and is generally acceptable. The vehicular maneuvering diagram shows the design vehicle as a front-loading garbage truck; however, the revised Site Plan requires a side loading garbage truck. We do not anticipate this difference would result in any issue. Acceptability of the fire route is subject to Central York Fire Service.	Acknowledged.
7.0 Landscaping 7.1 Refer to attached Landscaping comments dated December 20, 2022, prepared by our Greenspace Coordinator Laura Pott.	Noted.
8.0 Grading 8.1 The discussion of grading in the FSR is rather limited and a detailed description of the existing and proposed grading conditions will be required during site plan review. The information provided appears to support the proposed development and is subject to refinement during site plan review. Addressed. Refer to below further comments on grading.	No response required.
8.2 During the detailed design stage, the applicant is requested to review to evaluate options to reduce the surface flow onto the adjacent property to the north. Comment carried. Refer to 8.4.	Husson: Infiltration galleries in the back of each lot are proposed to reduce the surface flow onto the adjacent properties to the north. Refer to Drawings SW2 and SW4 for details.



8.3 (*) Retaining walls are proposed along the property line at some locations. The Applicant will be required to demonstrate how the walls can be constructed without impacting neighboring properties at the Detailed Design stage.	Husson: Refer to Cross Sections A-A, D-D, E-E and F-F on Drawings SW2 and SW4.
8.4 New - All storm water generated from the subject site should be captured, treated and stored as applicable and ultimately released to the Town's system at one approved outlet/service location. There should not be uncontrolled run-off proposed to continue onto adjacent properties.	Husson: The majority of the site drains to the proposed storm system with outlet to the Davis Drive storm sewer. Due to grading constraints, the lots on the north and west side have been provided with infiltration galleries that have been sized for the 25mm rainfall event. There are no areas of the site that will drain uncontrolled onto adjacent properties.
8.5 Retaining walls to be designed by a Professional Engineer and stamped detailed design drawings to be included with site plan submission. Design to include necessary dimensions, guard attachment details (if applicable), backfill requirements, materials and drainage requirements, based on the locations indicated on the engineering drawings. The owner covenants and agreements to cause its geotechnical engineer to investigate the condition of the underlying soil and groundwater along the alignment of retaining walls. The Engineer responsible for developing the site grading plan shall confirm construction of the retaining wall complies with the site grading plan and stamp the retaining wall drawings accordingly. Engineers certification is required confirming that the walls have been constructed in general conformance with approved drawings and good engineering principals and guards to OBC requirements. Any required building permits are the responsibility of the applicant. Detailed design of retaining wall to be provided with Site Plan Application.	Husson: Structural drawings prepared by Permacon have been included with this submission. Refer to Drawings SW5 to SW8 for reference.
8.6 Non-climbable guards for all retaining walls greater than 0.6m. Guards to be designed by a Professional Engineer. Detailed design of retaining wall, Guard and how guard is mounted on wall to be provided with Site Plan Application.	Husson: A 1.2m chain link fence as per OPSD 972.130 will be installed on the proposed retaining wall where the height of wall exceeds 0.6m in height.

	MSLA: Husson to comment. If required MSLA can provide ornamental fencing options as railings, but Husson to provide locations where railings are needed.
8.7 The proposed grades at the property limits shall match existing grades and that no new storm drainage be directed over neighboring lands. We do not expect any adverse impacts as a result of the grading from the proposed development. Addressed.	No response required.
8.8 All works proposed outside on municipal property shall be in accordance with the Town's Engineering Design Standards or to the satisfaction of the Director of Engineering. A note to this effect shall be added to the plans. Not addressed, note to be added to site plan drawings.	Husson: The note has been added accordingly. Refer to Grading Plan, SW1 and Servicing Plan, SW2.
8.9 Further to the above the following shall also be noted on the plans. Municipal pavement design as per Town standards. Not addressed, note to be added to site plan drawings	Husson: A note for municipal pavement design as per the Town standards have been added. Refer to Grading Plan, SW1.
9.0 Environmental Site Assessment (reviewed by Jim Walls, P.Geo, QP_{ESA}) 9.1 The Phase One ESA provided concludes there are environmental concerns associated with the property and recommends a Phase Two be conducted. It is recommended a Holding Provision be applied until such time as the environmental works are completed to the satisfaction of the Director, Engineering Services. A Phase Two ESA has been provided and is acceptable. We have no further comments with regards to environmental site assessment.	No response required.
10.0 Noise and Vibration	Valcoustics: An updated noise report, applicable to the Site Plan application, has been prepared by Valcoustics (dated TBD)

10.1	Noise and Vibration reports for proposed site currently being reviewed by R J Burnside and associates. Comments to be provided as they are available. Not addressed, can be addressed at Site Plan.	
11.0 Erosion and Sediment Control		Husson: Silt fence to be as per Town standard. Refer to Erosion and Sediment Control Plan, SW3.
11.1	Silt fence detail to be Town standard. Not addressed, can be addressed at Site Plan.	
11.2	Show roadway CB's to be protected with sediment traps, please use Town standard detail. Not addressed, can be addressed at Site Plan.	Husson: Sediment control devices for roadside CBs to be as per Town's standards. Refer to Erosion and Sediment Control Plan, SW3.
12.0 Notes and Details		Husson: Note has been added to the grading plan that contraction joints will be saw cut.
12.1	Add detail, Sidewalk detail to be Town standard. All contraction joints to be saw cut. Not addressed, can be addressed at Site Plan.	
12.2	Add Note: Re Geotechnical recommendation for pipe bedding material. Addressed.	No response required.
12.3	Add note: Owner to provide 48 hours notice of all works within the road allowance. Not addressed, can be addressed at Site Plan.	Owner: Understood.
12.4	Road Occupancy Permit is required from PWS for any works within the municipal road allowance. Not addressed, can be addressed at Site Plan.	Owner: Understood.



12.5	Provide CB shield detail on notes and details page. Not addressed, can be addressed at Site Plan.	Husson: CB shields are no longer proposed.
13.0 Public Works Services as provided by Capital Project consultant Rick Bingham		MSLA: Noted. Snow Storage Locations shown on landscape plan.
13.1	No snow shall be piled or stored on the Hamilton Drive road allowance. Not addressed show snow storage locations on site plan drawings.	
13.2	No retaining walls shall be located within the road allowance. Addressed.	No response required.
13.3	Move proposed sidewalk closer to Hamilton Dr. Street-line, to allow for boulevard snow storage and possible boulevard tree planting. Not addressed, can be addressed at Site Plan.	Please not that the Sidewalk is to be removed as requested by staff.
13.4	Remove the proposed walkways from the Hamilton Drive road allowance, for the proposed dwellings fronting said street. Not addressed, can be addressed at Site Plan.	MSLA: Sidewalk on Hamilton Drive out front of Block C1 and C2 has been removed.
13.5	We question the proposed the proposed 250 mm dia. sanitary service connecting to the existing 200 mm dia municipal sanitary sewer on Davis Dr. Please request the Developer's Engineer to review and revise the drawings accordingly. Noted.	Husson: All proposed site sanitary sewer is 200mm dia. in size. Refer to Servicing Plan, SW2.
13.6	The Owner/Applicant is required to decommission the existing water and waster/water services for all civic lots that are being abandon, as per town of Newmarket Standards. Noted, add note on site plan drawings.	A & A: Noted. Please refer to the enclosed architectural set and site plan which provides the notation with regards to the decommissioning.
Park and Forestry		MSLA: The sidewalk on Hamilton Drive to the North End of the property line has been removed.
13.7	(*)Drawing L2-01 of the landscape master plan shows a sidewalk on the west side of Hamilton Drive from Davis Drive north to end of property line. If this is the case, the sidewalk should either stop at the last	



<p>sidewalk/walkway entrance into their property or, install a sign advising that sidewalk ends. Ensure drawings are coordinated at Site Plan.</p>	<p>A&A: MSLA has matched walkways shown in the site plan by A&A except for the walkway connecting the amenity space to the street. It is our suggestion that this connection remain and A&A to match.</p>
<p>14.0 Construction Management Plan</p> <p>14.1 Owner to commission an existing condition survey to document condition of boulevards and Town property and adjacent properties within the zone of vibration influence. Survey to include photos. A copy to be provided to Town prior to commencement of construction. Not addressed, can be addressed at Site Plan.</p>	<p>Masoud: Please refer to the enclosed Construction Management Plan.</p>
<p>14.2 During earthworks a street sweeper shall be on site full-time. Roads to be left in a swept condition at the end of each working day. A note shall be added to the drawings. Not addressed, can be addressed at Site Plan.</p>	<p>Masoud: Please refer to the enclosed Construction Management Plan.</p>
<p>14.3 CMP to include a statement requiring the owner to arrange a preconstruction meeting with their contractor and Town prior to commencement of construction. Not addressed, can be addressed at Site Plan.</p>	<p>Masoud: Please refer to the enclosed Construction Management Plan.</p>
<p>15.0 Capital Work Requirement</p> <p>15.1 Based on the material provided, it is anticipated that the subject development does not require nor rely on any Town capital work.</p>	<p>Owner: Noted.</p>
<p>16.0 Senior Climate Change Specialist, Craig Schritt</p> <p>16.1 Please confirm the pipes between existing 300mm STM on Davis Drive and the StormTechstorage chambers have been sized properly. Upstream of MH1 is 250mm and downstream is 200mm. Upstream of</p>	<p>Husson: The storm sewer downstream of MH1 has been revised to 250mm diameter. Refer to Servicing Plan, SW2.</p>

<p>CBMH1 is 300mm and downstream is 250mm. Refer to C4.06 and C4.13 of the Town of Newmarket Engineering Design Standards. Not addressed, can be addressed at Site Plan.</p>	
<p>16.2 On SW1, along Davis Drive there are two notes stating, “Remove existing curb cut and replace with concrete curb and gutter as per Town standards”. As Davis Drive is a Regional Road, this should be York Region standards rather than Town standards. Not addressed, can be addressed at Site Plan.</p>	<p>Husson: The notes have been revised accordingly. Refer to Grading Plan, SW1.</p>
<p>16.3 New - As per the Town of Newmarket’s Wayne and Waratah Area Stormwater Management Study Municipal Class Environmental Assessment Master Plan Project File Report (AECOM, 2018), an additional stormwater storage volume of 20 m3 per hectare within the report identified tributary area is required. Can be addressed at Site Plan.</p>	<p>Husson: The provided storage on-site has been increased to include the additional 20m³/ha as per the Wayne and Waratah Study recommendation. Refer to Section 4.2.1 in SWM report and Servicing Plan, SW2.</p>
<p>16.4 New - Please consider inclusion of Environmentally Friendly opportunities such as, but not limited to, EV charging readiness, solar lights, etc. to mitigate and adapt to the impacts of a changing climate, improve resilience and reduce greenhouse gas emissions, and contribute to environmental sustainability under Policy 2.2.1.4.f) and to be sustainable and reduce greenhouse gas emissions by encouraging the most financially and environmentally appropriate mode for trip-making and supporting the use of zero- and low-emission vehicles under Policy 3.2.2.2.g). Can be addressed at Site Plan.</p>	<p>Owner: the developer will consider the EV charging readiness for this development.</p>
<p>16.5 New - At a future SPA submission, please provide detailed Operation and Maintenance Manual for all Stormwater Management Facilities on site, including frequencies of activities. Can be addressed at Site Plan.</p>	<p>Husson: The Stormbrixx O&M Manual is included in Appendix B. Additional O&M discussion is included in section 4.5.</p>



