

Appendix	B
SRPRS	.19.032
File(s)	D02-18022

Amanda Dunn

From: Patricia Young
Sent: Tuesday, December 18, 2018 3:43 PM
To: Amanda Dunn
Cc: Shanelle Labrie
Subject: D06-18038 and D02-18022 195 Gamble Road

MEMO TO: Amanda Dunn, Planner II – Site Plans

FROM: Patricia Young, Parks Planner

SUBJECT: D06-18038 and D02-18022 195 Gamble Road.

To facilitate the construction of eight townhouse dwellings and a condominium road.

Parks and Natural Heritage Planning section submits the following comments for your consideration:

Reviewed:

- Tree Preservation Plan dated March 26th 2018 prepared by Colin Shotlander
- Natural Heritage Evaluation Report dated April 2018 (revised July 2018) prepared by Savanta Inc.
- Site Grading Plan dated May 2018 prepared by Counterpoint Engineering Inc.
- Site Plan dated May 2018 prepared by Arc Design Group

Comments D02-18022

1. To continue our review we require a figure which identifies the hazard plus 10 metres, and key natural heritage features and hydrologic features, and recommended minimum vegetation protection zones (MVPZ) as per the Town's Official Plan. See the Official Plan, including Table 3 and section 3.2.2.3 for guidance.
2. Wetlands, fish habitat, significant valleylands, significant woodlands, permanent and intermittent streams, seepage areas and springs, and other features (as applicable) listed in Table 3, and their MVPZ should be clearly mapped on the grading plan.
3. All development and grading should be directed outside of hazards, key natural heritage/hydrologic features and their setbacks.
4. All environmental and hazard lands and associated buffers should be zoned accordingly.
5. Phase One ESA notes that fill of unknown quality has been placed on the eastern section of the subject site and a Phase Two ESA should be conducted.

Comments D06-18038:

Detailed comments will be provided once the limits of development and grading have been identified to the satisfaction of the Town. The following are generic comments:

6. Development and grading should be directed outside of the tree protection zone of mature, healthy trees.
7. Provide at least 30 cubic metres of quality planting soil for growth for each tree planted.
8. Restoration areas should include a mixture of seed and planted shrubs/trees to improve uptake. Seeded areas are often outcompeted by opportunistic weeds.
9. Maples, Oaks and red osier dogwood are proposed on most planting plans and there is an overrepresentation in the Town. Provide alternates, including Carolinian species.
10. How will impacts of altering the surface hydrology be mitigated? Increasing impervious area and concentrating water at a point source discharge has negative impacts that should be mitigated.
11. We support dedication of environmental and hazardous lands to a public agency.

I trust this is of assistance.

Patricia

Patricia Young, B. Sc. MCIP, RPP
Parks Planner
Planning & Regulatory Services
Town of Richmond Hill
225 East Beaver Creek Road
Richmond Hill, ON L4B 3P4
patricia.young@richmondhill.ca
T: 905-771-2477 (direct line)
F: 905-771-2405

