



May 4, 2020

Memo To: Sarah Mowder, Planner I
From: Anant Patel, Parks Planner
File Number(s): D02-20005 Zoning By-Law Amendment
Applicant: BH Properties Limited
Location: 57 Beaufort Hills Road

Summary: A request for approval of Zoning By-law Amendment application to facilitate the creation of one additional single detached dwelling lot on the subject lands.

Materials reviewed:

- Tree Inventory and Preservation Plan, prepared by Kuntz Forestry Consulting Inc., dated January 24, 2020;
- Natural Heritage Evaluation, prepared by Beacon Environmental, dated February 2020;
- Planning Justification Report, prepared by Evans Planning Inc., dated February 2020;

Comments:

D02-20005

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.
2. In order to ensure that there will be appropriate protection for the mature trees, PNHP staff request that as a condition of approval of the Zoning By-law Amendment that the proposed retained and severed lots be subject to site plan control. A final Tree Inventory and Preservation Plan, and ecological restoration of the wooded area in the rear of the proposed lots will be required as part of the Site Plan approval process.
3. Provide a development scenario that protects as many mature healthy trees as possible. Grading and construction should be directed outside of the tree protection zone of healthy retained trees.

Natural Heritage Evaluation:

4. Based on our review, 57 Beaufort Hills Road has a tree crown cover of over 60% of the ground, determined from aerial mapping, the woodland is less than four hectares, and the connecting linear woodland has a minimum average width of less than 40 metres, and has a length to width ratio of greater than three to one. Based on this, PNHP staff confirm that the woodland located on the subject lands does not qualify as significant woodlands based on the criteria described in Oak Ridges Conservation Plan Technical Paper No. 7.

Comments to be addressed via future applications:

5. The proposed development will result in the loss of 97 native and non-native trees. Of which, 61 trees are greater than 20 cm DBH, and an additional 24 trees are all dead 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.
6. The Tree Inventory and Preservation Plan notes that encroachment into the minimum tree protection zone (TPZ) of trees #1233, 1270 1279, 1282, 1288, 1296 and 1297 is required to provide access for equipment and materials. Please advise the applicant that the TPZ is required to protect a proportion of the tree's root

and absolutely no work, and no equipment or materials can be undertaken within this area. Encroachment into this area may cause the trees to become unstable/hazardous. Please provide a development scenario that will keep encroachment outside of the TPZ.

7. The applicant is proposing to remove Trees #1192 and 1193. Both of these trees are City owned. The owner/development must make arrangement with the City's Urban Forestry section (through Access Richmond Hill or online) to discuss removal and associated costs.
8. Please ensure future grading and servicing plans direct development outside of the tree protection zone.
9. As part of future Site Plan submissions, Landscape Plan and Details are required to be submitted. Please ensure the proposed plantings are of native, non-invasive species.
10. The landscape architect should ensure that any proposed trees will have access to sufficient soil volume and the species are appropriate for the proposed locations. The landscape plan should include a detail that shows how a soil volume of 30 cubic metres for each tree can be achieved. 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.
11. Please advise the applicant to use City of Richmond Hill standards for private lots and street tree plantings on the landscaping details. Tree must be adequately spaced and positioned to allow them to grow to maturity without causing interference of future use of the property (encroaching over the driveway) or restricting each other's growth.

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