



Planning & Regulatory Services Department
Park and Natural Heritage Planning

November 13, 2018

TO: Amanda Dunn, Planner II – Site Plans

FROM: Anant Patel, Parks Planner

**Re: D02-18021 Zoning By-law Amendment
D03-18010 Subdivision
D05-18004 Condominium
D06-18036 Site Plan
15 Colebrook Road**

Appendix	B
SRPRS	19.021
File(s)	D02-18021, D03-18010

Materials reviewed:

- TP-1, Tree Inventory, Preservation & Removals Plan, prepared by Landscape Planning Landscape Architects, dated April 10, 2018;
- L-1, Landscape Plan, prepared by Landscape Planning Landscape Architects, dated April 10, 2018;
- L-2, Planting Plan, prepared by Landscape Planning Landscape Architects, dated April 10, 2018;
- D-1, Details, prepared by Landscape Planning Landscape Architects, dated April 10, 2018;
- Tree Inventory and Arborist Report, prepared by the Urban Arborist, dated November 1, 2017;
- Natural Heritage Evaluation, prepared by Groundwater Environmental Management Services Inc., dated June 27, 2018;
- Drawing No. SG1, Site Grading Plan, prepared by Nextrans Consulting Engineering, dated February 12, 2018;
- Drawing No. ESC, Erosion & Sediment Control Plan, prepared by Nextrans Consulting Engineering, dated February 12, 2018;
- Drawing No. SSP1, Site Servicing Plan, prepared by Nextrans Consulting Engineering, dated February 12, 2018.

Comments:

1. The proposed development generates parkland dedication requirement of less than 0.05 ha. Park 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.
2. The proposed development will result in a loss of 13 native and non-native trees. We will seek to restore tree canopy within the development by securing tree plantings and/or compensation for the loss of trees through the subdivision agreement. The applicant is proposing to plant 11 trees. We have calculated the tree compensation amount of 21 trees.
3. The submitted materials show a proposed swale within the tree protection zone of Tree # 487, 488 and 489 and is located within the Region's right of way. Grading and construction should be directed outside of the tree protection zone. We defer this comment to York Region.
4. Based on our review of the Planting Plan, the applicant is proposing to plant 6 Ivory Silk Tree Lilac. This tree is non-native to this area. Please provide for more native species.
5. Additional trees should be planted instead of the shrubs on the property in order to restore the tree canopy.
6. Please provide street tree plantings along Colesbrook Road. The following are Town guidelines for servicing setbacks to street trees:
 - Minimum 6 metres between trees and street light/ hydro poles
 - Minimum 8 metres between trees with screen plantings to be handled on an individual basis



Planning & Regulatory Services Department
Park and Natural Heritage Planning

- 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 available on our website.

7. We cannot confirm the Sustainability Metrics points can be allocated for item 1.C.3 at this time. 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.
8. Tree protection barrier should be updated as per Town standards.
9. There appears to be trees located on the neighbouring lot to the east, close to the property boundary. These trees could be impacted by the construction of the retaining wall. Please ensure that these trees are protected.
10. We recommend that a screening fence be installed along the retaining wall. Also, any fencing proposed to be installed will be required to be stained.

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