<p>17.0 Photometrics</p> <p>17.1 Photometric plan for proposed site lighting being reviewed by R J Burnside and associates. Comments to be provided as they are available. Not addressed, can be addressed at Site Plan.</p>	<p>RTG: Noted. See enclosed Photometrics plan.</p>
<p>18.0 COMPOSITE UTILITY PLAN (CUP)</p> <p>18.1 Provide a composite utility plan signed in title block by Rogers, Bell, ENVI Networks and Newmarket-Tay Hydro. Enbridge to be circulated for informational purposes only. Not addressed, can be addressed at Site Plan.</p>	<p>RTG: Noted. See enclosed CUP.</p>
<p>18.2 All utilities requiring relocation to be identified including new location and whom will be completing the relocation, including bus stops. Not addressed, can be addressed at Site Plan.</p>	<p>RTG: Noted.</p>
<p>19.0 Cost Estimate</p> <p>19.1 Provide detailed cost estimates for all civil and landscape works. Estimates to be broken into works external and internal to the site. Estimates to include removals, electrical works, earthworks landscaping etc. Not addressed, can be addressed at Site Plan.</p>	<p>Husson: Cost Estimate has been provided. See enclosed.</p> <p>MSLA: Cost Estimate has been provided. See enclosed.</p>
<p>19.2 Estimates to include unit prices and extension not lump sums. All cost estimates submitted to the Town shall be based on the actual tendered costs. In the case that the submitted cost estimates are not based on the actual tendered cost, the tendered costs shall be submitted to the Town once they become available. The applicant shall provide supporting documents once requested by the Town. Not addressed, can be addressed at Site Plan.</p>	<p>Husson: Noted.</p> <p>MSLA: Noted. Cost estimate will include unit prices.</p>

<p>Closure:</p> <p>We have reviewed the provided material in relation to the Official Plan and Zoning By-law Amendment application. We have no objections to the proposed amendment.</p> <p>Based on the material submitted we are not prepared to support endorsing Site Plan Amendment Approval at this time. The material should address the comments above and be re-submitted for consideration.</p> <p>Should you have any questions regarding these comments, please do not hesitate in contact the undersigned.</p>	<p>Noted.</p>
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TOWN OF NEWMARKET – DEVELOPMENT AND INFRASTRUCTURE SERVICES (LANDSCAPE) (4th Submission Comments)

Laura Pott,
Greenspace Development Coordinator
lpott@newmarket.ca
December 20, 2022
3rd and 4th submission comments

Comment	Response
<p><u>3rd Submission comments by C. Chiu Chen (new comments in bold)</u></p> <p><u>General Comments</u></p> <p>1. As a condition of development or redevelopment of land, the Town shall require the conveyance of land or cash-in-lieu for the purpose of Parkland Dedication, as per By-law 2017-56. To determine the cash- in-lieu value, a current appraisal of the property is required. The appraisal shall be prepared by a certified professional appraiser of real estate who is designated as an Accredited Appraiser by the Appraisal Institute of Canada. To be addressed at Site Plan stage.</p>	<p>Owner: Noted.</p>
<p>2. An itemized landscape Cost Estimate with all landscape work proposed for the site has been submitted. All cost estimates submitted to the Town shall be based on the actual tendered costs. In the case that the submitted cost estimates are not based on the actual tendered cost, the tendered costs shall be submitted to the Town once they become available. The applicant shall provide supporting documents once requested by the Town. To be addressed at Site Plan stage.</p>	<p>MSLA: Cost Estimate has been provided.</p>
<p>3. Tree quantities are inconsistent in Landscape Plan, Planting Schedule and Cost Estimate. Ensure tree quantities are correct on all drawings and documents. Not addressed – to be corrected at Site Plan stage.</p>	<p>MSLA: Tree Quantities have been revised.</p>



4. Update Cost Estimate based on additional comments below (new planting etc.) To be addressed at Site Plan stage.	Husson: Cost estimates have been provided accordingly with this submission. MSLA: Cost estimate has been updated for changes in planting.
5. Provide a detail and cross section of the fence between Block D and Block E in relation to the retaining wall and proposed grades. See redline for key area. To be provided at Site Plan stage	Husson: Refer to Cross Sections AA-AA and BB-BB on Grading Plan, SW1. MSLA: Husson to provide retaining wall cross section
<u>L2-01 Landscape Master Plan</u> 6. Ensure sufficient space is provided to support growth and health of a deciduous Trees. A single tree planted requires a minimum soil volume of 30m ³ of soil in softscaping. For hard landscaping, provide a minimum of 15m ³ of soil per tree in a shared planting bed or 30m ³ per single tree. Maximum soil depth is 1000mm for calculation. Please Indicate Soil Volume information of each tree or group of trees on the Landscape Plan. To be addressed at Site Plan stage	MSLA: Soil volume is ensured for all trees proposed on site.
7. Show a dashed line for the daylighting triangle. Addressed	No response required.
8. If space permits, plant a row of coniferous or deciduous shrubs on the west side of the building on Block E, similarly to Block A. Addressed	No response required.
9. Line work in the Amenity Area including Picnic Table, Pergola, and Trash Receptacle are missing in the Landscape Plan. Please ensure these landscape elements are visible for the next submission. Addressed	No response required.
10. Show general dimensions of pedestrian clearances on Landscape Plan. Standard minimum width for walkways is 1.5m. Show dimensions between building, fence and retaining wall. Addressed	No response required.



11. Provide direct and unobstructed pedestrian connections to the site, where pedestrian connections cross access driveways, an alternate material shall be used to provide visual and textural contrast. Adjust depressed curb & tactile plate to meet with crosswalk connection. See redline. Addressed	No response required.
12. Specify type of hardscape material for the following on the Landscape Plan and provide details: front entrance and stairs, driveway, deck and stairs in the rear yards. Addressed	No response required.
13. Show snow storage on Landscape Plans. Snow storage along the street frontage and in landscape buffers is not permitted. Ensure snow storage does not interfere with pedestrian and vehicle circulation, sensitive landscape plantings, or create visual obstacles for pedestrian and/or vehicular movement. Addressed	No response required.
14. Label and provide a detail for the garbage enclosure. Refer to Architecture Plans. Addressed	No response required.
15. Provide a concrete pad at the locations of transformers which are to be adequately screened with planting on three sides. The transformer shall have access on one side for maintenance purposes. Addressed	No response required.
16. It is noted that there are some areas of concern between trees and utilities on the Landscape Plan. Coordinate landscape plans with the Composite Utility Plans and Engineering drawings. Confirm that there are no conflicts with trees and ensure that utilities (fire hydrant, transformer, telecommunication, light standards, hydro posts etc.) meet horizontal and vertical clearance. Refer to the Town's Site Plan Approval Manual, Section 4.8.5 Layout and Spacing Requirements. See redline for areas of concern. To be reviewed at Site Plan stage.	MSLA: All tree locations have been reviewed to ensure that tree locations are not in conflict with proposed utilities. RTG: To be reviewed.
17. Show Fire route and Stop Sign locations in the Landscape plan to ensure there are no visual conflicts with trees and planting. Minimum distance of tree planting to stop signs is 10.0m. Refer to the Town's Site Plan Approval Manual, Section 4.8.5 Layout and spacing Requirements. Addressed	No response required.



<u>LD-01 Landscape Details</u> 18. LD-01/1 Sod Note. Please change “minimum 100mm” to minimum 150mm. All areas not planted shall receive a minimum depth of 150mm of compacted topsoil. To be addressed at Site Plan stage	MSLA: Sod note has been revised to indicate that the topsoil minimum is 150mm.
19. LD-01/1 Guarantee Period Note. Please remove “one full year”. Warranty period shall be changed to be two full years. To be addressed at Site Plan stage.	MSLA: Guarantee period has been extended to 2 years.
<u>LD-02 Landscape Details</u> 20. Specify unit paver information including type and colour for LD-02/7 Precast Concrete Permeable Paver Installation Detail and LD-02/8 Precast Concrete Paver Slab Installation Detail. To be addressed at Site Plan stage.	MSLA: Unit paving product information has been provided.
<u>LD-03 Landscape Details</u> 21. Provide a geotextile layer in LD-03/17 Concrete Seat Wall Detail and in LD-03/19 Colour Concrete Curb Planter Detail. Addressed	No response required.
<u>4th Submission comments</u> 22. Continue the privacy fence along the western portion of the property line further south to provide screening for the adjacent property. At the site plan stage provide a detail of the fence and retaining wall reviewed and stamped by the engineer.	MSLA: Fencing on the west property line has been extended south.
23. Insufficient space has been provided between the driveways for snow storage purposes. Please indicate where residents will store the snow from their driveways or if the driveways will be cleared by a maintenance company arranged through the condo board.	Owner: Please note that snow will be hauled off site.

As indicated above, several comments are to be addressed at the Site Plan stage. Comment 23 requires a response prior to the Site Plan stage. Should you have any questions please contact me at lpott@newmarket.ca	Noted.
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YORK REGION (4 th Submission Comments)	
<p>Asif Abbas, B.U.R.PL. Planner, Planning and Economic Development Branch, Corporate Services 1-877-464-9675 ext. 77271 Asif.Abbas@york.ca December 8, 2022</p>	
Comment	Response
<p>Thank you for forwarding the revised draft official plan amendment. The applicant has included the requested policy regarding future vehicular and pedestrian interconnection to the adjacent westerly properties (1005 Davis Drive & 11 Belfry Drive).</p> <p>York Region has no additional comments on the OPA application and the previous Regional exemption still applies.</p>	Noted.
Further, York Region has no objection to the ZBA subject to including a Holding (H) provision related to servicing.	Acknowledged.
<p>Comments on the related site plan resubmission will be provided separately by Development Engineering section.</p> <p>Thank you</p>	Noted.



URBAN FOREST INNOVATIONS INC (4 th Submission Comments)		
Shane Jobber, B.Sc.F. ISA Certified Arborist ON-1746AM E: shane@urbanforestinnovations.com January 4 th , 2023		Philip van Wassenaer, B.Sc., MFC ISA Certified Arborist ON-0361A Member – ASCA, SMA, SAG Baumstatik E: pwassenaer1022@rogers.com
Comment		Response
Urban Forest Innovations, Inc. (UFI) has reviewed the arborist report and related application information submitted in support of a development application at 1015-1029 Davis Drive and 22 Hamilton Drive, Newmarket, ON. This letter report outlines our review methodology and presents our comments.		No response required.
Updated comments Based upon our review of the above-referenced documents, we offer the following comments:		Noted.
<i>General comments</i> 1. 2 Town of Newmarket - owned street trees (trees #13, Acer platanoides 32cm DBH and #15, Acer nigrum 32cm DBH) are proposed for removal to accommodate proposed re-grading along the Davis Drive frontage. Upon review of the arborist report and associated submission documents, it is our opinion that insufficient justification has been provided to support the tree removal. It is claimed that the re-grading is necessitated by the removal of an existing retaining wall along Davis Drive; however, this retaining wall does not extend to the areas fronting on trees #13 and 15, and the difference between the existing and proposed grades in this areas is relatively minor. The revised arborist report must provide further detail to justify the removal of trees #13 and 15. May, 2022 Update: Comment addressed, no further comments.		No response required.



<p><i>Tree Inventory</i></p> <p>2. The tree inventory presented in the arborist report must be corrected to accurately reflect the species, size, and condition of all significant trees located on or within 4.5 metres of the subject lands. Several deficiencies in the tree inventory were noted during site observations, including but not limited to the following:</p> <ul style="list-style-type: none">▪ Multiple incorrect species identifications, e.g. tree #16 is listed as a pear (<i>Pyrus</i> sp.), whereas site observations show it to be a horse-chestnut (<i>Aesculus hippocastanum</i>)▪ Multiple inaccurate tree measurements, e.g. tree #7 is listed as 28cm diameter at breast height (DBH), whereas site observations show it to be 19cm DBH▪ Minor inaccuracies in condition ratings, e.g. tree #4 is listed as being in fair condition, whereas site observations show it to be in good condition <p>May, 2022 Update: Comment addressed, no further comments.</p>	No response required.
<p>3. The tree inventory provides only the common name of inventoried trees. The tree inventory presented in the revised arborist report must provide the botanical names (i.e. binomial nomenclature) of tree species alongside the common names.</p> <p>May, 2022 Update: Comment addressed, no further comments.</p>	No response required.
<p><i>Tree protection plan & other tree-related plans</i></p> <p>4. The revised tree protection plan must show the correct location of all significant trees located on or within 4.5 metres of the subject lands. The following is a non-exhaustive selection of several significant trees found during site observations that are not included in the arborist report and inventory:</p> <ul style="list-style-type: none">▪ a balsam fir (<i>Abies balsamea</i>), located between trees #21 and 17▪ a Norway maple (<i>Acer platanoides</i>), located southeast of tree #12	No response required.



