

The Engineering Division has reviewed the above noted Draft Subdivision and Condominium submission and provides the following comment:

Plan of Subdivision Comments (Lots 1 – 74, Block 75 – 77, 80):

- A sediment control plan and storm water management plan must be submitted to the satisfaction of the Director of Engineering or their designate, and the Sault Ste. Marie Conservation Authority;
- Adequate facilities for the drainage of surface water from the rear portion of every lot shall be incorporated by installing swales and if required, one or more catch basins connected to the municipal storm drainage system or to convey such water to an adequate watercourse, to the satisfaction of the Director of Engineering or their designate;
- Quantity and quality stormwater management are to be designed to MECP guidelines, slopes, and setbacks. Access to sewers and manholes in the sewer easement/block and stormwater management pond must be provided to the satisfaction of Public Works;
- Design of the cul-de-sac at the end of Street 'B' must meet city standards. Alterations to the design may require reorientating the intersection of Street 'B' and Street 'A'. This can be further reviewed during the detailed design process;
- Part of the property is outside the urban service line;
- If there are concerns about encroachments or dumping along Block 80, the Developer should be required to place a fence along the rear property line of residential property;
- It should be noted that a geotechnical report titled "Geotechnical Investigation Report", completed by "Down To Earth Geotechnical Engineering", dated February 21, 2023, was submitted and has been reviewed. Soil tests are required in the road allowances, including a report on the road base design, considering the use of geotextile fabric and weeping tile and which determines the depth of the road base. A brief, outlining the pavement design, is also required;
- The Owner shall submit soil tests by an independent testing laboratory on the stability of the soil and its ability to sustain superimposed loads from building and filling operations and to furnish at no cost to the City certified copies of the results thereof for examination by the director of engineering or their designate;
- It should be noted that the applicants consulting engineer submitted a servicing report titled "Municipal Servicing Report" that contains a sanitary analysis titled "Sanitary Sewer Design", dated March 1, 2023 concluding the existing sanitary system has sufficient capacity;

- Plans and specifications showing final site grading and servicing should be reviewed and approved by the Director of Engineering or their designate. Lot grading plans should show existing contours and the proposed grades for each lot. As constructed drawings should be modified to show only final grades;
- No work shall be commenced without the approval of the Director of Engineering or their designate. Any work which requires approval from the City and the Ministry of the Environment shall not commence until such approvals and agreements are endorsed;
- **Plan of Condominium Comments (Block 78, 79):**
- Stormwater management may be required. If SWM facilities are shared between two adjacent properties, MECP environmental compliance approval may be required;
- It should be noted that a geotechnical report titled “Geotechnical Investigation Report”, completed by “Down To Earth Geotechnical Engineering”, dated February 21, 2023 was submitted and has been reviewed. The report does not consider the construction of apartment buildings. This should be addressed during the Detailed Design Approval processes;
- Winter operations will continue to use the current laneway at the end of Amherst Street and Atwater Street. The connection of Block 78 to Amherst Street shall be through private driveway;
- There is an existing municipal storm easement along the eastern and southern property line. It appears that this easement impacts the proposed lots south of Street ‘J’. Proper setbacks will be required to allow access to the large ditch. This may impact the developability of these lots.
- It should be noted that the Applicant’s Consulting Engineer submitted a servicing report titled “Municipal Servicing Report” that contains a sanitary analysis titled “Sanitary Sewer Design”, dated March 1, 2023, concluding the existing sanitary system between Ascot Avenue and Winfield Drive is over capacity. The number of units may need to be reduced to meet capacity requirements to the satisfaction of the Director of Engineering or their designate;
- It is recommended that Block 78 and 79 be subject to Site Plan Control and a Development Control Agreement to ensure servicing, grading and drainage is address to the satisfaction of the Director of Engineering or their designate;
- **General Development Comments (Lots 1 – 74, Block 75 – 80):**
- It should be noted that the Applicant’s Consulting Engineer submitted a stormwater report titled “Stormwater Management Report”, dated March 8, 2023, that concludes post-development flow from the site will not exceed pre-development flow for storms up to and including the regional event;

- There should be further consultation regarding the consideration of piping the majority of stormwater as opposed to using open ditches. This may help address the impact of the easement on Block 78;
- It should be noted that a traffic study titled “Traffic Impact Study”, completed by “CIMA+”, dated January 1, 2024 was submitted and has been reviewed. The study identifies notable delays and/or congestion within the Second Line and Goulais Avenue intersection. It was recommended that City Traffic Engineering and Operations staff could further optimize signal timing to ensure the intersection Level of Service during peak hours is sufficient;

If you have any questions, please do not hesitate to contact the undersigned.

Thanks,

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