



Appendix	A1
SRPRS	20-067
File(s)	D02-20003 D03-20001

March 23, 2020

MEMO TO: Philip Liu, Planner I – Site Plan

FROM: Anant Patel, Parks Planner

FILE NUMBER(S): D02-20003 Zoning By-law Amendment
D03-20001 Subdivision

LOCATION: 20 Maple Grove Avenue

APPLICANT: 20 Maple Grove Ltd.

Summary:

A request for approval of Zoning By-law Amendment and draft Plan of Subdivision applications to permit the construction of 13 single detached dwelling units and a public road.

Reviewed:

- GR-1, Grading Plan, prepared by Schaeffers Consulting Engineers, dated December 2019;
- Arborist Report, prepared by Beacon Environmental, dated June 2018;
- Draft Plan of Subdivision, prepared by KLM Planning Partners Inc., dated January 20, 2020;
- Sustainability Metrics, prepared by KLM Planning Partners Inc., dated February 14, 2020.

D02-20003

1. The proposal should allow for 45% front yard landscaping, in order to provide room for meaningful landscaping or tree planting for the proposed lots.

D03-20001

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. Park staff will recommend to 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 for this development application.

Comments to be addressed via future submission

3. A total of 118 trees comprised of 58 individual trees and 60 trees distributed among eight tree groups (Groups A to H). A total of 103 native and non-native trees are recommended for removal, as they are located within the area of proposed residential lots and access routes. We will seek the applicant to restore tree canopy within the development by securing tree plantings and/or compensation for the loss of these trees through the pending subdivision and site plan agreement. The applicant is proposing to plant 98 trees. We have calculated the tree compensation amount of 155 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.

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 landowner is guilty of an offence under the Act.”



5. The Arborist Report notes Sugar Maple, Silver Maple and Red Maple as a suggested tree species for planting. There is an overrepresentation of Maple Trees in Richmond Hill. Provide an alternative native species on the Landscape/Planting Plan.
6. Please include a small planter or curb around the trees planted near driveways. This will deter cars from hitting the trees, and decrease the probability of removing the trees to increase parking.
7. Provide a street tree planting plan. The following are City's guidelines for servicing setback to street trees:
 - Minimum 6 metres between trees and street light/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 Forestry Planting Guidelines are available on our website.

8. 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 location. The Landscape Plan and Details should be revised to include a detail that shows how a soil volume of 30 cubic metres for each tree can be achieved. Street tree trenches will be required in the municipal boulevard.
9. PNHP staff confirm that Sustainability Metrics points can be allocated for items 1.C.1, 1.C.2, 1.C.3, and 1.J.4 at this time, provided that at detailed design the applicant submits landscape plans and details which includes street tree trenches, and soil/volume/quality in accordance with City standards.
10. Ensure future grading and servicing plans direct development outside of the tree protection zone.
11. Please include the City's tree protection fencing detail as part of the Arborist Report, and Site Plan and Tree Preservation Plan.
12. 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.

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