



Planning & Regulatory Services Department  
Park and Natural Heritage Planning

March 14, 2019

**MEMO TO:** Amanda Dunn, Planner II – Site Plans  
**FROM:** Anant Patel, Parks Planner  
**SUBJECT:** D02-18031 (Zoning By-law Amendment)  
D03-18016 (Subdivision)  
1 Parker Avenue, 234 to 252 King Road and 2 & 4 Shaver Street  
Carval Homes (Shaver) Inc.

Appendix	C
SRPRS	19-080
File(s)	D02-18031 & D03-18016

**Comments:**

**D02-18031**

1. The Functional Servicing/Stormwater Management report proposes infiltration trenches at the rear of the lots. Future submissions should direct grading and construction outside of the tree protection zone for the trees proposed to be retained.
2. The proposed setbacks will not provide for an adequate amount of space in the front yards to support any meaningful landscaping or room for tree planting. In this regard, the zoning by-law amendment should increase the available space abutting the street line by excluding stairs, porches, etc. from this area, and be sized to allow for minimum soil volume of 30 cubic metre per tree.

**D03-18016**

3. The proposed development generates a parkland dedication requirement of more than 500 m<sup>2</sup> of parkland. In this regards, 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. Additionally, the subject lands are within walking distance (less than 400 metre) of Oak Ridges Meadow and Parker Park. In this regard, staff recommends that Council resolve to accept cash in lieu of parkland dedication at building permit issuance for this development application.

**Other Comments**

4. The proposed development will cause the removal of 40 native and non-native trees. More than half of these trees are less than 20 cm DBH and are non-native. The Town will seek to restore the tree canopy within the development by securing tree planting and/or compensation for the loss of these trees through the pending subdivision agreement. We have calculated the tree compensation amount of 22 trees.
5. Please provide street plantings along Shaver Street and Parker Avenue. 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. The subject property has a 77.41 metres frontage onto a Regional Road (King Road). The landscaping plan should be coordinated with York Region to ensure compatibility. Salt tolerant species are recommended adjacent to the Regional Road.



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7. At this time, staff cannot confirm that Sustainability Metrics points can be allocated for item 1.C.1. Please provide a Landscape/Planting Plan that identifies the variety of tree species that are being considered (street trees, trees in parking area, etc.). Please demonstrate that the tree species alternate at least every two trees.
8. 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 soil volume of 30 m<sup>3</sup> per tree can be achieved. Structural measures should be considered, e.g. street tree trenches, structural soil, etc.
9. The location of erosion and sediment control fencing should align with the minimum tree protection zone required to protect trees on the abutting properties.

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