<ul style="list-style-type: none">▪ an apple (Malus sp.), located southeast of tree #38▪ a Manitoba maple (Acer negundo), located near tree #44 <p>January, 2023 Update: Comment addressed, no further comments.</p>	
<p>5. The revised tree protection plan must depict the minimum tree protection zone for each significant tree located on or within 4.5 metres of the subject lands. Currently only trees designated for retention are shown with tree protection zones.</p> <p>May, 2022 Update: Comment addressed, no further comments.</p>	No response required.
<p>6. The Town’s standard detail for tree protection fencing must be included on the tree protection plan.</p> <p>May, 2022 Update: Comment addressed, no further comments</p>	No response required.
<p>Neighbouring Properties</p> <p>7. Any proposed removal of trees located on the property boundary of the subject lands must have the consent of the owner(s) of the adjoining land(s). This will likely ensure compliance with the requirements of the provincial Forestry Act, R.S.O. 1990, which regulates the injury and destruction of shared trees. Tree #12, an 82cm diameter poplar (Populus sp.) is proposed for removal and appears to be located on the property boundary of an adjoining property. Neighbour consent must therefore be obtained and submitted with the revised arborist report prior to tree removal.</p> <p>January, 2023 Update: No further comments.</p>	No response required.

<p>Tree Appraisal</p> <p>8. The revised arborist report must provide a monetary value for all Town-owned trees and all trees larger than 20cm diameter at breast height (DBH) to be preserved on or adjacent to the subject lands, including trees missing from the current version of the Arborist Report and Tree Protection Plan. These values must be calculated using methods in accordance with the Council of Tree and Landscape Appraisers (CTLA) Guide to Plant Appraisal, 9th (or latest) edition, and the International Society of Arboriculture, Ontario Chapter, (ISAO) Regional Plant Appraisal Committee (RPAC) guidance for application of the Trunk Formula Method.</p> <p>May, 2022 Update: Comment addressed.</p>	<p>No response required.</p>
<p>Tree compensation</p> <p>9. A compensation amount in dollars for cash-in-lieu calculated using the Depreciated Aggregate cm Method (DAM) (as outlined in the Policy) must be provided for all trees proposed for removal that are equal to or greater than 20cm diameter at breast height (DBH) and are located on or within 4.5 metres of the subject lands, including trees missing from the current version of the Arborist Report and Tree Protection Plan. Compensation calculations for trees currently missing from the arborist report must be provided in the revised arborist report.</p> <p>May, 2022 Update: Comment addressed.</p>	<p>No response required.</p>
<p>Prior to any demolition or construction activity on the subject lands, the Town must be notified in order to conduct an inspection of the installed tree protection fencing and other tree protection measures.</p> <p>We trust that this letter will suffice for your current needs. Should you have any questions or require further assistance, please do not hesitate to contact us.</p>	<p>Noted.</p>

CENTRAL YORK FIRE SERVICES – OPA & ZBA COMMENTS (4 th Submission Comments)	
Shane Stein, Fire Prevention Inspector Central York Fire Services 984 Gorham Street Newmarket ON L3Y 1L8 Phone: 905-953-5129, ext. 3021 Fax: 905-895-1000 sstein@cyfs.ca www.cyfs.ca November 25, 2022	
Comment	Response
OPA COMMENTS	
After review of the referenced application, CYFS submits the following comments: CYFS has no objection to the proposed Official Plan Amendment for this application.	Acknowledged
ZBA COMMENTS	
After review of the referenced application, CYFS submits the following comments: CYFS has no objection to the proposed Zoning By-law Amendment Application for the above referenced file.	Acknowledged

CENTRAL YORK FIRE SERVICES – CYFS (3 rd Submission Comments)	
Shane Stein, Fire Prevention Inspector Central York Fire Services 984 Gorham Street Newmarket ON L3Y 1L8 Phone: 905-953-5129, ext. 3021 Fax: 905-895-1000 sstein@cyfs.ca www.cyfs.ca	
Comment	Response
OPA COMMENTS	
After review of the referenced application, CYFS submits the following comments: CYFS has no objection to the proposed Official Plan Amendment for this application.	Acknowledged
ZBA COMMENTS	
After review of the referenced application, CYFS submits the following comments: CYFS has no objection to the proposed Zoning By-law Amendment Application for the above referenced file.	Acknowledged
SPA COMMENTS	
After review of the referenced application, CYFS submits the following comments: <ul style="list-style-type: none"> A minimum width of 6 meters for fire route to be provided and not be impacted by any on street parking. <ul style="list-style-type: none"> On site plan show confirmation the north/south portion of the fire route is a minimum 6m width as shown for the east/west 	A&A: Noted. Please refer to the enclosed Site Plan.



<ul style="list-style-type: none">• Access route design to support the expected loads imposed by firefighting equipment.<ul style="list-style-type: none">○ Show on site plan heavy duty asphalt along fire route	Heavy duty permeable pavers are being provided which are appropriate for FireTruck. See enclosed landscape materials which provide further illustration.
<ul style="list-style-type: none">• Fire hydrants shall be installed in accordance with the applicable Municipal Design Standards and Criteria.<ul style="list-style-type: none">○ Submitted site servicing plan shows one hydrant at the south west corner of the property. This does not appear to meet Town standard. Submit amended site servicing (or site plan) indicating compliant hydrant spacing/location and indicate coverage distances and radius	Husson: Site hydrants are proposed as per Town standard in terms of spacing and location. Coverage areas with a radius of 75m from hydrants to the front face of the town houses are provided and shown on the Servicing Plan. Refer to SW2.
<ul style="list-style-type: none">• Ensure municipal address is prominently displayed for the site to enable identification for emergency services. Ensure individual unit numbers are clearly visible from direction of approach	Noted.
<ul style="list-style-type: none">• Roads must be complete to a minimum base coat and be able to support emergency vehicles with site access acceptable to Central York Fire Services prior to any building construction .prior to construction of houses.	Acknowledged.
<ul style="list-style-type: none">• Plans shall include provisions for emergency vehicle access required to be maintained at all time during construction.	Construction Management Plan to include this detail. Please see CMP enclosed.
<ul style="list-style-type: none">• Water supply for fire fighting, including hydrants must be installed and operational prior to construction of buildings.<ul style="list-style-type: none">○ Flow rate test results shall be provided and hydrant caps colour coded in accordance with results and NFPA standards	Husson: A Note has been added accordingly to the Servicing Plan. Refer to SW2.
<ul style="list-style-type: none">• As per previous comments, a schedule of firebreak blocks shall be submitted to Central York Fire Services for review and approval to be included into site plan agreements and prior to any construction of buildings.	Owner: Noted.

<ul style="list-style-type: none"> Indicate on site plan the fire route includes the north south portion. 	A&A: Noted. Please refer to the enclosed Site Plan.
<ul style="list-style-type: none"> Fire Route signs as shown on site plan are acceptable locations. Maintain the submitted layout 	A&A: Noted. Please refer to the enclosed Site Plan.
<ul style="list-style-type: none"> Fire Route design for centre line turning radius shall to not be less than 12m. <ul style="list-style-type: none"> Show turn radius on site plan at every change in direction along route including ingress and egress. 	A&A: Noted. Please refer to the enclosed Site Plan.

TOWN OF NEWMARKET – PLANNING AND BUILDING SERVICES (3 rd Submission Comments)	
<p>Asif Abbas, B.U.R.PL. Planner, Planning and Economic Development Branch, Corporate Services 1-877-464-9675 ext. 77271 Asif.Abbas@york.ca March 8, 2022</p> <p>OPA,ZBA, SPA</p>	
Comment	Response
<p>Following our review of the plans and reports, we offer the following comments:</p> <p>1. In your next submission, please include a document matrix table in the format below to ensure continuity of review. Also, please provide a Comment Matrix indicating how all comments have been addressed.</p>	Acknowledged
<p>Streetscape</p> <p>2. As was discussed in the Record of Pre-consultation Letter, the Town and the Region have adopted the Yonge Davis Streetscape Master Plan. Your plans will be required to reflect this through a future site plan approval application. Outstanding – Region sign off will be required.</p>	Acknowledged
<p>Land Division and Tenure</p> <p>3. Your Planning Justification Report notes your intent to divide the land as Parcels of Tied Land with a Common Element Condominium road. It is unclear what the boundaries of the common element will be, and whether areas such as the snow storage, waste storage, amenity area, and hydro transformers are included. Addressed.</p>	No response required.



4. Your Planning Justification Report notes your intent to divide the land as Parcels of Tied Land with a Common Element Condominium road. It is unclear what the boundaries of the common element will be, and whether areas such as the snow storage, waste storage, amenity area, and hydro transformers are included. Addressed.	No response required.
5. NEW: Official Plan policy 3.9.2.1. requires a minimum of 25 % of new housing development outside the Urban Centres Secondary Plan to be affordable to low and moderate income households. Please indicate how, if at all, this is being addressed.	Owner: Please note that the developer will not be providing affordable housing at this time. Furthermore the development is Zoning approved and conformity with the Official Plan was established.
Landscaping and Amenity Space 6. Detailed design of the proposed amenity space will be required at the site plan application stage. Comment carried. Additional consideration should be given to amenity space design to include noise attenuation measures and substantial landscape buffers between amenities and existing residential to the north.	MSLA: Detailed design of the amenity space has been provided. The design has been revised to provide greater consideration for buffering the neighbouring property from the amenity. The useable spaces in the amenity have been pulled off the property line more and the planting buffer has been widened.
7. Your development standards checklist notes that public art contributions will be addressed at the site plan stage. You are encouraged to begin to consider how public art can be integrated into your development or the public lands it abuts, such that you can submit a more detailed response with a future site plan approval application. Consideration should be given to include public art within the development. Public art could be added as a feature within the public amenity space.	MSLA: A corten steel art piece has been proposed adjacent to the property line in the north east corner of the site.
Transportation and Parking 8. The western landscape buffer as proposed may remain, provided that the future site plan agreement provides for its removal upon the construction of the road connection. Please ensure the proposed westerly retaining wall can be removed through the site plan approval review process to allow for this future connection.	MSLA: Husson to comment on retaining wall and grading feasibility of removing it at a later date.

