

Simone Fiore

Appendix	B
SRPRS	19.089
File(s)	D01-18006, D02-18032, D03-18017

From: Simone Fiore
Sent: Monday, April 29, 2019 10:18 AM
To: Simone Fiore
Subject: RE: *Request for Comments* - Official Plan Amendment, Zoning Bylaw Amendment, Draft Plan of Subdivision Application - Yorkdale Group Inc. & Yorkdale Centres Inc. - 13532 & 13554 Yonge Street - Town File Nos: D01-18006, D02-18032, D03-18017 PNHP Comments

From: Sasha Von Kursell
Sent: Thursday, April 11, 2019 4:10 PM
To: Simone Fiore <simone.fiore@richmondhill.ca>
Cc: Michelle Dobbie <michelle.dobbie@richmondhill.ca>; Jillianne Velina <jillianne.velina@richmondhill.ca>
Subject: FW: *Request for Comments* - Official Plan Amendment, Zoning Bylaw Amendment, Draft Plan of Subdivision Application - Yorkdale Group Inc. & Yorkdale Centres Inc. - 13532 & 13554 Yonge Street - Town File Nos: D01-18006, D02-18032, D03-18017 PNHP Comments

Simone,

The Parks and Natural Heritage Planning Section reviewed some of the circulated materials in support of these applications and have the following comments for your consideration:

D01-18006 and D02-18032

General Comments

1. The proposed official plan and zoning bylaw amendments should identify the proposed environmental buffer as a separate area and they should be labeled in the appropriate OP and Zoning categories. The zoning bylaw should restrict any grading and other disturbances to the buffer other than that required for restoration and enhancement works.

Landform Conservation Plan

2. The slope classifications described on page 2 and shown in the report on Schedule 2 and Schedule 3 should be consistent with the slope classes described ORMCP Technical Paper #4. In this regard, the analysis should break the slopes down into the following increments: 0-2%, 2-5%, 5-15%, 15-25% and >25%.
3. Please provide a copy of Schedules 1, 2 and 3 that are printed at a legible scale.
4. Schedule A4 of the Town's Official Plan identifies a Key Natural Heritage Feature (Woodland) abutting, and possibly extending within, the site. The Landform Conservation Plan needs to address this feature and provide recommendations for its protection and enhancement.
5. The Report should include an analysis and discussion on vertical heights of 5m or greater and continuous distance of 50 m or greater, as defined in ORMCP Technical Paper #4.

Natural Heritage Evaluation

6. The Natural Heritage Evaluation (NHE) report needs to include a figure showing the limits of the feature and the proposed buffers, and provide an ecological justification of why certain areas can have a reduced buffer.
7. The NHE only states that the Woodland does not meet the significance criteria noted in ORMCP Technical Paper #7 but does not provide the analysis to justify the statement. The NHE needs to provide some evidence based evaluation to support the statement. Further to this, the NHE also needs to address OP Policy 3.2.1.2.22 to evaluate the significance of the Woodland.
8. The NHE needs to provide a discussion on the significance of the woody vegetation along the edge of the Woodland and its role in providing a protective edge to the Woodland. The NHE will need to include an analysis

on the impacts of removing this vegetation on the Woodland and provide appropriate recommendations to mitigate these impacts.

Tree Inventory and Preservation Plan

9. The report identifies trees within the property and on the adjacent property that may be within the woodland feature for removal. The Town does not support the removal of trees within the feature unless the trees pose an imminent risk of damage to property. The report should show these trees for preservation and there should be no grading or site alteration within the minimum tree protection zone of these trees.

D03-18017

10. It is our understanding that this is a "technical subdivision" and there will be no subdivision agreement. If this is the case, we have no comments or conditions of approval on the plan of subdivision application.

Should you have any questions or need clarification on our comments, please contact me.

Sincerely,

Sasha von Kursell MURP, MCIP, RPP

Parks Planning & Policy Coordinator

Parks & Natural Heritage Planning

Planning & Regulatory Services

