

Appendix	"A"
SRPRS	20.128
File(s)	D02-20011

August 20, 2020

MEMO TO: Jeff Healey, Senior Planner – Subdivisions

FROM: Anant Patel, Parks Planner

File Number(s): D02-20011 (Zoning By-law Amendment)

Location: 229 Harris Avenue

Applicant: Zonix Group (Harris) Inc.

Summary: A request for approval of a Zoning By-law Amendment application to permit the construction of 6 semi-detached dwelling units on the subject lands.

Background: The subject property is designation as Natural Core and identified as part of the Greenway System in the City's Official Plan. Also, the subject property is located within the Settlement Area land use designation and within Category 1 and Category 2 Landform Conservation Area of the Oak Ridges Moraine Conservation Plan (ORMCP). There are key natural heritage features (KHNFs) and Key Hydrological Features on site including Significant Woodland and Significant Valleyland. Development and site alteration is not permitted within these features and their minimum vegetation protection zone (MVPZ). As per Official Plan policy 3.2.1.1 (14)(b), the proposed use, erection and location of development on the property must demonstrate that it will not adversely affect the ecological integrity of the Oak Ridges Moraine Conservation Plan Area. Under the Official Plan "ecological integrity" means, among other things, the condition of ecosystem in which the ecosystem in which the structure, composition and function of the ecosystem are unimpaired by stresses from human activity.

Materials reviewed:

- Tree Inventory and Preservation Plan, prepared by Kuntz Forestry Group Inc., dated February 14, 2020;
- Tree Inventory and Preservation Plan Report, prepared by Kuntz Forestry Group Inc., dated February 14, 2020;
- Scoped Natural Heritage Evaluation, prepared by Beacon Environmental, dated May 2020;
- Conceptual Lotting Plan, prepared by Evans Planning;
- Conceptual Development Plan prepared by Evans Planning.

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.

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2. Neither the key natural heritage features nor the buffers have been identified as per the Official Plan policies. The applicant must clearly identify the limits of the key natural heritage features and key hydrologic features on the site along with the minimum vegetation protection zones for each feature in conformance with table 3 of the Official Plan on a figure as part of the addendum to the NHE. The figure should at minimum, include the following features:
 - Significant valleyland (use the Official Plan for technical guidance, not 'top of bank' or 'top of slope')
 - Significant Woodland

3. Once the extent of the natural heritage system 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.
4. Majority of the subject lands are classified as Oak Ridge Moraine (ORM) Landform Conservation Area - Category 2. The southern portion of the subject lands are classified within ORM Landform Conservation Area - Category 1. Since the subject application is located within the Settlement Areas, we require that the applicant demonstrate that they comply with the following requirements of both Landform Conservation Area - Categories 1 and 2 within Section 30 (5) and (6) respectively.
5. The proposal should allow for 45% front yard landscaping, or provide room for meaningful landscaping or tree plantings.

Additional technical comments

6. The proposed development will result in a loss of 14 native and non-native trees to accommodate the proposed development. Replacement plantings and/or cash-in-lieu thereof, will be secured through the development process.
7. The Tree Inventory and Preservation Plan Report notes that the demolition of the existing home and surrounding features (i.e. decks) can be removed prior to the installation of hoarding to facilitate the demolition. Trees J and 90 are located within the minimum tree protection zone (TPZ) of the existing home and surrounding features. The Tree Inventory and Preservation Plan Report should be revised to include a discussion on how these trees will be protected during demolition.
8. 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.

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."

9. Please provide street plantings along Harris Avenue. The following are the City 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 are available on our website.



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10. 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