



Appendix	B
SRPRS	19.029
File(s)	D02-18023 + D03-18011

Planning & Regulatory Services Department  
Park and Natural Heritage Planning

November 6, 2018

**MEMO TO:** Sarah Mowder, Planner I – Subdivision  
**FROM:** Anant Patel, Parks Planner  
**SUBJECT:** D02-18023 Zoning By-law Amendment  
D03-18011 Subdivision  
102 19th Avenue and 6 Anglin Drive

**Materials reviewed:**

- Tree Inventory and Preservation Plan Report, prepared by Kuntz Forestry Consulting Inc., dated December 11, 2017;
- Natural Heritage Evaluation, prepared by Beacon Environmental Limited, dated July 2018;
- Proposed Site Plan, prepared by John G. Williams Limited, Architect, dated December 13, 2017;
- Draft Plan of Subdivision, prepared by Evans Planning, dated February 21, 2018.

**Comments:**

**Parkland Dedication**

1. The proposed development generates a parkland dedication requirement of less than 0.05 ha and is within 400 m walking distance of Shelter Woods Parkette. Parks staff will recommend Council to accept cash in lieu of parkland dedication for this property in line with parkland dedication policies at the time of building permit issuance.

**Zoning By-law Amendment**

2. The draft Zoning By-law Amendment does not provide for landscaping space or adequate space for trees to mature.

**Draft Plan of Subdivision**

3. The proposed development will result in a loss of 76 native and non-native trees. We will seek to restore the tree canopy within the development by securing tree plantings and/or compensation for the loss of these trees through the subdivision agreement. We have calculated the tree compensation amount of 88 trees.

**Other comments**

4. Landscape plans were not submitted as part of this application, please forward them once they become available.
5. Please provide street plantings along Anglin Drive and Street 'A'. The following are Town guidelines for servicing setbacks to street trees:
  - Minimum 6 metres between trees and street lights/hydro poles;
  - Minimum 8 metres between trees with screen plantings to be handled on an individual basis;
  - Minimum 2 metres from fire hydrants, communications/cable pedestals, hydro underground, vault transformers and Canada Post super boxes;
  - Minimum 12.2 metres from road intersections (from the intersection of the two curb lines);
  - Minimum 1.2 metres from driveways;
  - Minimum 2.5 metres from pillars/fences.

For further assistance, please refer to the Town's Urban Forest Planting Guidelines are available on our website.



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6. Item 1.C.3 has not been completed. Provide 30 cubic metres of soil per tree. A structural method such as a combination of street tree trenches, silva cells or structural soil are likely required. In light of this we cannot advise that sustainability metrics for item 1.C.3 can be met at this time.
7. We cannot confirm that Sustainability Metrics points can be allocated for item 3.C.1 at this time. The applicant will be required to provide a landscape plan that indicates the 80 sq. m garden space per development unit.
8. Please ensure that the hedgerow located along the northern property boundary is protected during the development process. The grading and site servicing plans will have to ensure the long term protection of this feature.

I trust the above is of assistance. Should you require any further information regarding our comments, please contact the undersigned at (905) 771-2492.

Sincerely,

**Anant Patel**  
Parks Planner  
Park and Natural Heritage Planning