<p>Comment Carried. Provide confirmation that the proposed retaining wall could be removed to facilitate a future connection.</p>	
<p>9. Participation with York Region on Transportation Demand Management efforts will be required. Please see comments provided by York Region. Outstanding - Region sign off will be required.</p>	<p>Noted.</p>
<p>Sustainability</p> <p>10. A provided Sustainable Development Report will be required as part of a future site plan approval application to address how the development will meet the Town's sustainability policies including the following. Please consult the Town's Site Plan Approval Process manual.</p> <ul style="list-style-type: none"> a. Low impact development b. Water conservation and efficiency measures c. High-albedo roof materials d. Bird-friendly design elements <p>The report is not required. However, the site plan should still have consideration for the above features. Please indicate how they have been addressed.</p>	<p>A&A: Noted, please refer to the enclosed architectural set which considered the items referenced.</p>
<p>Communication and Lighting</p> <p>11. Raceway infrastructure for future fibre connections to each suite from the municipal right-of-way are to be provided. Comment carried – applicant to confirm with Bell and Rogers.</p>	<p>RTG: Noted, per previous comment</p>



<p>12. A photometric plan will be required as part of a future site plan approval application.</p> <p>Addressed.</p> <p>NEW: Provide height of proposed light fixtures. Light fixtures are not permitted to be higher than 9 metres. Provide light fixture details / cut sheets for review. Lighting must be deflected downward, dark sky compliant, and directed away from adjacent residential.</p>	<p>RTG: Noted. Please refer to enclosed lighting plans.</p>
<p>Noise and Vibration</p> <p>13. A noise report will be required as part of a future site plan approval application.</p> <p>Comments to be provided by Engineering.</p>	<p>Valcoustics: An updated noise report, applicable to the Site Plan application, has been prepared by Valcoustics (dated TBD)</p>
<p>14. A vibration assessment will be required as part of the next submission.</p> <p>Comments to be provided by Engineering.</p>	<p>Valcoustics: An updated construction vibration “zone of influence” study, applicable to the Site Plan application, has been prepared by Valcoustics (dated TBD)</p>
<p>Service Allocation</p> <p>15. Servicing allocation will be required. Please consult the Town’s Servicing Allocation policy online.</p> <p>Comment carried. A holding provision will be placed on the property through the rezoning until such time as servicing allocation has been granted by Council.</p>	<p>Husson: Acknowledged.</p>
<p>Parkland Dedication</p> <p>16. Parkland Dedication will be required. Parkland Dedication By-law 2017-56 requires certain minimum amounts of dedication of land or cash in lieu.</p> <p>Addressed. Cash in lieu of parkland to be provided.</p>	<p>Owner: Noted.</p>



17. An appraisal of the property will be required as part of a future site plan approval application. Comment Carried. Should the Zoning and Official Plan Amendment applications be approved, this information would be required closer to site plan approval.	Owner: Noted.
Urban Design Guidelines 18. NEW: The Newmarket Urban Design Guidelines are to be applied to the site plan design. Include an Evaluation Matrix in a revised submission. Where a proposal doesn't comply, the Evaluation Matrix should be used to provide a rationale.	Weston: Please refer to the enclosed Evaluation Matrix as requested.
19. NEW: Landscape screening should be provided between the garbage enclosure and adjacent townhouse unit. Consideration should be given to relocate garbage collection area to a less prominent location internal to the site or integrate this space into a building and/or shared utility room. Where these uses cannot be integrated into the building, they should be screened from public view through an enclosure that is tall enough to fully cover the use (2010-40, Section 4.3.3(6) M, N).	MSLA: A screened garbage enclosure has been proposed to hide the garbage area from public view. Additional plant screening has been provided for the unit adjacent to the garbage enclosure.
20. NEW: Provide a colour and material sample for proposed building materials. Townhouses should use high-quality materials that are appropriate within their local context, and may predominantly include brick, wood, and/or stone. Monolithic elements, such as vertical features and/or materials that extend the entire height of the building should be avoided. Colours and materials are to be labelled on the elevations.	A&A: Noted. Please refer to the enclosed architectural set which illustrates the material and colour samples.
21. NEW: Corner units (specifically the end unit of Block 'B'), should be designed with façade articulation on both frontages and building elevations, such as a porch or design element that wraps the corner.	A&A: We have added windows at the corner unit end of block B (refer to page A303)
22. NEW: Include location of air conditioning units on the Site Plan drawing. All utilities must be screened from view.	A&A: Noted added to the drawings refer to page A202-205-208-210-213-215-218.



23. NEW: Colour and material variation should be provided on end walls, specifically those adjacent to existing residential uses, to break up the blank elevations.	A&A: OK
24. NEW: Consideration should be given to relocate the public/private amenity space away from adjacent existing dwellings. Amenity space could be provided at the entrance to the private road to act as a gateway feature into the development.	Owner: Please note that consideration was given but cannot be relocated due to the loss of units. Further to this not much space is provided at the entrance.
Additional Comments 25. Please indicate on the site plan the width of each entrance and/or exit driveway. Please refer to Section 5.5 of By-law 2010-40 for the provisions for Entrances, Exits and Driveways. Addressed. NEW: Include width of drive aisle adjacent to visitor parking spaces (refer to Section 5.2.2 ii) of By-law 2010-40).	A&A: Noted. Please refer to the enclosed architectural set.
26. Locations of stop sign(s), anti-idling sign(s), one-way sign(s), fire route signage and sign details to be included on the Site Plan as part of a future site plan approval application. Sign details are available in the Site Plan Manual. https://www.newmarket.ca/LivingHere/Documents/Planning%20Department/Site%20Plan%20Approval%20Process%20Manual.pdf . Addressed.	No Response Required.
27. Please clearly identify the setbacks and lot frontage on the site plan. Addressed.	No Response Required.
28. Please indicate the dimensions of the landscape buffer located north of the visitor parking spaces. Addressed.	No Response Required.



29. Please identify the measurements along Davis Drive and Hamilton Drive for the daylight triangle. Comment carried. Include dimensions for daylight triangle. The minimum distance measured along each street line from point of intersection at corner is 5 metres.	A&A: Noted. Please refer to the enclosed architectural set.
30. The Site Plan Accessibility Checklist, Section 5.1.4, indicates that the barrier-free parking space is closest to cut curbs of Block E and east site of Block A. Please identify the curb cuts on the site plan. Addressed.	No Response Required.
31. Please demonstrate the calculation of the mechanical penthouse against the aggregate area of the roof of the building. As per the Section 4.6 of the By-law, the mechanical penthouse is to occupy less than 10% of the aggregate area of the roof of the building which they are located. Comment carried. The mechanical penthouses occupy more than 40% of the aggregate area of the roof of the building. The size of the proposed mechanical penthouse should be reduced to the size necessary to accommodate stairs and mechanical equipment only.	Please note that we have received Zoning approval for the MPH size.
32. Zoning By-law Amendment <ul style="list-style-type: none">The maximum building height on the draft Zoning By-law Amendment is identified as 12.3 metres. The maximum building height identified on the Site Statistics is 13.87 metres (Block D). Please indicate which would be applicable.Section 4.14.3 (iv) - Landscape Buffer Adjacent to Residential Areas, where the rear lot line or interior side lot line of a R4 or R5 Zone abuts a lower density Residential Zone the minimum required width of a landscape buffer shall be 3 metres. Please indicate the change in the Draft ZBA.Holding provision for servicing allocation. NEW: Enhanced landscape buffer should be provided along west property line where minimum width has been reduced.	MSLA: An enhanced landscape buffer has been provided along the west property line where minimum landscape buffers are not met. Along the west side of Block A a significant planting buffer is provided. Along the west side of Block E an enhanced planting buffer is provided where feasible given considerations such as the transformer access and circulation around the building.



33. NEW: Include accessible parking space length and dimensions for 1.5 metre access aisle on the site plan drawing. The accessible parking space should be connected to an internal sidewalk. Include location of accessible parking sign on Site Plan drawing.	A&A: Noted, Site Plan has been updated to show requested lengths and dimensions. Location of parking signage as requested is also provided on the Site Plan. Additional signage location can be shown in the enclosed materials prepared by BA Group. Refer to page A-106 of the architectural set.
34. NEW: Include dimensions for internal sidewalk. All sidewalks must be 1.5 metres free and clear of all encumbrances.	A&A: Noted. Please refer to the enclosed architectural set.
35. NEW: Include dimensions and projections for decks, porches, steps, and balconies on the Site Plan drawing.	A&A: Noted. Please refer to the enclosed architectural set.
Site Plan Review Committee 36. NEW: Concerns were raised by the public and Site Plan Review Committee regarding the location of snow storage and screening between the development and adjacent existing residential. The landscape plans should be revised to include a coniferous hedge to provide immediate screening along the shared lot lines. Any required planting in a buffer strip shall have a minimum height of 1.5 metres for coniferous vegetation, a minimum diameter measured at a height of 1.4m from grade of 60mm for deciduous vegetation, and a minimum height or spread of 450mm for shrubs (2010-40, Section 4.14.1 iii)).	MSLA: Coniferous hedges, along with coniferous tree planting, deciduous tree planting, and large fast-growing deciduous shrub planting has been proposed to provide year-round screening that is both visually appealing and ecologically diverse. The hedge and tree screening is provided along all shared lot lines where feasible given considerations such as circulation and proposed setbacks.
37. NEW: Adequate snow storage must be provided within the site or provisions must be made to relocate snow off site.	A&A: Snow to be carted off site. Site Plan enclosed shall provide percentage for snow storage as requested. Refer to page A-106.

<p>Please provide the area calculation for snow storage based on the number of required spaces. The applicant shall provide an area equivalent to 5% of the number of required spaces for the purpose of snow storage.</p>	<p>MSLA: Snow storage is shown on the landscape plan.</p>
<p>38. NEW: Concerns were raised regarding the provision of adequate parking outside of private garages. Please indicate how, if at all, this is being addressed.</p>	<p>This was a duplicate comment as shown on page 10 of the Comment Matrix as staff (<i>Planning and Site Plan Review Committee</i>) mentioned that the following comment was already addressed.</p> <p>Therefore, No response required.</p>
<p>39. Comments have also been provided by the Town's review partners and other agencies.</p> <p>Comments from the following agencies have been provided under separate cover:</p> <ul style="list-style-type: none"> a. Town of Newmarket Engineering Services b. Southlake Regional Health Centre c. Central York Fire Services d. York Catholic District School Board e. Newmarket-Tay Power Distribution f. Canada Post <p>A fourth submission will be required, do not resubmit until all comments have been provided. A link to an FTP site will be provided when the submission is ready. If you have any questions regarding these comments, please feel free to contact the undersigned at kfriesen@newmarket.ca</p>	<p>Acknowledged.</p>

TOWN OF NEWMARKET - DEVELOPMENT AND INFRASTRUCTURE SERVICES - ENGINEERING SERVICES (3rd Submission Comments)

Cynthia Chiu Chen,
Greenspace Development Coordinator
cchiuchen@newmarket.ca
April 1, 2022

OPA, ZBA, SPA

Comment	Response
1st Submission – Landscape Comments	
<u>General Comments</u>	
1. As a condition of development or redevelopment of land, the Town shall require the conveyance of land or cash-in-lieu for the purpose of Parkland Dedication, as per By-law 2017-56. To determine the cash-in-lieu value, a current appraisal of the property is required. The appraisal shall be prepared by a certified professional appraiser of real estate who is designated as an Accredited Appraiser by the Appraisal Institute of Canada.	Owner:
2. An itemized landscape Cost Estimate with all landscape work proposed for the site has been submitted. All cost estimates submitted to the Town shall be based on the actual tendered costs. In the case that the submitted cost estimates are not based on the actual tendered cost, the tendered costs shall be submitted to the Town once they become available. The applicant shall provide supporting documents once requested by the Town.	MSLA: Noted.
3. Tree quantities are inconsistent in Landscape Plan, Planting Schedule and Cost Estimate. Ensure tree quantities are correct on all drawings and documents.	MSLA: Tree Quantities have been revised.



