

From: Sasha Von Kursell
Sent: Friday, December 6, 2019 3:41 PM
To: Kelsey Prentice
Subject: RE: *Request for Comments* - Zoning By-law Amendment & Draft Plan of Subdivision Applications - George and Rosette Mansour - City Files #: D02-19013 & D03-19004 - PNHP Comments

Kelsey,

We have reviewed the circulated documents submitted by the applicant in support of their applications and have the following comments for your consideration:

D02-19013 Zoning By-law Amendment

1. No comments.

D03-19004 Draft Plan of Subdivision

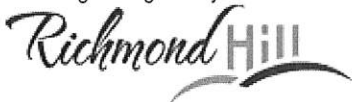
2. The proposed development generates a parkland dedication requirement of less than 500m² of parkland pursuant to in force parkland dedication policies. In this regard, the applicant will be required to pay cash-in-lieu of parkland dedication at building permit issuance.
3. The arborist's report shows that the development proposal will destroy 8 native and non-native trees within the site. The applicant will be required to replace the loss of the City's urban forestry canopy by either replanting trees within the site and/or paying cash-in-lieu of replanting. We note that as this project progresses the number of tree removals and replacements will likely change and the final numbers will be determined later in the process.
4. The arborist's report shows trees numbered 9 to 14 for protection. If the applicant truly wants to preserve and protect these trees, they should consider proposing a smaller house on the lot as it is unlikely that these trees will be retainable with the current scenario.
5. The applicant has not provided drawings demonstrating how sustainability metric 1.C.3 will be achieved.

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



From: Linda Asikis <linda.asikis@richmondhill.ca>

Sent: Wednesday, October 30, 2019 9:51 AM

To: Michelle Dobbie <michelle.dobbie@richmondhill.ca>

Subject: *Request for Comments* - Zoning By-law Amendment & Draft Plan of Subdivision Applications - George and Rosette Mansour - City Files #: D02-19013 & D03-19004 - Proposed Residential Development