

December 9, 2019

MEMO TO: Simone Fiore, Planner II - Subdivision

FROM: Anant Patel, Parks Planner

SUBJECT: D02-19017 – Zoning By-law Amendment
152, 160, 166, 172 & 178 Major Mackenzie Drive East and 123 Ruggles Avenue
Xu Han, Fei Han, Tuo Lin

Appendix	A2
SRPRS	20.007
File(s)	D02-19017

Summary: A request for approval of a Zoning By-law Amendment application to permit a medium density residential development comprised of 35 back-to-back townhouse units on the subject lands.

Comments:

D02-19017:

1. The proposed zoning by-law does not afford opportunity for much internal landscaping. Increased setbacks and a landscape buffer between the adjacent land uses, the buildings and the road is recommended.

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.

Comments to be addressed via future applications:

3. The proposed development will result in a loss of 44 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. We have calculated the tree compensation amount of 34 trees.
4. 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 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.
5. The applicant is proposing to remove City owned trees (tree # 328, 329, 332, and 366). The owner/developer must make arrangement with the City's Urban Forestry section (through Access Richmond Hill or online) to discuss removal and associated costs.
6. The trees shown for preservation and removal within the Major Mackenzie Drive East right of way should be reviewed and approved by York Region.
7. The subject property has an 82.40 metres frontage on Major Mackenzie Drive East. The landscaping plan should be coordinated with York Region to ensure compatibility. Salt tolerant species are recommended adjacent to the Regional Road.
8. The applicant is proposing street plantings along Lawrence and Ruggles Avenues. The following are City guidelines for servicing setbacks to street trees:
 - Minimum 6 metres between trees and street lights/hydro poles;
 - Minimum 8 metres between trees with screen plantings to be handled on an individual basis;
 - Minimum 2 metres from fire hydrants, communications/cable pedestals, hydro underground, vault transformers and Canada Post super boxes;
 - Minimum 12.2 metres from road intersections (from the intersection of the two curb lines);



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- Minimum 1.2 metres from driveways;
- Minimum 2.5 metres from pillars/fences.

For further assistance, please refer to the City's Urban Forest Planting Guidelines are available on our website.

9. The applicant will be required to ensure that any proposed trees will have access to sufficient soil volume and the species are appropriate for the proposed locations. The landscape plan/details should be revised to include a detail that shows how a soil volume of 30 cubic metres for each tree can be achieved.
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. Include details of retaining walls on the Landscape Plans.

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