



August 19, 2020

MEMO TO: Sarah Mowder, Planner I - Subdivisions
FROM: Anant Patel, Parks Planner
File Number(s): D02-20013 (Zoning By-law Amendment)
Location: 181 and 187 Elgin Mills Road West
Applicant: Yanpy Development Inc. & Bao, Yanping

Summary:

A request for approval of a Zoning By-law Amendment application to permit a medium density residential development comprised of 15 townhouse dwelling units on the subject lands.

Materials reviewed:

- Arborist Report, prepared by DAWhiteTreeCare.com, dated November 19, 2019;
- Drawing No. A101, Key Plan, Concept Plan, Site Plan and Site Statistics, prepared by Icon Architects, dated June 12, 2020;
- Drawing No. A102, Statistics, Truck Maneuvering Diagram and Waste Management, prepared by Icon Architects, dated June 12, 2020.

Comments:

Parkland Dedication

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.

D02-20011

2. The density of the proposal has an impact on the opportunity for landscaping and tree replacement. PNHP staff encourages zoning that allows for additional landscaping/tree replacement measures.
3. There appears to be a discrepancy between the Plan within in the Arborist Report and Drawing No. A101, and A102. Please update accordingly.
4. Based on a site visit conducted by staff, we recommend that the applicant explore opportunities to retain several trees on site, particularly in the backyard of proposed townhouse units (trees #11, and 24) and tree #19, a 54 cm DB Honey Locust that is fronting Elgin Mills Road West.
5. Tree #7, 9, 10, 11, 13, 15, 20, and 22 are Black Walnut trees that are recommended for removal to accommodate the proposed development. The native hardwood tree is high on the City's list of preservation. Staff recommend to explore other design and construction opportunities that will allow for successful retention of these trees.

Comments to be considered for future submission

6. The proposed development will result in a loss of 20 native and non-native trees to accommodate the proposed development. Replacement plantings and/or cash-in-lieu thereof, will be secured through the pending Site Plan agreement.
7. The development proposal 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(s) or tree(s) 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.

To this point, the Forestry Act states that "every tree whose trunk is growing on the boundary between adjoining lands is 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 landowners is guilty of an offence under the Act."

8. Snow storage is not identified on the plan. Ensure the proposed snow storage area does conflict with proposed landscaping.
9. Discuss landscaping and tree removal in the Regional Road allowance with York Region.
10. Additional replacement trees should be planted in the rear yard of the private units.
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