4. Update Cost Estimate based on additional comments below (new planting etc.)	MSLA: Cost estimate has been updated for changes made prior to resubmission
5. Provide a detail and cross section of the fence between Block D and Block E in relation to the retaining wall and proposed grades. See redline for key area.	MSLA: Husson to provide retaining wall cross section
<u>L2-01 Landscape Master Plan</u>	MSLA: Plan has been updated to show soil volume for all proposed trees.
6. Ensure sufficient space is provided to support growth and health of a deciduous Trees. A single tree planted requires a minimum soil volume of 30m ³ of soil in softscaping. For hard landscaping, provide a minimum of 15m ³ of soil per tree in a shared planting bed or 30m ³ per single tree. Minimum soil depth is 500mm. Please Indicate Soil Volume information of each tree or group of trees on the Landscape Plan.	
7. Show a dashed line for the daylighting triangle.	MSLA: A dashed line indicating the daylighting triangle has been provided.
8. If space permits, plant a row of coniferous or deciduous shrubs on the west side of the building on Block E, similarly to Block A.	MSLA: Additional coniferous and deciduous and perennial planting has been provided west of Block A and E
9. Line work in the Amenity Area including Picnic Table, Pergola, and Trash Receptacle are missing in the Landscape Plan. Please ensure these landscape elements are visible for the next submission.	MSLA: Linework had been adjusted so it plots correctly on the landscape plan.
10. Show general dimensions of pedestrian clearances on Landscape Plan. Standard minimum width for walkways is 1.5m. Show dimensions between building, fence and retaining wall.	MSLA: General dimensions for pedestrian clearances are provided for all walkways and circulations around building blocks.
11. Provide direct and unobstructed pedestrian connections to the site, where pedestrian connections cross access driveways, an alternate material shall be used to provide visual and textural contrast. Adjust depressed curb & tactile plate to meet with crosswalk connection. See redline.	MSLA: Pedestrian Connection has been revised per redline. Alternate colour/texture of pavers is proposed and tactile walking surfaces have been adjusted



12. Specify type of hardscape material for the following on the Landscape Plan and provide details: front entrance and stairs, driveway, deck and stairs in the rear yards	MSLA: Comment was previously addressed.
13. Show snow storage on Landscape Plans. Snow storage along the street frontage and in landscape buffers is not permitted. Ensure snow storage does not interfere with pedestrian and vehicle circulation, sensitive landscape plantings, or create visual obstacles for pedestrian and/or vehicular movement.	MSLA: Proposed snow storage is shown on the landscape plan and does not conflict with pedestrian or vehicle circulation, sensitive planting, or create any visual obstacles.
14. Label and provide a detail for the garbage enclosure. Refer to Architecture Plans.	MSLA: A detailed garbage enclosure has been provided.
15. Provide a concrete pad at the locations of transformers which are to be adequately screened with planting on three sides. The transformer shall have access on one side for maintenance purposes.	MSLA: Concrete pads for transformers have been provided.
16. It is noted that there are some areas of concern between trees and utilities on the Landscape Plan. Coordinate landscape plans with the Composite Utility Plans and Engineering drawings. Confirm that there are no conflicts with trees and ensure that utilities (fire hydrant, transformer, telecommunication, light standards, hydro posts etc.) meet horizontal and vertical clearance. Refer to the Town's Site Plan Approval Manual, Section 4.8.5 Layout and Spacing Requirements. See redline for areas of concern.	MSLA: All tree locations have been reviewed and coordinated with the utility plans and engineering drawings to ensure there are no conflicts with utilities.
17. Show Fire route and Stop Sign locations in the Landscape plan to ensure there are no visual conflicts with trees and planting. Minimum distance of tree planting to stop signs is 10.0m. Refer to the Town's Site Plan Approval Manual, Section 4.8.5 Layout and spacing Requirements.	MSLA: Stop signs and fire route sign locations are shown in the landscape plans. No trees are proposed within 10m of any stop sign or fire route sign.
<u>LD-01 Landscape Details</u> 18. LD-01/1 Sod Note. Please change "minimum 100mm" to minimum 150mm. All areas not planted shall receive a minimum depth of 150mm of compacted topsoil.	MSLA: Minimum depth on sod note is adjusted to 150mm.



19. LD-01/1 Guarantee Period Note. Please remove “one full year”. Warranty period shall be changed to be two full years.	MSLA: Guarantee period is changed to 2 years.
<u>LD-02 Landscape Details</u> 20. Specify unit paver information including type and colour for LD-02/7 Precast Concrete Permeable Paver Installation Detail and LD-02/8 Precast Concrete Paver Slab Installation Detail.	MSLA: Unit paver information has been provided.
<u>LD-03 Landscape Details</u> 21. Provide a geotextile layer in LD-03/17 Concrete Seat Wall Detail and in LD-03/19 Colour Concrete Curb Planter Detail.	MSLA: Geotextile layer has been provided in seat wall and curb details
Please submit revised material reflecting the provided comments above. Include a response matrix with written responses to each comment. Should you have any questions please contact me at cchiuchen@newmarket.ca	MSLA:
OPA/ZBA – Third Submission	
1.0 General Comments 1.1 (*) The previous Town Planning comments noted that a noise report is to be provided at the future Site Plan Application stage. We are carrying this comment for reference.	Valcoustics. Noted.
1.2 (*) We acknowledge the previous Region and Town Planning comments requested the east-west aisle to provide provision for vehicular and pedestrian connection to the western adjoining site (ultimately leading to Belfry Drive). This provision has been provided. We note that the owner should be made aware that an easement in favour of the Town for public access will be required along the entire private lane. We understand the arrangements related to this access will be secured through the future Site Plan Agreement.	Owner: Easement:

1.3 New - Further comments are on attached redline drawings.	Acknowledged.
2.0 Site Plan 2.1 The site area differs between the site plan and civil plans. Confirmation of the areas to be provided. Addressed. The drawings are coordinated.	A&A: Noted.
2.2 Further detail to be provided on the operation of the site. For example vehicular access to the waste collection area is restricted and will be further reduced during winter conditions as the designated snow storage area is immediately in front of this area. The owner is advised that waste collection activities will be the owner's responsibility. Addressed. The plan has been revised and a waste collection area is provided in the central area of the site. Considering the limitation of vehicular movement at the waste collection area, the waste collector bin can only be picked by a "side load" garbage truck. The Owner should be made aware of this limitation. The Planning Justification Report has made acknowledgement that waste collection will be private. Acknowledged.	No response required.
2.3 The west setback is noted as being 1.5 m; however, the actual dimension as per the plan is 2.5 m. It is suggested that the minimum setback be 2.5 m and an increase be considered to improve access to the rear yards, permit the proposed landscape buffer, and allow sufficient space for an overland flow route. Addressed. The Applicant has confirmed that the west setback to be 1.5 m in the response matrix and all drawings have been coordinated accordingly. Addressed.	No response required.
2.4 The sidewalk along Hamilton Drive should be removed and an internal sidewalk network proposed with the connection to the existing sidewalk on Davis Drive. The sidewalk on either side of Hamilton Drive shall be reconstructed to be AODA compliant including tactile plates. We note the entrance shall be constructed to OPSP 350.010. A sidewalk connection to Davis Drive has been provided between Block A and Block B. The plan, however, continues to show a sidewalk along Hamilton Drive. In light of Region's request of the east-west lane to provide	No response required.

connectivity to the west adjoining lane in the future, there is merit for a sidewalk along the Hamilton Drive frontage from Davis Drive up to the driveway entrance. Sidewalk north of the entrance on Hamilton Drive should be deleted. Face of sidewalk should offset 1.40 m from the road curb line as per Town local road cross-section detail (NMS-200). Addressed.	
2.5 Sight triangles to be shown on all plans. Any features within the sight triangles to be less than 1.0 m in height. It is also suggested that the transformer be relocated to improve sight lines. All line painting and signage to be shown on plans submitted for future sign plan approval. Addressed. The Site Plan has been substantially revised and the transformer has been relocated away from the entrance area. Addressed.	No response required.
2.6 The western transformer should be relocated to permit rear yard access to Townhome #8. Addressed. The Site Plan has been substantially revised and this comment is no longer applicable.	No response required.
2.7 New - Ensure all walkways, sidewalks, ramp slopes, garage access parking spots etc., are AODA compliant.	A&A: Noted, please refer to the enclosed Architectural Set.
2.8 New - Show distance between Siamese connections and fire hydrants.	Husson: please refer to the servicing plan which shows the fire hydrants. A&A: Please refer to the notation on the enclosed site plan which provides the information with regards to the fire hydrants.
2.9 New - Cash in lieu will be required for portion of sidewalk fronting site on Hamilton that is not being constructed.	Weston: Per discussions with staff, we were instructed to remove it from previous iterations of the plans.

<p>3.0 Stormwater Management (comments by Harold Faulkner, P.Eng.)</p>	
<p>3.1 Additional stormwater criteria will apply as the property is located within the Wayne and Waratah stormwater study area. Revisions to the stormwater management report as required by the noted study can be provided during the site plan review process. We note the Wayne and Waratah Stormwater Study is available on the Town's webpage.</p> <p>We note the available on-site storage is limited by the proposed Site Plan and servicing layouts, and the revisions requested in Item 4 below will likely increase the required storage volumes. Therefore, it should be demonstrated that the additional SWM criteria recommended in the Wayne & Waratah Stormwater Study can be accommodated at this stage.</p>	<p>Husson: Addressed. Additional 20m³/ha of storage has been added to the SWM design as per the noted stormwater study.</p>
<p>3.2 Infiltration of relatively clean stormwater such as rooftop drainage or foundation drainage with atmospheric contaminants (MOE 2003) should be directed to infiltration facilities. The stormwater generated from the roadway and driveways should be pretreated via an OGS or equivalent prior to being infiltrated.</p> <p>Partially addressed. The proposed CB Shield inserts and Stormtech Isolator Rows provide sediment removal pre-treatment, but do not prevent infiltration of potentially contaminated runoff from the roadway, parking and driveways. Runoff from these areas should be pre-treated for oil removal prior to infiltration to prevent groundwater contamination. Further clarification required on how oil is being pre- treated prior to infiltration.</p>	<p>Husson: The design has been revised to include permeable pavement for the common element driveway, refer to drawings SW1 and SW2 for updated SWM design. CB shields are no longer proposed.</p>
<p>3.3 The town requires the implementation of LID features as the primary method of addressing stormwater management. As such the SWM Report shall be revised to include a section entitled "Low Impact Development Features" which shall detail the measures provided and maintenance requirements. In addition to the infiltration facility additional measures are required which may permeable (surfaces) pavers within the driveways and walkways or bioretention features. Addressed.</p>	<p>Husson: The design has been revised to include permeable pavement for the common element driveway, refer to drawings SW1 and SW2 for updated SWM design.</p>



<p>3.4 The engineer is directed to Section C of the Town's Engineering Design Standards for hydrology methodology.</p> <p>The SWM design is to be revised to follow the Town's hydrology methodology, which will likely result in an increase in the required storage volumes. The initial times of concentration are to follow Table C-4 in the Standards or be calculated separately. The runoff coefficients are to be increased for the 25 and 100-year storms, also shown in Table C-4. Town standard rainfall IDF data provided in Section C1.02 should be used.</p> <p>Addressed.</p>	<p>Husson: The SWM design has been revised accordingly.</p>
<p>3.5 The Tc values selected are too high and do not agree with the Town Engineering Design Standards. The values should be reviewed and the SWM Report revised as there will be a change to the required storage volumes.</p> <p>Addressed.</p>	<p>Husson: The TC values are based on Table C-4.</p>
<p>3.6 (*) Calculations are to be provided to confirm there is adequate space for the overland flow outlet in the southwest corner of the site (within the 1.5 m sliver of side yard land).</p>	<p>Husson: Major system drainage and swale conveyance are discussed in Section 3.2. Calculations are provided in Appendix A.</p>
<p>3.7 (*) Table 5 does not match the drainage area figures and calculations. The data on the reference to the Town of Newmarket Engineering Standards and Criteria should be August 2019.</p>	<p>Husson: Revised.</p>
<p>3.8 (*) Storm sewer leg CBMH1-MH1 appears to be in very close proximity to the building face. A cross-section and additional detail will be required to demonstrate how this sewer can be constructed at the Site Plan stage.</p>	<p>Husson: Refer to cross sections E-E and F-F on Drawing SW2 and SW4 for reference.</p>
<p>3.9 New - SWM Report to include operation and maintenance section.</p>	<p>Husson: Operations and maintenance section added to report.</p>
<p>3.10 New – SWM report to speak to how additional storage required due to site being within Wayne/Waratah Study Area is being provided. 20m3/ha additional storage is required.</p>	<p>Husson: The additional storage has been provided as per the study.</p>



3.11 New - Provide York Region approval for proposed storm works.	Husson: Understood. Approval will be obtained from the Region.
3.12 New - Any proposed stormwater management features shall be offset from the property line and building as per the MOE SWM Guidelines. Offsets to be shown on the servicing plans.	Husson: Offsets from SWM features are as per MOE guidelines.
3.13 New - Provide calculations to ensure 100-year flow will be captured by all the catchbasins. Consider 50% blockage for capacity calculations for catchbasins that capture 100 year storm. Include drain down time calculation.	Husson: Calculations are provided in the report. Refer to section 3.1.1 in the report.
<u>4.0 Sanitary Servicing</u>	-
<p>4.1 The FSR indicates an increase in flow of 0.93 l/s representing an increase of 1.5% of the receivingsewers capacity. The engineer shall review the Town's Waste Water Master Planavailable on the Town's webpage and confirm there are no impacts as a result of the development.</p> <p>The Applicant noted in the response matrix that they have reviewed the Town's Water Wastewater Master Plan. The Applicant confirmed that the site is located within the Wayne Drive Sub-trunk drainage area and the W/WW Master Plan has not indicated anyconcerns in the wastewater system for this area after factoring in future growth in the area. We have no further comments in this regard. Addressed.</p>	No response required.
4.2 The flows shall be calculated as per Section E of the Town's Engineering Design Standards and include an allowance for infiltration. Addressed.	No response required.

