

July 15, 2020

**Memo to:** Simone Fiore, Planner II – Subdivision

**From:** Anant Patel, Parks Planner

**File Number(s):** D01-20003 (Official Plan Amendment)  
D02-20009 (Zoning By-law Amendment)

**Related File(s):** D01-10006 (Official Plan Amendment)  
D02-10018 (Zoning By-law Amendment)

**Location:** 13586 & 13572 Bayview Avenue

**Applicant:** Azan Holdings Inc.

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**Summary:**

A request for approval of an Official Plan Amendment and Zoning Amendment applications to permit an 11 storey high-rise residential building with a proposed GFA of 14,303 square metres (153,956 square feet), 122 dwelling units and a density of 111 units per hectare (1.3 FSI).

**Background:**

A portion of the subject lands are designated as Natural Core and identified as part of the Greenway System in the City's Official Plan. Also, the subject lands are located within the Settlement Area land use designation of the Oak Ridges Moraine Conservation Plan (ORMCP). There are key natural heritage features (KNHFs), and Key Hydrological Features (KHF) located on site including Significant Woodland, Wilcox-St. George Provincially Significant Wetland (PSW) and significant wildlife habitat. 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 structure, composition and function of the ecosystem are unimpaired by stresses from human activity.

**Materials reviewed:**

- Tree Inventory and Preservation Plan Report, prepared by Kuntz Forestry Consulting Inc., dated February 20, 2020;
- Tree Inventory And Preservation Plan, prepared by Kuntz Forestry Consulting Inc., dated February 20, 2020;
- Phase One Environmental Site Assessment, prepared by WSP, dated April 2020;
- CL-1, Conceptual Landscape Plan, prepared by MSA, dated April 22, 2020;
- Natural Heritage Evaluation, prepared by Beacon Environmental, dated April 2020;
- SGR-1, Site Servicing and Grading Plan, prepared by Masongsong Associates, dated April 22, 2020;
- DET-1, Details, prepared by Masongsong Associates, dated April 22, 2020;
- RZ-02, Site Plan, prepared by Dialog, dated April 22, 2020.

**Comments:**

**Parkland Dedication**

1. The proposed development generates a parkland dedication of more than 500 square metre pursuant to in force parkland dedication policies. The parkland owing for this development does not yield a park of viable size and we recommend that council resolve to accept cash-in-lieu of parkland dedication at building permit issuance.

**D01-20003 & D02-20009**

1. Once the extent of the natural heritage system (NHS) and MVPZ/buffers is determined, these lands should be shown as separate blocks on a plan, zoned in an appropriate land use category, and dedicated to a public agency free and clear of all debris and encumbrances.
2. The submitted plans show a 1.5 metre conceptual trail within the proposed MVPZ/buffer and encroaching onto adjacent City owned lands. The proposed trail should be removed from the MVPZ/buffer and from City owned lands. Staff recommends a detailed restoration and planting plan be prepared that includes native, non-invasive species within the MVPZ/buffer area. In addition to that, we recommend that the applicant install a City-standard chain link fence where private lands abut public lands.
3. All development and grading should be directed outside of the KNHFs, KHF's and MVPZ/buffer.
4. The current development scheme does not allow for any meaningful space for trees or soft landscaping. The zoning by-law amendment should seek to increase the available space within the site for tree planting and other landscaping. The zoning by-law amendment should include a requirement for a minimum of 2 square metres of private outdoor amenity space per unit, similar to other recent zoning by-laws prepared for apartment developments within this area of the City. Providing private outdoor amenity space, a green roof, or other landscaping on the rooftop or podium of an apartment building functions as a means of mitigating urban heat island effect.
5. 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.
6. Tree U, Willow tree (in fair condition, and 114.5 cm DBH in size), located in the proposed MVPZ/buffer is recommended to be removed. Please clarify the correct name of this Willow tree. If this tree is native species, staff recommend its retention.

*Natural Heritage Evaluation*

7. To continue our review, the limits of the Wilcox-St. George Provincially Significant Wetland (PSW) will be required to be confirmed by Ministry of the Natural Resource and Forestry (MNR). Once confirmed, the applicant will be required to update Figure 2 of the Natural Heritage Evaluation (NHE) and all relevant plans.
8. The Natural Heritage Evaluation (NHE) notes the wooded features on the subject property are to be assessed for significant as per the Oak Ridges Moraine Conservation Plan (ORMCP) Technical Paper No. 7. The NHE will be required to be revised to provide this assessment.
9. The NHE indicates a buffer of 10 metres (applied to the southern wetland), as opposed to the buffer prescribed under the OMRCP and the City's Official Plan of 30 metres. Also, minor encroachment into the 30 metre buffer (applied to the northern wetland) are proposed. The NHE does not provide adequate justification explaining why a reduction is required. Please revise the NHE to include additional analysis and justification explaining why a reduction to the 30 metre MVPZ/buffer to the KNHFs and KHF's on the Oak Ridges Moraine is appropriate for this location, along with any proposed mitigation measures.
10. Figure 2 of the NHE and the submitted plans does not show the MVPZ/buffer to the KNHFs and KHF's at the western portion of the subject lands. Please update accordingly.
11. Once the above has been confirmed, please update Figure 2 of the NHE and all relevant plans. Additionally, Figure 2 and the submitted plans notes "Dripline". The City's Official Plan does not speak to setbacks/buffers to driplines. Staff require the applicant to update Figure 2 and all relevant plans to clearly identify the KNHFs, KHF's, and the recommended MVPZ as per Table 3 of the City's Official Plan.



12. Staff have concerns with directing more stormwater into the receiving wetland and proposed concrete headwall along the wetland edge. It is recommended that the applicant explore other alternatives to direct stormwater away from the PSW feature such as treatment train approach, which include a constructed wetland adjacent to the PSW.
13. The applicant will be required to submit a separate landscape plan for the buffer block for our review.

**Technical Comments to be addressed in future technical submission:**

14. The proposed development will result in a loss of 44 native and non-native 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.
15. An updated Landscape / Restoration Plan will be required to be submitted as part of the Site Plan application. Please note that the following must be included and/or addressed within the Landscape / Restoration Plan:
  - Replacement of native, non-invasive vegetation on-site, in accordance with the recommendation of the NHE;
  - Restoration and rehabilitation of KNHFs, KHF's and MVPZ/buffers, in accordance with the recommendation of the NHE;
  - Add pollinators that specifically benefit monarch butterflies such as milkweed to the seed mix and/or planting plan in the restoration area;
  - In addition to replanting within the NHS and buffer, a portion of replacement plantings should be located on the private lot;
  - Use City of Richmond Hill planting details on the landscape plans.
16. The subject lands has a 110 metre frontage on Bayview Avenue. The landscaping plan should be coordinated with York Region to ensure compatibility. Salt tolerant species are recommended adjacent to the Regional Road.
17. Please provide a minimum of 30 cubic metres of quality soil for each tree planted. Account for engineered fill required to support sidewalk, curbs, etc. and any screening required near retaining walls, as engineered fill is not counted towards the 30 cubic metres. Tree trenches or structural measures may be required.

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