

Appendix	C
SRPRS	B. 046
File(s)	D01-14003 D02-14014

Leigh Ann Penner

From: Planning Receptionist
Sent: Monday, March 11, 2019 1:36 PM
To: Leigh Ann Penner
Cc: Gus Galanis; Deborah Giannetta; Denis Beaulieu
Subject: Parks Comments: D01-14003 and D02-14014 - 11488 Yonge Street and 49 Gamble

From: Patricia Young
Sent: Monday, March 11, 2019 11:20 AM
To: Leigh Ann Penner
Cc: Michelle Dobbie
Subject: D01-14003 and D02-14014 11488 Yonge Street and 49 Gamble

Attn: Leigh Anne Penner, Senior Planner

Re: D01-14003 and D02-14014 to permit a 10 storey residential building with apartments and 4 storey townhouses totaling 321 units.
 11488 Yonge Street and 49 Gamble (Falvo, 2515756 Ontario Inc.)

Reviewed:

- Scoped Environmental Impact Study (EIS) prepared by Azimuth Environmental dated May 2018
- Sustainability Metrics received July 6, 2018
- Landscape Plans and Tree Inventory and Preservation Plan prepared by Fleisher Ridout Partnership Inc.

Comments:

Constraint Mapping (EIS)

Neither the key natural heritage features nor the buffers have been identified as per the Official Plan policies. To appropriately delineate the limits of the "Natural Core" designation, the applicant must clearly identify the limits of the key natural heritage features and key hydrologic features on the site along with the **minimum vegetation protection zones** for each feature in conformance with the Official Plan on a figure. The figure should, at a minimum, include the following features:

- Fish habitat
- Significant valleyland (use the Official Plan for technical guidance, not 'top of bank')
- Significant wildlife habitat
- Permanent and intermittent streams
- Seepage areas and springs
- Wetlands (a site visit in October 2018 shows a potential wetland at the south portion of subject lands/property to the south)

Once the flood and erosion hazard limit is approved by TRCA, the limit of the flood/erosion hazard plus 10 metre buffer should be added to the above constraint mapping to assist with identifying the limits of the "Natural Core" designation and "F" zone on site.

Impacts and Mitigation

As infill development intensifies in Richmond Hill, there is potential for **cumulative impacts** to the Greenway System if impacts from each development proposal is not mitigated. In light of this, the EIS must identify the impacts to key natural heritage or hydrologic features, and how these impacts can be mitigated. Also, how does the proposal maintain, improve or restore the hydrological functions of the moraine, while providing for continued development within existing urban settlement areas, as per the Oak Ridges Moraine Conservation Plan?

Metrics

We cannot recommend points be allotted for 1.C.2, 1.C.3, 1.C.4, 1.J.1 or 4.D.1 as the applicant has not demonstrated they can be achieved. Note we recommend 30 cubic metres of adequate soil medium be provided for each tree, including 1.2 metre depth above any parking garages.

Parkland/Other

The Town has initiated a Transportation Master Plan which contemplates a trail in the valleylands on this site (see Draft Active Transportation/Trails Network Map consulted on in November 2018 as part of the Transportation Master Plan). The development scenario should be refined to show space for a municipal trail, and access from the Yonge Street and Gamble Road. Given that the trail is intended for public recreational purposes, the trail lands may be considered as part of the parkland dedication required by this development, provided the trail lands are on tableland (i.e. located on lands other than those referenced in Policy 3.1.8 (3)(h) of the Official Plan.

The proposal does not provide for any opportunity for meaningful landscaping. We will provide detailed comments on tree inventory and preservation plans in the future.

Please do not hesitate to contact me if you wish to discuss further.

Patricia

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