<u>5.0 Water Servicing</u>	
<p>5.1 A hydrant flow test shall be completed confirming the required flows are available to support the proposal.</p> <p>Hydrant flow test is said to be forthcoming in the response matrix. In absence of the flow test results and accompany discussions, it cannot be confirmed if the flow and pressure in the existing system can adequately service the proposed development. We are, however, are not aware of any pressure concern in this area. This information can be provided at Site Plan Detail Design. Addressed.</p>	No response required.
<p>5.2 Water meter and backflow assembly chambers are required at property line. Public Works Services has advised that the Town of Aurora Standard Drawings W112 and W113 are to be used. The Sensus meter is to be purchased through Public Works Services.</p> <p>The Town has recently made changes in the water service connection standard. It is now required for the water services to split between fire and domestic prior to entering the property (per Town of Aurora Standard W-120). We, however, acknowledge the site and proposed laneway is relatively confined. A single connection as currently shown would be acceptable if it is demonstrated that the required clearances could not be provided (at the Site Plan Detail Design stage). The Applicant should also provide water turnover calculations to demonstrate how water quality can be maintained at detail design. The Applicant should be made aware that a post and conduit for the water remote touchpad will be required to be placed at a location acceptable to Public Works. Addressed.</p>	No response required.
<p>5.3 (*) The proposed on-site watermain appears to be in close vicinity of the joint utility trench. The Applicant will be required to confirm if the adequate spacing can be provided as required by the utility companies.</p>	Husson: The servicing has been updated to provide adequate clearances between underground services and utilities, refer to Drawing SW2.

5.4 New - Refer to attached memo prepared by WSP dated, April 1, 2022.	Husson: Acknowledged.
6.0 Transportation (reviewed by Henry Centen, P.Eng.)	-
<p>6.1 There is insufficient justification in the Traffic Study to warrant the reduction in visitor parking and the reduced width of the driveway aisle.</p> <p>The revised TIS confirms that the new site plan meets or exceeds the parking requirements. A 6.0 m wide drive aisle is proposed. A vehicular maneuvering diagram has been provided and is generally acceptable. The vehicular maneuvering diagram shows the design vehicle as a front-loading garbage truck; however, the revised Site Plan requires a side loading garbage truck. We do not anticipate this difference would result in any issue. Acceptability of the fire route is subject to Central York Fire Service.</p>	Acknowledged.
7.0 Landscaping	-
7.1 New - Refer to attached Landscaping comments dated April 1, 2022, prepared by our Greenspace Coordinator Cynthia Chui-Chen.	Acknowledged.
8.0 Grading	-



8.1 The discussion of grading in the FSR is rather limited and a detailed description of the existing and proposed grading conditions will be required during site plan review. The information provided appears to support the proposed development and is subject to refinement during site plan review. Addressed. Refer to below further comments on grading.	Acknowledged.
8.2 During the detailed design stage, the applicant is requested to review to evaluate options to reduce the surface flow onto the adjacent property to the north. Comment carried. Refer to 8.4.	Husson: Due to grading constraints, infiltration galleries are provided in the backyard of townhouse lots to prevent uncontrolled flow to adjacent properties.
8.3 (*) Retaining walls are proposed along the property line at some locations. The Applicant will be required to demonstrate how the walls can be constructed without impacting neighboring properties at the Detailed Design stage.	Husson: Refer to Sections A-A, D-D, E-E and F-F on Drawings SW2 and SW4. In addition, refer to the structural retaining wall drawings prepared by Permacon.
8.4 New - All storm water generated from the subject site should be captured, treated and stored as applicable and ultimately released to the Town's system at one approved outlet/service location. There should not be uncontrolled run-off proposed to continue onto adjacent properties.	Husson: Due to grading constraints, infiltration galleries are provided in the backyard of townhouse lots to prevent uncontrolled flow to adjacent properties.
8.5 New - Retaining walls to be designed by a Professional Engineer and stamped detailed design drawings to be included with site plan submission. Design to include necessary dimensions, guard attachment details (if applicable), backfill requirements, materials and drainage requirements, based on the locations indicated on the engineering drawings. The owner covenants and agreements to cause its geotechnical engineer to investigate the condition of the underlying soil and groundwater along the alignment of retaining walls. The Engineer responsible for developing the site grading plan shall confirm construction of the retaining wall complies with the site grading plan and stamp the retaining wall drawings accordingly. Engineers certification is required confirming that the walls have been constructed in general conformance with approved drawings and good engineering principals and guards to OBC requirements. Any required building permits are the responsibility of the applicant.	Husson: Refer to Drawings SW5 to SW8 for detailed structural design drawings prepared by Permacon.

8.6 New - Non-climbable guards for all retaining walls greater than 0.6m. Guards to be designed by a Professional Engineer.	
8.7 New - The proposed grades at the property limits shall match existing grades and that no new storm drainage be directed over neighboring lands. We do not expect any adverse impacts as a result of the grading from the proposed development.	Husson: Understood.
8.8 New - All works proposed outside on municipal property shall be in accordance with the Town's Engineering Design Standards or to the satisfaction of the Director of Engineering. A note to this effect shall be added to the plans.	Husson: Note added on Drawings SW1 and SW2.
8.9 New - Further to the above the following shall also be noted on the plans. Municipal pavement design as per Town standards.	Husson: Note added to Drawing SW1.
9.0 Environmental Site Assessment (reviewed by Jim Walls, P.Geo, QP_{ESA})	-
<p>9.1 The Phase One ESA provided concludes there are environmental concerns associated with the property and recommends a Phase Two be conducted. It is recommended a Holding Provision be applied until such time as the environmental works are completed to the satisfaction of the Director, Engineering Services.</p> <p>A Phase Two ESA has been provided and is acceptable. We have no further comments with regards to environmental site assessment.</p>	No response required.
10.0 Noise and Vibration	-

10.1 New – Noise and Vibration reports for proposed site currently being reviewed by R JBurnside and associates. Comments to be provided as they are available.	Acknowledged
11.0 Erosion and Sediment Control	-
11.1 New – Silt fence detail to be Town standard.	Husson: Silt fence detail has been revised as per Town standard.
11.2 New – Show roadway CB's to be protected with sediment traps, please use Town standard detail.	Husson: Sediment trap detail has been revised as per Town standard.
12.0 Notes and Details	-
12.1 New - Add detail, Sidewalk detail to be Town standard. All contraction joints to be saw cut.	Husson: Note has been added to the grading plan that contraction joints will be saw cut.
12.2 New - Add Note: Re Geotechnical recommendation for pipe bedding material.	Husson: addressed. Please refer to the servicing plan which provides the following information.
12.3 New - Add note: Owner to provide 48 hours notice of all works within the roadallowance.	Owner: Noted
12.4 New - Road Occupancy Permit is required from PWS for any works within themunicipal road allowance.	Owner: Noted
12.5 New - Provide CB shield detail on notes and details page.	Husson: We are no longer proposing CB shields.



13.0 Public Works Services as provided by Capital Project consultant Rick Bingham	Noted.
13.1 New - No snow shall be piled or stored on the Hamilton Drive road allowance. 13.2 New - No retaining walls shall be located within the road allowance.	MSLA: No snow storage is shown in the Hamilton Drive Road Allowance. Husson to comment on retaining wall. Husson: Retaining Wall will be removed in the future.
13.3 New - Move proposed sidewalk closer to Hamilton Dr. street-line, to allow for boulevard snow storage and possible boulevard tree planting.	MSLA: Sidewalk has been removed as previously requested by staff.
13.4 New - Remove the proposed walkways from the Hamilton Drive road allowance, for the proposed dwellings fronting said street.	MSLA: Sidewalk has been removed as previously requested by staff.
13.5 New – We question the proposed the proposed 250 mm dia. Sanitary service connecting to the existing 200 mm dia municipal sanitary sewer on Davis Dr. Please request the Developer’s Engineer to review and revise the drawings accordingly.	Husson: Sanitary sewer has been revised to show 200mm diameter.
13.6 New – The Owner/Applicant is required to decommission the existing water and wastewater services for all civic lots that are being abandon, as per town of Newmarket Standards.	Owner: Noted.
14.0 Construction Management Plan	-

14.1 New - Owner to commission an existing condition survey to document condition of boulevards and Town property and adjacent properties within the zone of vibrationinfluence. Survey to include photos. A copy to be provided to Town prior to commencement of construction.	Owner: Noted, to be provided at building permit stage.
14.2 New - During earthworks a street sweeper shall be on site full-time. Roads to be left in a swept condition at the end of each working day. A note shall be added to the drawings.	Masoud: Please refer to the enclosed CMP.
14.3 New - CMP to include a statement requiring the owner to arrange a preconstructionmeeting with their contractor and Town prior to commencement of construction.	Masoud: Please refer to the enclosed CMP.
15.0 Capital Work Requirement	-
15.1 Based on the material provided, it is anticipated that the subject development does not require nor rely on any Town capital work.	Understood
16.0 Senior Climate Change Specialist, Craig Schritt	-
16.1 New - Please confirm the pipes between existing 300mm STM on Davis Drive and the StormTech storage chambers have been sized properly. Upstream of MH1 is 250mm and downstream is 200mm. Upstream of CBMH1 is 300mm and downstream is 250mm. Refer to C4.06 and C4.13 of the Town of Newmarket Engineering Design Standards.	Husson: The SWM design has been revised and the pipes are sized as per Town standards.
16.2 New - On SW1, along Davis Drive there are two notes stating, “Remove existing curbcut and replace with concrete curb and gutter as per Town standards”. As Davis Drive is a Regional Road, this should be York Region standards rather than Town standards.	Husson: The note has been revised to reflect Region standards.

17.0 Photometrics	-
17.1 New – Photometric plan for proposed site lighting being reviewed by R J Burnside and associates. Comments to be provided as they are available.	RTG: Noted.
18.0 COMPOSITE UTILITY PLAN (CUP)	-
19.0 New - Provide a composite utility plan signed in title block by Rogers, Bell, ENVI Networks and Newmarket-Tay Hydro. Enbridge to be circulated for informational purposes only.	RTG: Noted.
20.0 New - All utilities requiring relocation to be identified including new location and whom will be completing the relocation, including bus stops.	RTG: Noted.
21.0 Cost Estimate	-
21.1 New - Provide detailed cost estimates for all civil and landscape works. Estimates to be broken into works external and internal to the site. Estimates to include removals, electrical works, earthworks landscaping etc.	Husson: Cost Estimates have been provided. See enclosed. MSLA: Cost estimate for landscape work has been provided.
21.2 New - Estimates to include unit prices and extension not lump sums. All cost estimates submitted to the Town shall be based on the actual tendered costs. In the case that the submitted cost estimates are not	Husson: Cost Estimates have been provided. See enclosed. MSLA: Noted. Information will be provided as required.

