

January 10, 2019

**MEMO TO:** Philip Liu, Planner I - Site Plans

**FROM:** Anant Patel, Parks Planner

**SUBJECT:** D02-18025 (Zoning By-law Amendment)  
D03-18012 (Subdivision)  
19 & 21 Poplar Drive (King East Development 19 Inc. & King East Developments 21 East Inc.)

Appendix	A2
SRPRS	19. D60
File(s)	D02-18025 / D03-18012

**Materials reviewed:**

- Tree Inventory and Preservation Plan Report, prepared by Kuntz Forestry Consulting Inc., dated August 13, 2018;
- Conceptual Landscape Plan, prepared by Mark Setter Associates Ltd., dated October 2018;
- Draft Plan of Subdivision, prepared by Evans Planning, dated October 16, 2018.

**Comments:**

**D02-18025 & D03-18012:**

1. The subject lands are located just within walking distance ( $\leq 400$  m) of Woodside Parkette and Parker Park. In this regard, staff will recommend to 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 for this development application.

**Comments to be addressed via future applications:**

2. The removal of 61 trees and two tree polygons will be required to accommodate to the proposed development. Additional two trees are recommended for removal due to their condition, one being fully dead. 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.
3. 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.
4. Please provide street plantings along Poplar Drive and Seguin Street. 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 plantings 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.

5. At this time, staff cannot confirm that Sustainability Metrics points can be allocated for item 1.C1. Please provide a revised Landscape Plan that identifies the variety of tree species that are being considered (street trees, trees in parks, trees in parking areas, etc.). Please demonstrate that the tree species alternative at least every two trees in accordance with approved municipal standards.



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6. We cannot confirm that Sustainability Metrics points can be allocated for item 1.C.3 at this time. Please provide a Landscape Plan that provides details on how a soil volume of 30m<sup>3</sup> per tree can be achieved. A structural method such as a combination of street trenches, silva cells or structural soil are likely required.

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