



Planning & Regulatory Services Department
Park and Natural Heritage Planning

25th February, 2019

| | |
|----------|-----------|
| Appendix | C |
| SRPRS | 19.067 |
| File(s) | D03-18015 |

MEMO TO: Simone Fiore, Planner II - Subdivisions

FROM: Shanelle Labrie,
Park & Natural Heritage Planning Intern

CC: Martin Volhard,
Tree Preservation/Landscape Planner

SUBJECT: D03-18015 8905 Bayview Avenue.

A request for approval of a draft plan of subdivision application to facilitate a medium density development consisting of 26 common element condominium townhouse dwelling units.

Reviewed:

- Tree Inventory and Preservation Plan revised 26th April 2018 prepared by Reynolds and Associates
- Phase I Environmental Site Assessment dated November 2017 prepared by V.A. Wood Associates Limited
- Development Application Summary dated 21st December 2018
- Landscape Planting Plan dated 22nd May 2018 prepared by Reynolds & Associates Landscape Architects
- Draft Plan of Subdivision dated 22nd March 2018 prepared by Land Survey Group Ontario Land Surveyors

Park and Natural Heritage Planning section have the following comments for your consideration:

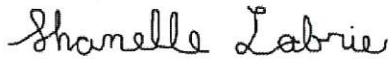
1. We require the developer/applicant show the proposed development plans within Block 1 in order to ensure that these plans do not conflict with the Landscape Planting Plan (22nd May 2018, Reynolds & Associates Landscape Architects).
2. The small area of "parkette" shown on the plans is not acceptable as Parkland dedication as it is a private amenity area. The proposed development creates a requirement for 0.087Ha (870m²) Parkland dedication. This is more than the 500m² that would normally require dedication of land, however in this instance, staff recommended cash in lieu of Parkland dedication.
3. We note that there are many (74) mature trees on and adjacent to the site that are slated for removal. The majority of these are of species that are not high on the Town's priority for preservation and 3 of them are dead. The number of replacement trees this generates (Excluding the Town owned tree) is 75 trees. N.B. this excludes any trees listed as dead or dying.
4. The proposed planting plan shows significantly fewer (53) trees leaving a shortfall of 22 trees. Cash in lieu of replacement planting will be required for the trees not replaced. As of 2018, cash in lieu of tree planting is \$364.00 per tree (private property) and \$530.00 for each boulevard tree.
5. The proposed landscaping shows landscape trees planted at the front of the proposed Townhomes in planting beds. These planting beds do not provide sufficient soil volume (30m³) to enable these trees to survive for long. This limited soil volume is also found in the planting areas adjacent to the "visitor" parking. The applicant shall provide 30 cubic meters of quality planting medium to ensure the survival of these trees, and this may be provided by the

use of soil cells and/or structural soils under the driveways or adjacent hard paved areas. N.B. this is shown on the Sustainability Metrics as a “yes” for providing 30m³ soil, however this is false unless and until the techniques discussed above are implemented.

6. The Sustainability Metrics also show that 50% sidewalk/street will be shaded within 10 years, however this is false unless and until the techniques discussed above are implemented since the trees do not have sufficient soil volume. They will not thrive and likely die before 10 years, and while they can be replaced, the same pattern will repeat and the trees will never grow to a size where they can provide the shade promised.
7. The small area of “parkette” shown on the plans is not acceptable as Parkland dedication as it is a private amenity area. The Sustainability Metrics also show “yes” for development of parkland however this is false since the “parkette” has no public road frontage.
8. We note that there are lamp columns and other utilities shown on proximity to the proposed trees e.g. front of lots 105/106, 410/402, 405/406. Further, there may be other services proposed in proximity to planting area that could conflict with the proposed planting. We require the applicant to clearly show all proposed services on the landscape plan and that the location of these services are consistent on all plans.
9. Once a final design is approved, we will require a landscape cost estimate for security purposes.

Should you require further information regarding our comments please contact the undersigned at (905) 771-9996 (ext. 3886).

Sincerely,



Shanelle Labrie, M. Forest Conservation
Park and Natural Heritage Planning Intern
SL/ D03-18015/8905 Bayview Avenue/Feb 2019