



December 6, 2019

MEMO TO: Sarah Mowder, Planner I - Subdivisions
FROM: Anant Patel, Parks Planner
SUBJECT: D02-19018 (Zoning By-law Amendment)
292 Elgin Mills Road West
Ravadgar, Feridoon and Shirin

Summary: A request for approval of a Zoning By-law Amendment application to permit a medium density residential development comprised of 4 semi-detached dwelling units and 5 townhouse dwelling units on the subject lands.

Comments
D02-19018

1. The draft Zoning By-law Amendment does not provide for landscaping space or adequate space for trees to mature.

Parkland Dedication

2. The parkland area generated for this development does not create a viable park that can be programmed or contribute to the overall park system and we recommend that council resolve to accept cash-in-lieu of parkland dedication at building permit issuance for this development application.

Other comments

3. The proposed development will result in a loss of 22 native and non-native trees. The City will seek to restore the tree canopy within the development by securing tree plantings and/or compensation for the loss of these trees through the development process.
4. The proposed development will impact trees #26 and 31, 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 or tree 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 any tree injury or destruction approved by the City.

To this point, the Forestry Act states that "every tree whose trunk is growing on the boundary between adjoining lands is the common property of the owners of the adjoining lands and every person who injures or destroys a tree growing on the boundary between adjoining lands without the consent of the landowners is guilty of an offence under the Act."

5. It's unclear why tree #7, a White Spruce is being injured. Please clarify.
6. Figure #1 identifies two trees as tree #27. Please clarify this discrepancy.
7. Trees #1, 2 and 4 are not owned by the City, and are located within the York Region right of way. The trees shown for preservation and removal within the Elgin Mills Road West allowance should be reviewed and approved by York Region.
8. The subject property has frontage onto a Regional Road. The landscaping plan should be coordinated with York Region to ensure compatibility. Salt tolerant species are recommended adjacent to the Regional Road.
9. Tree protection barriers should be provided on the Tree Inventory Protection Plan as per the City's standards.



10. The location of the erosion and sediment control fencing should align with the minimum tree protection zones required to protect the trees on the abutting properties.
11. The applicant will be required to submit a landscape plan and the landscape architect should ensure that any proposed trees will have access to sufficient soil volume and the species are appropriate for the proposed locations. The landscape plan should include a detail that shows how a soil volume of 30 cubic metres for each tree can be achieved.
12. Provide landscaping that serves as a visual screen to the residential properties to the north, east and west.

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