



## Planning & Regulatory Services Department

Policy Division

Parks & Natural Heritage Planning

Appendix F

SRPRS.18.109

Town Files D01-16002, D02-16012 and

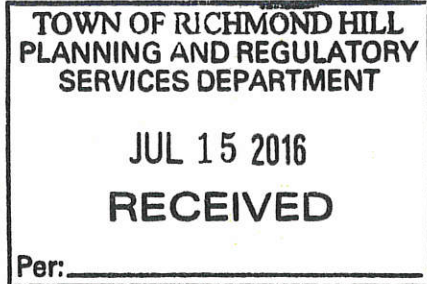
D03-16006

15 July 2016

**MEMO TO:** Phoebe Chow, Senior Planner

**FROM:** Sasha von Kursell, Park Planning & Policy Coordinator

**SUBJECT:** D01-16002 – Official Plan Amendment  
D02-16012 – Zoning By-law Amendment  
D03-16006 – Draft Plan of Subdivision  
Yonge MCD Inc.  
59 Brookside Road  
Plan 1642 E PT Lot 23



The Parks and Natural Heritage Planning Section reviewed the materials in support of these applications and have the following comments for your consideration:

### Parkland Dedication

1. The proposed development generates a parkland dedication requirement over 500m<sup>2</sup> of parkland. Town policy requires the conveyance of land to fulfill this requirement in circumstances where the development generates greater than 500 m<sup>2</sup> of parkland dedication. Council may however, by resolution, require that cash, equal to the value of the land otherwise required to be conveyed, be paid to the municipality to fulfill parkland dedication requirements. Future residents within this development will be within 400 meters walking distance of two parkettes (Alias Grace Park and Debonair Parkette) and within 600 m of a community park (Rouge Crest Park) and a neighbourhood park (Toll Bar Park). Although it appears that residents will have adequate access to parks, the Parks Plan indicated that this area is below the Town's median service level. The density of this development and the anticipated increase in population will place additional demands on these parks and will further decrease the parkland service level in this area. In this regard, staff recommend that in order to maintain a population based service level for parkettes, the parkland dedication requirements for this development should be fulfilled through a combination of land via a parkette and CIL.
2. It should be noted that the public park as proposed will have stratified title. Policy 3.1.8.3 i. of the Official Plan supports accepting stratified parkland where Council determines there is a need for parkland as a condition of the development, and it can be demonstrated to the satisfaction of Council that the public will have an unrestricted level of access to the park and the limited title will not impede the development or functioning of the park. Once the size and location of the park have been resolved, Staff believe these conditions can be met for the proposed parkette/urban square.
3. The location and the size of the park block will be negotiated and massaged through the evolution of this application. It is our preference to have the parkette/urban square fronting onto Yonge Street.

### Official Plan By-law Amendment

4. The applicable policies require a minimum 30m minimum vegetation zone from the limit of the features identified in the Natural Heritage Evaluation. In this regard, the limits of the "Natural Core" area identified on Schedule "2" of the Official Plan Amendment should be revised to include the limits of the feature(s) plus the 30m minimum vegetation protection zone.
5. Section 2.2 1.c. 1.1 of the Draft Official Plan Amendment is unnecessary as the Town's Official Plan already has policy that allows Council to accept parkland with stratified title (policy 3.1.8.3 i.).

## Zoning By-law Amendment

6. Sections 2.b.iv. and v. of the zoning by-law amendment propose that "Private parking shall be permitted below the surface of the park" with a "below grade setback of 0 metres". Although we don't disagree with the principle of allowing parking under the park, we disagree with limits of where the zoning for the park ends and parking structure begins. In this regard, the zoning by-law should be reworded to indicate that parking is permitted below the lowest limit of the park, which we anticipate would be 2.5m below the surface.
7. The set-back to the buildings from the edge of the minimum vegetation protection zone should be increased so that the buildings can be constructed without having to encroach into the minimum vegetation protection zone of the natural heritage feature.

## Draft Plan of Subdivision

8. The draft plan of subdivision will need to be revised so that the limits of Open Space Block 17 include a 30m minimum vegetation protection zone from the limits of the natural heritage features.
9. The proposed development will cause the destruction of 118 native and non-native trees. Of these, 98 are native mature trees with 20cm diameters or greater in fair to good health. The town will seek to restore the loss of the tree canopy by securing tree planting and/or compensation for the loss of these trees through the development process. Based on the submitted tree inventory and preservation plan, 201 trees are required to be replanted as a result of the removals.

## Natural Heritage Evaluation, Beacon Environmental April 2016

10. The Natural Heritage Report (NHE) will need to be revised to acknowledge, address and apply the 30 meter minimum vegetation protection zone to the identified natural heritage features.
11. Section 8 of the NHE makes reference to a Buffer Enhancement and Restoration Plan; this recommendation should be included in *Section 6.2 Recommended Mitigation*. The recommendation should include a description on how to restore and enhance the natural heritage feature and its associated minimum vegetation protection zone.
12. The NHE should address the open space enhancements and trail linkages of the Urban MESP.

Should you require further information regarding these comments, please contact the undersigned at (905) 747-6466.

Sincerely,



Sasha von Kursell  
Parks Planning & Policy Coordinator  
Planning & Regulatory Services