

Appendix	"A"
SAPRS	19.105
File(s)	D02-19001



Planning & Regulatory Services Department
Park and Natural Heritage Planning

May 9, 2019

MEMO TO: Sarah Mowder, Planner I - Subdivisions

FROM: Anant Patel, Parks Planner

SUBJECT: D02-19001 (Zoning By-law Amendment)
D06-19014 (Site Plan)
142 Snively Street (Eslami, Farzad & Esfahani-Alasl, Iman)

Comments:

D02-19001

1. The applicant has a proposed an average of 11 metre buffer at the rear of the lots, and a 3 metre buffer to the provincially significant wetland (PSW) feature along the western edge of the retained parcel. As noted in the submitted Natural Heritage Evaluation (NHE), prepared by Ages Consultants Limited, the 3 metre buffer would be dedicated and defined by a proposed amour stone wall on the lots. Further, the proposed 3 metre buffer will be naturalized and provide maintenance access.

While we understand that the application of a full 10 metre buffer to the PSW along the west side of the subject property would be challenging as there is an existing dwelling on 142 Snively Street that is located 9.4 metres from the proposed buffer. City staff note that there is an opportunity to increase the width of the proposed buffer to provide further protection and enhancement of the PSW feature.

2. Once the extent of the natural heritage system including buffer is determined, these lands should be shown as a separate block on a plan, zoned in an appropriate zoning category and conveyed to a public agency, free and clear of all debris and encumbrances.
3. The subject property is located within Oak Ridges Moraine Land Form Conservation Area Category 2. We require that the applicant demonstrate that they comply with the following requirements:
 - An application for development or site alteration with respect to land in a landform conservation area Category 2 shall identify planning, design and construction practices that will keep disturbance to a minimum. Including:
 - Maintaining significant landform features such as steep slopes, kames, kettles, ravines and ridges in their natural undisturbed form;
 - Limiting the portion of the net developable area of the site that is disturbed to more than 50% of the total area of the site;
 - Limiting the portion of the net developable area of the site that has impervious surfaces to not more than 20% of the total area of the site.
4. The proposal should allow for 45% front yard landscaping, or provide room for meaningful landscaping or tree planting on the severed lot.

D06-19014

5. As noted in the NHE, the buffer area will be restored with plantings of native species. Please provide an updated landscape plan that restore and enhance the natural heritage system and submit landscape plans for the buffer area.
6. Staff have concern with the proposed retaining wall located on the severed and retained properties abutting the lands to be conveyed into public ownership. Access from public lands may be required for continuous maintenance of the retaining wall. Additionally, staff are concerns that the retaining wall would change the



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drainage and hydrology of the wetland. We recommend that the applicant install a City-standard chain link fence where private lands abut public lands.

7. The proposed development will result in loss of 10 native and non-native trees. We seek to restore tree canopy within the development by securing tree plantings and/or compensation for the loss of these trees through the development process. The applicant is proposing to plant 24 trees. However, majority of these trees are proposed to be planted on lands to be conveyed into public ownership. It is recommended that additional replacement tree plantings should be located on the private lots.
8. Staff recommend that the applicant explore opportunities to retain Tree #1295, a Silver maple, which is large tree (100 cm DBH), is noted to be in average health, and makes a significant contribution to the visual amenity of the street. A tree of this size requires a 6 m radius minimum protection zone (MPZ).
9. The proposed development will impact trees that are either co-owned or on the neighbouring properties. Please note that the City's review of this report does not authorize the applicant to injure or destroy a co-owned/boundary tree(s) or tree(s) 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.
10. The location of the erosion and sediment control fencing should align with the minimum tree protection zones required to protect the trees.
11. Please provide at least 30 cubic metres of quality planting soil for growth of each tree planted.
12. We require tree protection fencing to be installed and this shall be a condition of any Site Plan Approval. Further, evidence of this tree protection fence having been installed should be required prior to any site alteration permit or building/demolition permit being issued.

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