

Shelly Cham

From: Sasha Von Kursell
Sent: Friday, June 28, 2019 4:06 PM
To: Shelly Cham
Cc: Michelle Dobbie
Subject: RE: With Prejudice Submission - D01-16002, D02-16012 and D03-16006

Follow Up Flag: Follow up
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Shelly,

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

Parkland Dedication

1. The draft plan shows Blocks 21 and 22 as park. The City will accept these blocks in partial fulfillment of the parkland dedication requirements for the development and the applicant will be required to pay cash-in-lieu for the remaining parkland dedication. The park land dedication and cash-in-lieu will be revised and calculated once the development proposal is finalized.
2. It is the City's intent to develop Blocks 21 and 22 into an urban linear park. We understand that the width of the block will vary along its length to allow for the organic nature of the boundary to the natural heritage lands and to support the creation of developable Blocks. However, in an effort to achieve usable and programmable parkland, we recommend that the park block should be no less than 10m at the narrowest points.
3. Additional comments regarding the grading and servicing of the park are forthcoming upon receipt of the engineering submission. In the interim however, the applicant should ensure that the park will have an overall slope of 2-5% over its width.

Official Plan Amendment D01-16002 and Zoning By-law Amendment D02-16012

4. We agree in principle with the proposed Official Plan Amendment to promote intensification of the site and implementation through the zoning by-law amendment. We note however, the recent submissions show the 30m buffer to the wetlands within the OP Neighbourhood XX-2 and ZBL "P-XX" designations. The buffers should not form or become part of these designations and should be Natural Core and Flood/Open Space. In this regard, the schedules to the OPA and ZBLA will need to be revised accordingly.

Draft Plan of Subdivision D03-16006 – Weston Consulting 24 June 2019

5. The draft Plan shows Block 24 as a 3.0m wide pedestrian access with a note indicating "easement for pedestrians & bikes". We are unclear whether this block will remain in private ownership or whether the applicant will convey this block to the City. Please clarify the future ownership of this block and the intent of the easement. Please note the City's standard is for walkway blocks to be a minimum 6m wide.

Natural Heritage Evaluation – Beacon June 2019

6. The report and other submissions do not clearly show the limits of the wetland or describe how the limits of these features were determined. In this regard, the report should indicate whether the wetlands were staked in the field or whether the limits are based on field notes and air photo interpolation.
7. The report does not include any ELC information for the northern extent of Tributary A between the edge of the applicant's property and Brookside Road. It is unclear whether there are any natural heritage features in this area and if the buffers comply with applicable policies. The report will need to be revised to provide additional information about this area and complete a policy analysis.

8. The report indicates that there are invasive species within the wetlands and open space. The report should include an invasive species management plan.

Should you require further information regarding these comments, please contact the undersigned.

Sincerely,

Sasha von Kursell MURP, MCIP, RPP

Parks Planning & Policy Coordinator

Parks & Natural Heritage Planning

Planning & Regulatory Services

