

From: Patricia Young
Sent: Thursday, July 5, 2018 1:15 PM
To: Simone Fiore; Planning Richmondhill
Cc: Lamyaa Salem; Robert Nicoll
Subject: D06-18017 Site Plan D02-18009 Zoning By-law Amendment

Attn: Simone Fiore

Re: D02-18009 Zoning By-law Amendment
D06-18017 Site Plan
1, 2 and 5 Bond Crescent, 12850, 12860, 12864, 12868, 12874, 12890 Yonge Street (Dormer Bond Inc.)

Reviewed:

- Landscape Plans prepared by Nak dated March 20, 2018
- Sustainability Metrics received April 5, 2018
- Engineering Plans prepared by Cole Engineering dated January 29, 2018

D02-18009 Zoning By-law Amendment

- The density and development concept does not afford opportunity for meaningful landscaping. There is no opportunity for tree planting along internal road system sidewalks and many of the trees proposed do not have adequate soil volume to sustain long term growth.

D06-18017 Site Plan

Park Block and Amenity Area

- Using the approximate area given, the development generates 0.363 hectares of parkland pursuant to in force parkland dedication policies. As the property is within walking distance to Mitchell Pond Park, we will recommend council accept cash in lieu of parkland dedication for this proposal.
- The future walkway to the park block is supported, but should meet accessibility standards. Show the grades of the walkway and how they can meet the park block.
- The grades at the interface between the park block and development appear inaccurate. Provide an accurate grading plan.
- We recommend internal amenity areas be relocated so they are adjacent to the park block.

Landscaping Plans

- Provide 30 cubic metres of adequate growing medium for each tree (trees can share this soil volume). Structural methods may be required, e.g. silva cells, tree trenches.
- Provide a design which affords opportunity for tree planting along internal sidewalks.
- Remove the shrub beds from the Town boulevard.
- 94 replacement trees are required. 91 are proposed. We cannot recognize tree replacement if a tree does not have access to 30 cubic metres of adequate growing medium. Show which trees have access to 30 cubic metres of growing medium on the landscape plans.
- Landscaping and tree planting within the Regional Boulevard is subject to the approval of York Region.
- Provide a landscaping treatment at the corner of Bond Crescent and Yonge Street worthy of an entryway to the Bond Crescent neighbourhood. Please contact us to discuss further.
- Show landscaping and servicing plans are compatible, e.g. between Blocks F and G, and over the storm chamber near the Yonge and Bond daylighting triangle.

- Street tree planting plans have been forwarded to Urban Forestry for their review. Additional comments may be provided in the future.

I trust this is of assistance.

Patricia

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