

January 20, 2020

MEMO TO: Joseph Liberatore, Planning Technician
FROM: Anant Patel, Parks Planner
SUBJECT: D02-19019 (Zoning By-law Amendment)
301 Harris Avenue
Vladimir Markin and Svetlana Platonova

Summary: A request for approval of a Zoning By-law Amendment application to facilitate the creation of three (3) single detached lots on the subject lands.

Background: A portion of the subject property is designated as Natural Linkage and identified as part of the Greenway System in the City's Official Plan. The proposed development is located within the Harris-Beech Infill Study area. Also, the subject property is located within the Category 2 Landform Conservation Area of the Oak Ridges Moraine Conservation Plan (ORMCP), and in the Settlement Area land designation of the ORMCP.

Comments:

1. The proposed development generates parkland dedication requirement of less than 0.05 ha. Park staff will recommend Council to accept cash-in-lieu of parkland dedication for this property in line with parkland dedication policies at the time of building permit issuance.
2. Section 7.1 of the Natural Heritage Evaluation (NHE) notes that, "a review of the subject property and on lands within 120 metre of the subject property in order to determine if KNHFs or KHF are present. No features were identified on the subject property." However, Appendix 1 of the City's Official Plan, shows a Woodland that is located within 120 metres of the subject property (to the east and west). To continue with our review, please provide a figure (within the NHE), which clearly identifies the KNHFs, KHF and the recommended minimum vegetation protection zone (MVPZ) as per the City's Official Plan and Oak Ridges Moraine Conservation Plan (ORMCP). Please refer to table 3 of the Official Plan for assistance.
3. The NHE also notes that the proposed development will be set more than 10 metres away from the outermost edge of the southern hedgerow. It's unclear to staff whether this hedgerow is connected to the Woodland. In this regard, the report should be revised to include a discussion on the identification and protection of this feature and reference the ORMCP Technical Papers as necessary.
4. Once the extent of the natural heritage features including buffer is determined, these lands should be shown as a separate block on a plan, zoned in an appropriate zoning category, and conveyed into public ownership, free and clear of all debris and encumbrances.
5. All development and grading should be directed outside of KNHFs, KHF and there MVPZ.
6. 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 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 no more than 20% of the total area of the site.
7. The proposal should allow for 45% front yard landscaping, or provide room for meaningful landscaping or tree planting for the proposed lots.

Comments to be considered for future submission:

8. The Arborist Report must include which trees are to be removed and which are to be protected. We recommend that the applicant work with the consulting arborist and engineer to facilitate the protection of mature, native trees within the proposed lots. This information will be required for PNHP staff to continue our review.
9. Figure 2 of the Arborist Report indicates several 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 within obtaining the consent of the neighbour tree owner or boundary tree co-owner. It is the applicant's responsibility to obtain necessary consent to provide to undertaking tree injury or destruction approved by the City. The applicant should provide this consent as part of their resubmission.
10. At detailed design, street plantings along Harris Avenue will be required. The following are the City's 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);
 - 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, which are available on our website.

11. At detailed design, please provide a landscape plan. 30 cubic metres of soil per tree should be provided. Structural approaches may be required to achieve this target (e.g. silva cells or structural soils). Street tree trenches will be required in the municipal boulevard.

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