<p>based on the actual tendered cost, the tendered costs shall be submitted to the Town once they become available. Theapplicant shall provide supporting documents once requested by the Town.</p>	
<p>Closure:</p> <p>We have reviewed the provided material in relation to the Official Plan and Zoning By-lawAmendment application. We have no objections to the proposed amendment.</p> <p>Based on the material submitted we are not prepared to support endorsing Site Plan AmendmentApproval at this time. The material should address the comments above and be re-submitted forconsideration.</p>	<p>Understood</p>

YORK REGION (3 rd Submission Comments)	
Asif Abbas, B.U.R.PL. Planner, Planning and Economic Development Branch, Corporate Services 1-877-464-9675 ext. 77271 Asif.Abbas@york.ca March 8, 2022 OPA	
Comment	Response
if (draft OPA) it hasn't changed then our comments will remain the same and the exemption applies.	Noted.

RJ BURNSIDE – TECHNICAL MEMORANDUM (3rd Submission Comments)

Reza Soleymani, P.Eng
Electrical Engineer
April 7, 2022

Comment	Response
<p>This memo is regarding our peer review of the following documentation:</p> <ul style="list-style-type: none"> Lighting Trespass Analysis – PHOTO-1 (Rev. R3 - 2021.08.30), prepared by RTG System Inc. Street Lighting System – SL-1 (Rev. R3 - 2021.08.30), prepared by RTG System Inc. 	RTG System Inc. – Noted.
<p>Comments</p> <p>1. Light Loss Factor (LLF) of luminaires used in the calculation should be shown.</p>	RTG System Inc. – Noted and added to the drawing. LLF = 0.9
<p>2. Streetlight symbol should be changed to show the direction of the installation.</p>	RTG System Inc. – Noted. Please see revised materials enclosed.
<p>3. Calculation summary (Statistic) table should be provided and the values in the table should be presented in separate calculation zones as the following:</p> <ul style="list-style-type: none"> a. Parking b. Streets c. Intersection d. Sidewalk e. Light trespass into the townhouses f. Light trespass out of the property 	RTG System Inc. – Noted. Please see revised materials enclosed.

4. Metered Streetlight Pedestal detail should be provided.	RTG System Inc. – Noted. Please see revised materials enclosed.
5. Direct Buried Duct Bank details should be provided. The streetlight cable line in the legend should be matched with the plan.	RTG System Inc. – Noted. Please see revised materials enclosed.
6. Road Crossing Ducts details should be provided and shown on the plan. Recommendation: Re-arrange the streetlight's wiring to minimize the cable and road crossing lengths.	RTG System Inc. – Noted. Please see revised materials enclosed.
7. Streetlighting cost estimate should be provided.	RTG System Inc. – Noted. Please see revised materials enclosed.

RJ BURNSIDE – NOISE REVIEW (3rd Submission Comments)

Kristina Zeromskiene, Ph.D., LEL | Air & Noise Scientist
April 20, 2022

Comment	Response
<p>The following documents were reviewed as part of this undertaking:</p> <ul style="list-style-type: none"> Environmental Noise Feasibility Study, 1015-1029 Davis Drive and 22 Hamilton Drive, Proposed Residential Development, Town of Newmarket, dated January 14, 2022, prepared by Valcoustics Canada Ltd. Construction Vibration “Zone of Influence” Study, 1015-1029 Davis Drive and 22 Hamilton Drive, Proposed Residential Development, Town of Newmarket, dated January 12, 2022, prepared by Valcoustics Canada Ltd. 	Valcoustics: Noted
<p>Environmental Noise Feasibility Study</p> <p>The Environmental Noise Feasibility Study (Noise Study) was prepared by Valcoustics Canada Ltd. (Valcoustics) to support the Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) application submissions for the proposed residential development at 1015-1029 Davis Drive and 22 Hamilton Drive in the Town of Newmarket.</p>	Valcoustics: Noted
<p>The proposed development site is located northwest of intersection of Davis Drive and Hamilton Drive and is surrounded by existing residential properties from all directions with Davis Drive and Hamilton Drive in between to the south and west, respectively.</p>	Valcoustics: Noted
<p>The main transportation noise sources were determined to be Davis Drive, Leslie Street, and the future bus rapid transit (BRT) corridor along Davis Drive. Following Ministry of the Environment, Conservation and Parks (MECP) Noise Guideline NPC-300, sound levels were predicted for the year 2032. Representative locations at the top floor windows, the common outdoor amenity area and rear yards were assessed. Sound levels at the building facades</p>	Valcoustics: Noted

<p>were shown to exceed the limits for receptors at Blocks A, B, C1, and C2. Mitigation measures in the form of mandatory air conditioning and provision for air conditioning were recommended as appropriate following with respective warning clauses. Sound levels at all outdoor living areas (OLA) were shown to be below the limits; therefore, no additional mitigation required.</p>	
<p>The only stationary noise sources in the vicinity of the proposed development were found to be at the commercial plaza located at 1065 Davis Drive. Considering the nature of the noise sources (HVAC equipment) and the separation distance (approximately 100 m), we agree that noise from this operation is not expected to have a significant impact on the proposed development.</p>	<p>Valcoustics: Noted</p>
<p>We agree with the conclusion of the Noise Study that “with the incorporation of the recommended noise mitigation measures, the applicable MECP noise guidelines can be met, and a suitable acoustical environment provided for the occupants”.</p>	<p>Valcoustics: Noted</p>
<p>Construction Vibration “Zone of Influence” Study</p> <p>Construction Vibration “Zone of Influence” Study (ZOI Study) was prepared to address ground-borne vibration associated with the construction activities that will occur at the proposed site.</p>	<p>Valcoustics: Noted</p>
<p>As recommended by the Town of Newmarket Staff Report on Construction Vibration Issues (Staff Report), properties within the potential influence area were identified in the ZOI Study. Nine properties were listed to be within 30 m of the proposed development property. Based on the reference ground vibration velocity for a large excavator, a 5 mm/s vibration level contour around the construction activity area was determined. Two dwellings were found to be located within this contour.</p>	<p>Valcoustics: Noted</p>
<p>A pre-construction notice was recommended for two properties that were found to be within the 5 mm/s vibration level contour. According to the Staff Report, a pre-construction notice should be provided to all the occupants of the</p>	<p>Valcoustics: The revised report notes that all properties within the 30m assessment area should be provided with pre-construction notice. The report includes sample content for the pre-construction notice.</p>

properties within the zone of influence which is 30 m from the property line of the proposed construction activity. The required content of the pre-construction notice was not listed in the report.	
A pre-construction survey was recommended for the same two properties as mentioned above. According to the Staff Report, this survey should be done for all the buildings within the zone of influence (30 m).	Valcoustics: The revised report notes that all properties within the 30m assessment area should be provided with pre-construction survey
Vibration monitoring program was recommended for the two dwellings determined to be within the 5 mm/s vibration contour as required. Optimum monitoring locations were discussed and recommended.	Valcoustics: Noted
Complaint handling process was not addressed in the report. The procedure should be outlined in the ZOI Study, to be followed in the event the applicant receives a complaint or is otherwise notified of a complaint about vibrations from the construction activity.	Valcoustics: The revised report outlines the complaint handling procedure
The ZOI Study acknowledged that the proposed property is currently occupied by four detached dwellings which are to be demolished; however, potential vibration due to demolition was not discussed in the report.	Valcoustics: The revised report addresses demolition vibration for the existing dwellings to be removed.
Based on the above comments, the following items should be addressed in the ZOI Study, and further information provided:	Valcoustics: See revised report
1. List of the properties where pre-construction notice is required should be revised to include all the properties within the zone of vibration influence (30 m).	
2. The required content of the pre-construction notice should be included in the report.	Valcoustics: See revised report
3. List of the dwelling where pre-construction survey is required should be revised to include all the dwellings within the zone of vibration influence (30 m).	Valcoustics: See revised report

4. Complaint handling procedure should be outlined in the report.	Valcoustics: See revised report
5. Vibration associated with the demolition activities should be addressed in the report.	Valcoustics: See revised report
Until these items are addressed, we cannot confirm that Construction Vibration “Zone of Influence” Study fulfills Town of Newmarket requirements.	Valcoustics: Noted

URBAN FOREST INNOVATIONS INC. (3rd Submission Comments)

Philip Van Wassanaer - pwassenaer1022@rogers.com
Shane Jobber - E: shane@urbanforestinnovations.com
May 2, 2022

Comments Re: OPA,ZBA, SPA

Comment	Response
<p><i>Site visit:</i> A site visit was undertaken on April 20, 2022, to assess the site and verify the tree inventory details.</p>	-
<p>Updated comments Based upon our review of the above-referenced documents, we offer the following comments</p>	-
<p><u><i>Tree Protection Plan & Other Tree-Related Plans:</i></u></p> <p><u>Comment:</u> The revised tree protection plan must show the correct location of all significant trees located on or within 4.5 metres of the subject lands. The following is a non-exhaustive selection of several significant trees found during site observations that are not included in the arborist report and inventory:</p> <ul style="list-style-type: none"> • a balsam fir (<i>Abies balsamea</i>), located between trees #21 and 17 • a Norway maple (<i>Acer platanoides</i>), located southeast of tree #12 • an apple (<i>Malus</i> sp.), located southeast of tree #38 • a Manitoba maple (<i>Acer negundo</i>), located near tree #44 <p>May, 2022 Updated Comment: The above-listed missing trees were addressed, however the revised arborist report and inventory still missed some significant trees located on or within 4.5 metres of the subject lands, for example:</p>	<p>Arborist: The arborist report has been updated to include Trees No. 36b, 46b, and 55b.</p>

<ul style="list-style-type: none"> • two spruces (Picea sp.), located west of tree #45 (Figure 1), at the backyard of 1029 Davis Drive • a white spruce (Picea glauca), located northwest of tree #56 (Figure 2) 	
<p><u>Neighbouring Properties</u></p> <p><u>Comment:</u> Any proposed removal of trees located on the property boundary of the subject lands must have the consent of the owner(s) of the adjoining land(s). This will likely ensure compliance with the requirements of the provincial Forestry Act, R.S.O. 1990, which regulates the injury and destruction of shared trees. Tree #12, an 82cm diameter poplar (Populus sp.) is proposed for removal and appears to be located on the property boundary of an adjoining property. Neighbour consent must therefore be obtained and submitted with the revised arborist report prior to tree removal.</p> <p>May, 2022 Updated comment: No correspondence has been provided to UFI to confirm the permission of the adjacent landowner for the proposed removal of the above-mentioned boundary tree #56 (previously tree #12). Correspondence must be provided to the Town. No further comments.</p>	<p>Owner: Please refer to the enclosed tree removal letter.</p>
<p>Prior to any demolition or construction activity on the subject lands, the Town must be notified in order to conduct an inspection of the installed tree protection fencing and other tree protection measures.</p> <p>Additional comments on trees affected by this application will be provided when the requested additional information is available for further review.</p>	<p>Acknowledged</p>



WSP – FUNCTIONAL SERVICING REPORT (WATER SECTION) (3rd Submission Comments)

Rick Knight, P. Eng. | rick.knight@wsp.com
Principal Engineer
Land Development
905-882-7251

Comment	Response
WSP has reviewed the water section of the above noted Functional Servicing Report by Husson Engineering dated November 2021 and provide the following comments:	Husson: Noted
1) The report indicates that a fire flow of 4609 USGPM was available from 150mm watermain on Hamilton Street which is based on the single port flow. The flow from the double port test indicates that a flow of from a single port. The hydrant flow test with two ports with a residual pressure of 50 psi and hydrant flow rate of 2014 UGSPM would result in a flow rate of 4258 USGPM (16,117 L/minute) at 20 psi. The report should be updated to reflect the flow rate from the double port test. Even with the lower flow rate of 16,117 L/minute, WSP is satisfied that adequate fire flows are available to the site	Husson: The FSSWMR has been revised accordingly. Refer to section 6-2, Fire Demand in the report.
2) The servicing drawing should show either a blowoff or fire hydrant at the end of the watermain that fronts onto Block D for flushing purposes.	Husson: A new fire hydrant has been proposed at the end of the watermain that fronts onto Block D for flushing purposes. Refer to Servicing Plan, SW2.
3) The location of the watermain on the east west laneway appears to conflict with the proposed street lights and street trees. Either the location of the watermain or the streetlights and street trees should be shifted to avoid this conflict.	Husson: The watermain has been shifted to avoid any conflict with the proposed street lights and street trees. Refer to Servicing Plan, SW2.
If the Developer or their consultant has any questions regarding these comments, please do not hesitate to contact me at 905-882-7251 or by email at: rick.knight@wsp.com	Husson: Noted.

