

Planning Receptionist

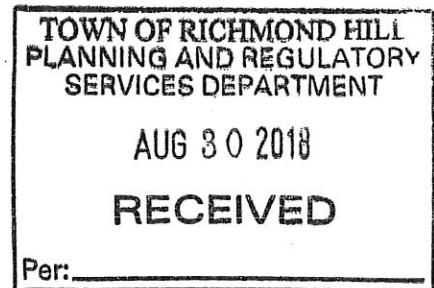
To: Jeff Healey
Cc: Gus Galanis; Denis Beaulieu; Deborah Giannetta
Subject: Parks Comments: : D02-18014 D03-18007 319 Harris Avenue, 12, 24, 36 Beech Avenue

Appendix	"B"
SRPRS	19.027
File(s)	D02-18014 + D03-18007

From: Patricia Young
Sent: Wednesday, August 8, 2018 12:12 PM
To: Jeff Healey <jeff.healey@richmondhill.ca>
Cc: Michelle Dobbie <michelle.dobbie@richmondhill.ca>; Lamyaa Salem <lamyaa.salem@richmondhill.ca>; Planning Richmondhill <planning@richmondhill.ca>
Subject: D02-18014 D03-18007 319 Harris Avenue, 12, 24, 36 Beech Avenue

Attn: Jeff Healey

Re: D02-18014 D03-18007
319 Harris Avenue, 12, 24, 36 Beech Avenue
Jefferson Heights Estates Ltd.



Reviewed:

- Natural Heritage Evaluation prepared by Beacon Environmental dated July 2017
- Phase 1 (August 18, 2017) and Phase 2 (December 4, 2017) Environmental Assessment prepared by Soil Engineers Ltd.
- Sustainability Metrics
- Preliminary Functional Servicing and Stormwater Management Report prepared by Masongsong Associates Engineering Ltd. dated May 2018

D02-18014

1. The Harris Beech Infill Study shows a public vista block on this property where private parking is proposed. Provide a vista block which visually connects with Harris Avenue as shown in the Infill Study. Enhanced planting, seating and a walkway will complete the vista block.
2. How will the public be encouraged to visit the vista block when access is via a private condo road?
3. The density of the proposal does not provide meaningful opportunity for landscaping or tree replacement.
4. The Natural Heritage Evaluation does not speak to the impacts or mitigation of significant grading changes which direct existing surface water flows away from the key natural heritage feature. Address this in the Natural Heritage Evaluation.
5. Is it feasible to construct the retaining wall and infiltration galleries and stay entirely outside of the 10 metre buffer to the key natural heritage features? .

D03-18007

6. Provide a straighter interface between the private lots and Open Space which averages a 10m setback from the key natural heritage feature (subject to approval from TRCA). Irregular lot lines often lead to encroachments problems.
7. We recommend dedication of the natural heritage feature and the buffer to a public agency.
8. Note we will not accept retaining walls on any future Town owned lands.
9. How many points have been assigned for item 1.J.4, the number in the spreadsheet is not visible.

10. Due to proximity of nearby parks, we will recommend council accept cash in lieu of parkland dedication for this development.

Comments to be considered for future submissions:

11. Provide a landscape plan. 30 cubic metres of soil per tree should be provided. Structural approaches may be required to achieve this target (e.g. silva cells or structural soils). Street tree trenches will be required in the municipal boulevard
12. Why are trees in the buffer area proposed for removal? E.g. #37 and 89.
13. 135 trees require replacement. Accommodate replacement trees on site to the extent feasible.
14. Provide the restoration plan recommended in the Natural Heritage Evaluation.

I trust this is of assistance.

Patricia

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