

Appendix	B3
SRPRS	18.069
File(s)	D02-14029

27<sup>th</sup> February 2018.

**MEMO TO:** Katherine Faria, Planner II - Subdivisions

**FROM:** Martin Volhard,  
Tree Preservation/Landscape Planner

**SUBJECT:** D02-14029 – Zoning By-law Amendment  
D06-14096 – Site Plan Application  
10027 Yonge Street

**Project Summary:** A request for approval of Zoning By-law Amendment and Site Plan Application to permit a proposed 5 storey commercial building.

Further to our comments of 10 August, 2016, the Parks and Natural Heritage Planning Section reviewed the submissions circulated with this application and have the following comments for your consideration:

1. No Tree Inventory and preservation plan has been supplied with this application. In the absence of a Tree Inventory the applicant will need to demonstrate what trees are on site and within 6m on adjacent properties, which of these are to be destroyed and which persevered together with methodology for protection and preservation.
2. No Landscape Plan has been supplied with this application. In the absence of a Landscape Plan the applicant will need to demonstrate how the proposal will provide landscaping in accordance with Town of Richmond Hill standards. (Please see point 3 below).
3. The current proposal appears to show a very limited street frontage setback which would be **VERY** limiting for landscaping along this important street, and further the entire site appears to have underground parking, again severely limiting ant landscaping within the parking area. **No** space appears to have been left for landscaping.
4. The applicant must demonstrate adequate landscaping along the Yonge Street frontage and within the site (parking area) to the satisfaction of the Town.
5. The parking structure must be specified to withstand the weight of mature trees and associated soils.
6. The parking structure must be specified to be waterproof enough to ensure that the landscape on top can grow to maturity (and the structure will not require re-waterproofing causing the destruction of the landscape).
7. The parking structure and grading must be designed to allow for sufficient depth & volume of soil to enable trees and shrubs to grow to maturity.
8. The reference to the arborist report (for a previous design on this site) states that trees 46 & 47 on neighbouring property could be retained with risk of injury. This phrase is generally used where the tree rooting system would suffer less than 25% of injury to the minimum protection zone on one side

of the tree only. More than 25% injury would stress the trees to a point where it will likely die (over several years) and if the injury enters the Critical rooting Zone, there is a **high risk of destabilizing the tree making it hazardous**. No information has been supplied to demonstrate how close the current proposal will come to these trees.

Should you require further information regarding our comments please contact the undersigned at (905) 747-6418.

Sincerely,

Martin Volhard

**Martin Volhard**, B.A. Dip. Landscape Architecture C.M.L.I. I.S.A. ON-1322A. Qualified Tree Risk Assessor.

Tree Preservation/Landscape Planner

Park and Natural Heritage Planning

MV/ D02-14029/D06-14096/10027 Yonge Street/Feb 18