

May 18, 2017

Our File: 4362

Capital Works  
Development and Infrastructure Division  
462 Brant St  
Burlington, ON, L7R 3Z6



**SCHAEFFERS**  
CONSULTING ENGINEERS

6 Ronrose Drive, Vaughan, Ontario L4K 4R3  
Tel: (905) 738-6100  
Fax: (905) 738-6875  
Tor. Line: (416) 213-5590  
E-mail: general@schaeffers.com

Dear Ms. Annette Simpson

**Re: REVISED SITE ENGINEERING COMMENTS (2<sup>nd</sup> Submission)  
Official Plan Amendment and Rezoning Application  
35 Plains Road East**

---

This letter is for your consideration in regards to the comments on our second submission for the development located at 35 Plains Road East, City of Burlington.

In response to the City of Burlington's comments dated February 15, 2017, we have prepared this letter for your review and approval. Please note that your comments are listed below in *italics*, with our responses directly beneath.

### **1.3 Storm Water Management**

*1.3.3. Geotechnical report indicates groundwater levels higher than elevation of underground parking, and recommends perimeter drainage around all subsurface floor areas. Please advise if permanent groundwater control is required/anticipated, if so, it must be quantified and included in the stormwater calculations. We need to know this information at the RZ/OPA stage to determine if the proposed stormwater storage is accurate for the site under the allowed release rate, an increase in storage required may take up parking spaces in the underground parking levels. MIGUEL IBRAHIM LETTER DATED DECEMBER 15, 2016 CONFIRMED THEIR OPINION BASED ON LANDTECK REPORT DATED APRIL 1, 2016 IS THAT PERMANENT GROUND WATER CONTROL WILL NOT BE REQUIRED DUE TO FOUNDATION ELEVATION OF LEVEL P2 BEING HIGHER THAN GROUNDWATER LEVELS INDICATED IN THE GEOTECHINCAL REPORT. THIS STATEMENT WAS NOT INCLUDED IN THE REVISED FSR. PLEASE INCLUDE REFRENCE TO GROUNDWATER CONTROLS NOT BEING REQUIRED IN THE FSR, AND PROVIDE VERIFICATION FROM THE GEOTECHNICAL ENGINEER THAT THEY ARE OF THE SAME OPINION, I.E. LETTER IN APPENDIX*

**Letter from Landtek Limited Consulting has been included in Appendix D of the FSR.**

*1.3.6. Please address/confirm capacity of the receiving storm system MIGUEL IBRAHIM LETTER DATED DECEMBER 15, 2016 CONFIRMEDTHERE WILL NOT BE ANY NEGATIVE IMPACT ON THE EXISTING CAPACTIY OF THE RECEIVING STORM SYSTEM, PLEASE INCLUDE DETAILS/CONFIRMATION IN THE FSR*

**The FSR includes confirmation in Section 2.4.**

*1.3.12. Please confirm if there are any exterior drainage areas that need to be accommodated. Development cannot cut off existing drainage patterns. THEY HAVE REQUESTED A REVISED TOPOGRAPHIC SURVEY, ONCE THEY HAVE THE INFORMATION, WE REQUEST THAT THEY INCLUDE REFERENCE TO IT IN THE SWM SECTION OF THE FSR, I.E. THERE IS OR IS NOT EXTERNAL DRAINAGE TO BE ACCOMODATED*

**The grading drawing GR-1 has been revised with the new Topographic survey which shows additional existing information adjacent to the site. A portion of the adjacent lands drain towards the subject site, and have been included in the SWM calculations.**

*1.3.15. Appendix A, Runoff coefficient – Post Development calculations indicate a runoff coefficient for the uncontrolled area as 0.25, however, Figure 2.2 indicates a runoff coefficient for the uncontrolled area as 0.3, shouldn't make a big difference, but coefficients should correspond throughout the report.*

**Comment has been addressed.**

*1.3.16. Section 2.4 of the revised report indicates a maximum active depth of surface ponding as 0.33m, typically we only allow a maximum of 0.3m (300mm), what is the elevation of the 100 year ponding in the parking/laneways? Is there any ponding in a 5 year storm event? Please confirm no ponding in a 5 year event (orifice tube calculations indicate an elevation of surface water for a 5 year flow of 0.009 m<sup>3</sup>/s at 98.83 which should result in no surface ponding, please confirm) and show the 100 year ponding elevation limits on the grading drawing.*

**The depth of 0.33m was referring to the depth of water in STM. MH. 2 at the orifice (in the current design, the depth has changed to 37cm). Surface ponding is not expected, and overland flow routes have been provided as required.**

#### **1.5 Servicing-Schaeffer's Site Servicing Plan SS-01, signed and dated April 08, 2016**

*1.5.8. The upper level footprint of the building appears to overhang into the future daylight triangle dedication. Please revise to ensure no encroachments above (or below) ground into City property.*

**Comment has been addressed per the revised site plan.**

*1.5.9. Is Section 1-1 noted as 3 on the drawing? At the Site Plan stage, please double check that section numbering on SS-01 matches SEC-01, no further action required at this time.*

**Comment has been acknowledged.**

1.5.10. Note watermain lowering on the drawing (as indicted on SEC-01). We defer to the Region regarding logistics'/permission regarding lowering an existing 300mm watermain

**Comment has been addressed.**

1.5.11. Is the interior sidewalk behind the retail in the parking area line painting or a concrete sidewalk? Landscape drawing shows it as sidewalk, we request that it is sidewalk with curb to provide a clear delineation between pedestrians and vehicles. There appears to be a conflict with a parking space. This needs to be confirmed at this stage as it could mean one less at grade parking space.

**The architect has confirmed the sidewalk is flush to grade and includes a flush curb as well.**

### **1.5 Servicing-Schaeffer's Site Grading Plan GR-1, signed and dated April 08, 2016**

1.5-13. The upper level footprint of the building appears to overhang into the future daylight triangle dedication. Please revise to ensure no encroachments above (or below) ground into City property.

**Comment has been addressed per the revised site plan.**

We trust the provided information is sufficient, and we look forward to receiving your approval. Should you have any questions or comments, please do not hesitate to contact the undersigned.

**SCHAEFFER & ASSOCIATES LTD.**



**Hagop Sarkissian, P.Eng., PMP**  
Senior Project Manager