

APPENDIX “A”



Planning & Regulatory Services Department
Park and Natural Heritage Planning

March 2, 2020

Memo To: Joseph Liberatore, Planning Technician
From: Anant Patel, Parks Planner
File Number(s): D02-20002 Zoning By-Law Amendment
D06-20002 Site Plan Approval
Applicant: 2051984 Alberta Ltd.
Location: 170 Lucas Street

Summary: A request for approval of Zoning By-law Amendment and Site Plan Application to facilitate the construction of one (1) semi-detached dwelling on the subject lands.

Comments:

D02-20002

1. As per the City's By-law, a minimum of 45 percent of the area of a front yard shall be used for no other purpose than landscaping. Landscaping can include vegetation, walkways and decorative stonework. Any area of a lot covered by accessory structures or porches shall be included in the calculation of the minimum landscaped area. Please note that the parking of motor vehicles in a landscaped area is prohibited.

D06-20002

2. The proposed development will impact trees that are either co-owned or on the neighbourhood 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 tree injury or destruction approved by the City.
3. Trees #6, 7, 9 to 12 will be critically injured under the current development scenario as a result of a proposed retaining wall. Please provide a development scenario that directs development outside of the tree protection zone (TPZ). Please advise the applicant that the TPZ is protect a proportion of the tree's root and absolutely no work can be undertaken within this area. Encroachments into this area may cause the trees to become unstable/hazardous.
4. Please note that City's records indicate that Tree #1 (Silver Maple, 94 cm DBH) is not owned by the City, and is located on the subject property.
5. The Arborist Report indicates Tree #2 (Norway Maple, 34 cm DBH) is recommended for removal. This Maple is a City-owned trees. The owner/applicant must make arrangements with the City's Urban Forestry section (through Access Richmond Hill or online) to discuss removal and associated cost.
6. Based on the review of the submitted application, the proposed development will result in a loss of five native and non-native trees. Four of these trees (#1, 3 to 5) are located on the subject property. The City seek to restore tree canopy within the development by securing tree plantings and/or compensation for the loss of these trees through the site plan process. The applicant is proposing to replant four trees. We have calculated the tree compensation amount of 11 trees.
7. Please provide at least 30 cubic metre of quality planting soil for growth of each tree planted.
8. The location of the erosion and sediment control fencing should align with the tree protection zone required to protect the trees.



9. The City require tree protection fencing to be installed and this shall be a condition of any Site Plan Approval. Further, evidence of this tree protection fence having been installed should be required to any site alteration permit or building/demolition permit being issued.

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