CANADA POST (3 rd Submission Comments)	
<div> <div> Melissa Campeau Delivery Services Officer Delivery Planning (647) 825-6937 Melissa.campeau@canadapost.ca </div> <div>OPA, ZBA</div> </div>	
Comment	Response
<div>Canada Post has no further comment or concern regarding the above development.</div> <div>The same commenting submitted previously would still apply, these have just been updated to reflect current application</div>	Acknowledged
<div>Canada Post Corporation appreciates the opportunity to comment on the above noted application and it is requested that the developer be notified of the following:</div> <div>Canada Post has reviewed the proposal for the above noted Development Application and has determined that the 24 townhouse units and 4 single-detached dwellings will be serviced by centralized mail delivery provided through Canada Post Community Mail Boxes.</div>	Acknowledged
<div>In order to provide mail service to this development, Canada Post requests that the owner/developer comply with the following conditions:</div> <div> <ul style="list-style-type: none"> The owner/developer will consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans. </div>	Acknowledged



<ul style="list-style-type: none">The Builder/Owner/Developer will confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.	Acknowledged
<ul style="list-style-type: none">The owner/developer will install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings.	Acknowledged
<ul style="list-style-type: none">The owner/developer will agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy.	Acknowledged
<ul style="list-style-type: none">The owner/developer will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy.	Acknowledged
<ul style="list-style-type: none">The owner/developer agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser/tenants that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners/tenants of any established easements granted to Canada Post.	Acknowledged
<ul style="list-style-type: none">The owner/developer will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer, on which the homeowners do a sign off.	Acknowledged

<ul style="list-style-type: none"> Developer is to inform Canada Post (Delivery Service Officer – Melissa Campeau) of homeowner’s taking occupancy a minimum of 1 year prior to first move in date. 	Acknowledged
<p>Canada Post further requests the owner/developer be notified of the following:</p> <ol style="list-style-type: none"> Enhanced Community Mailbox Sites with roof structures will require additional documentation as per Canada Post Policy 	Acknowledged
<ol style="list-style-type: none"> There will be no more than one mail delivery point to each unique address assigned by the Municipality 	Acknowledged
<ol style="list-style-type: none"> Any existing postal coding may not apply, the owner/developer should contact Canada Post to verify postal codes for the project 	Acknowledged
<ol style="list-style-type: none"> The complete guide to Canada Post’s Delivery Standards can be found at: https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual_en.pdf 	Acknowledged

NT POWER (3 rd Submission Comments)	
Eric Andres, P.Eng, PMP Manager of Engineering Newmarket-Tay Power Distribution Ltd. 590 Steven Court, Newmarket ON, L3Y 6Z2 P: (289) 470-0518 E: eandres@nmhydro.ca OPA, ZBA, SPA	
Comment	Response
NT Power previous comment still stands. “Newmarket-Tay Power (NT Power) has no specific comments regarding this submission, however, the customer may contact us at engineering@nmhydo.ca if a hydro conflict has been identified or if electrical service upgrade will be required.”	Acknowledged

YORK CATHOLIC DISTRICT SCHOOL BOARD – YCDSB (3 rd Submission Comments)	
<div>Karyn McAlpine-Tran</div> <div>Planner and Project Analyst - Planning Services</div> <div>T. 905-713-1211 ext.12329</div> <div>karyn.mcalpine-tran@ycdsb.ca</div> <div>OPA, ZBA, SPA</div>	
Comment	Response
Thank you for the opportunity to review the above referenced development application. YCDSB staff have reviewed the proposal and have no comments or objections to its approval.	Acknowledged

SOUTHLAKE REGIONAL HEALTH CENTRE (3 rd Submission Comments)	
Peter M. Green, P. Eng. Director, Capital Development Southlake Regional Health Centre February 28, 2022 OPA, ZBA, SPA	
Comment	Response
<p>We are in receipt of your correspondence concerning the above matter.</p> <p>Southlake Regional Health Centre understands the impact of provincial and regional planning requirements on local communities, in particular, the provincial Places to Grow strategy. In this context, continued residential development is not unexpected.</p>	Acknowledged
<p>It is important for Council to recognize however, that provincial growth policies do not provide for the necessary capital investment to expand hospital infrastructure to meet the health care needs of new residents. At Southlake we are doing our best to find new and innovative ways to better serve our growing communities and we will continue to do so. Southlake will require Council’s continuing support with respect to supporting local share fundraising and to supporting our efforts to secure necessary funding approvals from the provincial government to help meet the needs of our growing population.</p>	Acknowledged

LSRCA (3rd Submission Comments)	
May 18, 2022 First Submission Engineering Review, LSRCA	
Comment	Response
LSRCA Comments Documents Reviewed: Functional Servicing and Stormwater Management Report, 1015 Davis Drive, Town of Newmarket, November 2021, Husson (FSRSWM) Engineering Drawings, SW1, SW2, SW3, SW4, November 26, 2021, Husson	
1. It is understood that that the proposed Northwest overland uncontrolled drainage to adjacent property will be less flow than existing conditions and will be maintain existing drainage patterns. However, please confirm this outlet complies with the requirements outlined in Section 3.2.2 of the LSRCA Technical Guidelines for Stormwater Management Submissions, April 2022.	Husson: The proposed outlet conforms with Section 3.2.2. As stated in the report, existing drainage patterns are maintained and improved. There is a net reduction in flows and there will be no negative impacts to adjacent properties.
2. Additional information should be provided in the report to demonstrate that all return storms (including the 2 year) do not exceed pre-development peak flows at each outlet as per Section 3.2.1 of the LSRCA Technical Guidelines for Stormwater Management Submissions, April 2022.	Husson: The SWM report has been revised to demonstrate the 2 through 100 year storms are controlled to their predevelopment targets.
3. Additional information should be provided in the report to support the proposed Time of Concentration as per the LSRCA Technical Guidelines for Stormwater Management Submissions, April 2022, or Municipal requirements.	Husson: The TC is based on Town standards Table C-4 as per Municipal requirements.

<p>4. Volume Control should be included in the criteria section and additional information should be provided in the report to demonstrate how Volume Control has been achieved as per Section 3.2.4 the LSRCA Technical Guidelines for Stormwater Management Submissions, April 2022.</p>	<p>Husson: Section 4.2.3 has been added to the report which summarizes how volume control criteria is met.</p>
<p>5. High Intensity Residential Land Use should be utilized in the Post development Phosphorus calculations for the entire redeveloped portion of the site.</p> <p>The proposed facilities appear to be Soakaways, Infiltration Trenches or Chambers, which provide a Phosphorus removal efficiency of 60% in the MOE Tool.</p> <p>The report should include a section to demonstrate how Phosphorous Removal has been addressed as per the LSRCA Phosphorus Offsetting Policy, July 2021. Please include applicable offsetting calculations in the report.</p>	<p>Husson: The report has been revised to use the LID TTT. Discussion is included in Section 4.3.2 and LID TTT output is provided in Appendix D. The phosphorus offsetting calculation is provided in Section 4.3.2.</p>
<p>6. Additional information should be provided in the report to demonstrate that the proposed infiltration facilities have been designed in accordance with the MOE and LID SWM design manuals (i.e., active depth, buffer, 1m depth to seasonal high-water table, infiltration rate factor of safety, drawdown times, geometry/site layout, configuration, filter/storage media & depth, geotextile, provided volume, wellhead protection, etc., where applicable).</p> <p>A summary table should be included in the report for each facility with applicable design guidance criteria and how achieved and/or constraints/resolutions</p> <p>The seasonably high-water table (based on minimum 1-year, monthly monitoring at proposed facilities) should be provided and shown on all cross-sections for the proposed LID/SWM facilities. If not available, alternate SWM options should be proposed in the report in the event infiltration is not feasible.</p> <p>Infiltration rates are to be obtained from in-situ testing at the bottom of the proposed infiltration facilities. If not available, alternate SWM options should be proposed in the report in the event infiltration is not feasible</p>	<p>Husson: The design has been revised due to high groundwater table conditions on site. Underground chambers are now proposed to be wrapped with impermeable liner. Permeable Pavers are now proposed and are designed to satisfy MECP and LSRCA Criteria based on the HydroG Assessment completed.</p>

7. The notes from Erosion and Sediment Control Plan Notes, detail LSRCA ESC-1, LSRCA Technical Guidelines for Stormwater Management Submissions, April 2022, should be included on the drawings.	Husson: The notes from Erosion and Sediment Control Plan Notes, detail LSRCA ESC-1, LSRCA Technical Guidelines for Stormwater Management Submissions, April 2022 has been added to Erosion and Sediment Control Plan. Refer to SW4.
LSCRA Conditions:	
1. That prior to the execution of the site plan agreement, the following shall be prepared to the satisfaction of the LSRCA and Town: <ul style="list-style-type: none"> • A detailed storm water management report inclusive of water budget (HydroG Assessment) to satisfy 4.8-DP and 6.40 DP of the LSPP. • A detailed erosion control plan • A detailed grading plan • A detailed geotechnical report • A Hydrogeological Assessment 	<i>Condition</i>
2. That prior to the execution of the Site Plan Agreement, the Owner shall pay all development fees to the LSRCA in accordance with the approved Fees Policy under the Conservation Authorities Act.	<i>Condition</i>
3. That prior to the execution of the Site Plan Agreement, the following shall be undertaken to the satisfaction of the LSRCA, in accordance with the Phosphorus Offsetting Policy: <ul style="list-style-type: none"> a. Phosphorus budget b. Compensatory measures if required 	<i>Condition</i>
4. That prior to the execution of a Site Plan Agreement, the following shall be undertaken to the satisfaction of the LSRCA, in accordance with the South Georgian Bay Lake Simcoe Source Protection Plan: <ul style="list-style-type: none"> a. Detailed Hydrogeological Report / Water Balance 	<i>Condition</i>



b. Compensatory Measures if required	
5. That the owner shall agree in the Site Plan Agreement to carry out, or cause to be carried out, the recommendations and requirements contained within the plans and reports as approved by the LSRCA and the Town.	<i>Condition</i>
6. That the owner shall agree in the Site Plan Agreement to retain a qualified professional to certify in writing that the works were constructed in accordance with the plans and reports as approved by the LSRCA and the Town.	<i>Condition</i>
7. That the owner shall agree in the Site Plan Agreement to ensure that proper erosion and sediment control measures will be in place in accordance with the approved Grading and Drainage Plan, and Erosion and Sediment Control Plan prior to any site alteration or grading.	<i>Condition</i>
8. That the owner shall agree in the Site Plan Agreement to grant any easements required for storm water management purposes to the Town.	<i>Condition</i>
9. That the Owner shall agree in the Site Plan Agreement to indemnify and save harmless the Town and LSRCA from all costs, losses, damages, judgments, claims, demands, suits, actions, or complaints resulting from any increased flooding or erosion to property and people as a result of the approved storm water management scheme. The Owner shall obtain and maintain in full force and effect during the term of this Agreement general liability insurance with respect to the storm water management works and system.	<i>Condition</i>

YRDSB (3 rd Submission Comments)	
Kaitlin Friesen Planner, Development June 24, 2022	
Comment	Response
YRDSB has advised that they have no comments on the proposed development.	Noted.