

March 26, 2019

**MEMO TO:** Amanda Dunn, Planner II – Site Plans

**FROM:** Anant Patel, Parks Planner

**SUBJECT:** D02-18028 (Zoning By-law Amendment)  
D03-18014 (Subdivision)  
D05-18005 (Condominium)  
D06-18054 (Site Plan)  
20, 24, 26, 28 & 30 Weldrick Road West  
Weldrick West Development 20-26 Inc.

Appendix	F
SRPRS	19.056
File(s)	D02-18028 and D03-18014.

#### Parkland Dedication

1. The proposed development generates a parkland dedication requirement of more than 500m<sup>2</sup> of parkland. In this regard, the Town presumption is for dedication of land, however, in this instance staff recommend that Council resolve to accept cash-in-lieu of parkland dedication in association with this development. Payments of cash in lieu of parkland dedication are due at the time of building permit issuance.

#### D02-18028

2. Section 6 of the Weldrick Road West Tertiary Plan seeks the "Preservation of existing tree cover as much as possible". The current proposal fails to retain any trees (in the area subject to the development) and those trees slated for preservation in this development would be destroyed in further development of the area since they would be within the proposed location of a road. There are several trees on the property that are larger than 50 cm DBH (Tree #286, 287, 289, 306, 308, 309, 312, 315 and 316) and are in fair to good condition. We recommend that that applicant explore opportunities to revise their design in order to retain these trees.

#### Scoped Environmental Impact Study

3. The Scoped Environmental Impact Study (EIS), prepared by GEMS, identifies that the eastern wooded feature does not meet the Town's woodland criterion in the Official Plan. The western feature has been determined as significance due to the proximity of a Toronto and Region Conservation Authority (TRCA) hydrologic feature. The western feature is proposed to be impacted through the Town's proposal for a municipal road. Additionally, the removal of dead ash and buckthorn will remove the criteria for significance by removing the woodland designation. Based on the review of the submitted EIS, staff is satisfied that these wooded features do not qualify as being Significant Woodlands or Woodlands.
4. Both Town staff and TRCA staff are not opposed to further assessment of the woodlots to determine if there are opportunities to create a net ecological gain and restoring the tree canopy while providing development opportunities on the property.
5. Section 2.6 of the EIS indicates that any tree removals within a woodlot (as defined by the Regions Forest Conservation By-law) must receive a formal permit from York Region. This is not applicable. The Region's Forest Conservation By-law exempts sites subject to Planning Act applications similar to the Town's Tree By-law.

#### Comments to be addressed via future submission:

6. The removal of 163 native and non-native trees will be required to accommodate to the proposed development. Of the 163 trees, 79 are dead ash. The applicant is proposing to plant 86 trees. We have

calculated the tree compensation amount of 90 trees. The town will seek to restore the tree canopy within the development by securing tree plantings and/or compensation for the loss of these trees through the development process.

7. The Landscape Concept Plan indicates that ten Accolade Elm are proposed to be planted. This tree is non-native to this area. Please provide for more native species.
8. Additional trees should be planted instead of the shrubs on the property in order to restore the tree canopy.
9. The Town owns trees #279, 297 and 298. The owner/developer must make arrangements with the Town's Urban Forestry Section (through Access Richmond Hill or online) to discuss removal and associated costs.
10. Tree #34 is not documented in the Tree Inventory. Please update.
11. The proposed development will impact trees that are either co-owned or on the neighbouring properties. Please note that the Town's review of this report does not authorize the applicant to injure or destroy a co-owned/boundary tree or tree on the neighbouring property without obtaining the consent of the neighbour tree owner or boundary tree co-owner. It is the applicant's responsibility to obtain necessary consent prior to undertaking tree injury or destruction approved by the Town.

To this point, the Forestry Act states that "every tree whose trunk is growing on the boundary between adjoining lands is common property of the owners of the adjoining lands and every person who injures or destroys a tree growing on the boundary between adjoining lands without the consent of the landowners is guilty of an offence under the Act."

12. The minimum tree protection zone should be updated as per Town standards.
13. The applicant will be required to submit a landscape plan and the landscape architect should ensure that any proposed trees will have access to sufficient soil volume and the species are appropriate for the proposed locations. The landscape plan should include a detail that shows how a soil volume of 30 cubic metres for each tree can be achieved.
14. Please provide street plantings along Weldrick Road and the proposed right of way. The following are Town guidelines for servicing setbacks to street trees:
  - Minimum 6 metres between trees and street lights/hydro poles;
  - Minimum 8 metres between trees with screen planting to be handled on an individual basis;
  - 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 are available on our website.

15. The location of the erosion and sediment control fencing should align with the minimum tree protection zone required to protect the trees on the abutting properties.





Planning & Regulatory Services Department  
Park and Natural Heritage Planning

16. The submitted plans identifies an area to be "Open Space" and "Future Road Access". Please clarify if this will be a Future Road Access.

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, B.URPI**  
Parks Planner  
Park and Natural Heritage Planning