



Planning & Regulatory Services Department
Park and Natural Heritage Planning

January 10, 2019

MEMO TO: Philip Liu, Planner I - Site Plans

FROM: Anant Patel, Parks Planner

SUBJECT: D02-18026 Zoning By-law Amendment
D03-18013 Subdivision
428 King Road (King East Developments 428 Inc.)

Appendix	A2
SRPRS	19.061
File(s)	002-18026 / 003-18013

Materials reviewed:

- Tree Inventory and Preservation Plan Report, prepared by Kuntz Forestry Consulting Inc., dated December 11, 2017;
- Natural Heritage Evaluation, prepared by Beacon Environmental Limited, dated July 2018;
- Proposed Site Plan, prepared by John G. Williams Limited, Architect, dated December 13, 2017;
- Draft Plan of Subdivision, prepared by Evans Planning, dated February 21, 2018.

Comments:

D02-18023 & D03-18011:

1. The parkland area generated for this development does not create a viable park that can be programmed or contribute to the overall park system. Park 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 proposed development will result in a loss of 43 native and non-native 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.
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. The Site has a 38.16 metres frontage on King Road, a Regional Road. The landscaping plan should be coordinated with York Region to ensure compatibility. Salt tolerant species are recommended adjacent to the Regional Road.
5. Please provide street plantings along Street 'A' and Mapleton 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.



6. 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.
7. 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 30m³ 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