



Memorandum
Public Works & Engineering
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To:	Mark Bryan
From:	Sheldon Hancock
Subject:	Harbour House - 31 Huron Street Site Plan Application – 2 nd Submission
File:	D111320
Date:	December 13, 2021

Documents Received:

- Cover letter (Pascuzzo Planning Inc. August 30, 2021)
- 1st Submission Comment/Response (undated);
- Proposed Site Plan & Statistics (Streetcar, August 20, 2021);
- Architectural Elevations (CEBRA, August 19, 2021);
- Architectural Renderings (undated);
- Architectural Floor Plans and Sections (Streetcar, August 20, 2021);
- Landscape Plan & Details, (MBTW Group, Rev 1 – August 20, 2021);
- Site Plan - Photometric and Lighting Details, (C.F. Crozier & Associates Inc., Rev 1 - August 11, 2021);
- Civil drawings (C.F. Crozier & Associates Inc. - August 12, 2021);
- Urban Design review (MBTW August 19, 2021);
- Heritage Impact Assessment (Golder Associates Ltd., August 10, 2021);
- Shadow Study (CEBRA, August 2021);
- Legal and Topographical Survey (Patten & Thomsen Limited, undated);
- Construction Management Plan (C.F. Crozier & Associates August 30, 2021);
- Noise study (HGC Engineering dated July 30, 2021);
- Servicing and Stormwater Management Implementation Report (Crozier Consulting Engineers, dated August 20, 2021);
- Traffic Opinion Letter (C.F. Crozier and Associates Inc. dated August 18, 2021);
- Sustainability Over (Purpose Building Inc. August 18, 2021);
- Waste management plan (Can Am dated August 2021);
- Landscape Securities (MBTW dated August 20, 2021); and
- Security estimate (C.F. Crozier & Associates, August 11, 2021).

Engineering Service Comments

1. If a mud mat cannot be constructed, please show include the proposed truck washing station in the sediment and erosion and drawing and within section 2B of the Construction Management Plan.
2. The existing hoarding along the south property line has artwork on it. When it comes to time to remove the hoarding the town should be contacted and care should be taken to preserve the art work.
3. Tactile walking surface indicators should be shown on the civil and landscape drawings at "access ramps".
4. It appears the curb terminates at property line at both entrances. The curb should a but the sidewalk with 0.3m long curb depressions accordance with OPSD 350.010.
5. Place holder comment: Temporary fencing, hoarding, shoring and/or sidewalk closures will be required to complete the project, therefore an encroachment agreement will be required prior to commencing the works and will be condition of the site plan agreement.
6. Place holder comment: An encroachment agreement will be required for the canopies which will be condition of the site plan agreement.
7. Further to our original comment regarding the canopies, it's still unclear if the canopies can structurally support falling snow and/or ice.
8. Contraction joints for the external 3m wide sidewalk shall be sawcut (not tooled / troweled).
9. The security estimate should be updated to include:
 - a. The removal and replacement of existing sidewalk along the north side of Huron Street that abuts the proposed building as damage may occur as a result of construction.
 - b. The removal of existing chain link fence and hoarding.
 - c. Heavy duty silt fence.
 - d. Locate and connect to existing sanitary service.

Sincerely,

Sheldon Hancock C.E.T.

Engineering Services

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