

**From:** [Patricia Young](#)  
**To:** [Amanda Dunn](#)  
**Cc:** [Catherine Wotton](#); [Michelle Dobbie](#)  
**Subject:** D01-20008, D02-20014 122, 124, 126 Cartier Crescent (Rangchi and Ebrahimi)  
**Date:** Thursday, September 10, 2020 7:19:59 PM

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**Attn: Amanda Dunn, Planner II**

**Re: D01-20008, D02-20014 Official Plan Amendment and Zoning By-law Amendment to facilitate a 8 storey residential building and underground parking 122, 124, 126 Cartier Crescent (Rangchi and Ebrahimi)**

**Reviewed:**

- Functional Servicing Report (FSR) prepared by Valdor Engineering dated May, 2020
- Tree Inventory and Preservation Plan Report prepared by Kuntz Forestry dated May 29, 2020
- By-law Amendment and OPA Amendment

**Comments:**

- The proposal does not provide for any opportunity for meaningful landscaping or tree planting, nor is the property serviced by a municipal Park. 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 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.
- Figure 5 in the Functional Servicing Report shows the green roof, pervious and impervious area, but it does not match with the Site Plan or the Post-Development Area Summary. Update the figure. Identify the location of the green roof.

**Advisory Comment to OPA/ZBLA**

- Assuming the proposed green roof and permeable area are required for the stormwater management function of this site per the FSR, the Official Plan Amendment and/or Zoning By-law Amendment should consider establishing standards that require the green roof and pervious area at the time of a future Site Plan application.

**Advisory and to be addressed through review of future Site Plan application**

- This property is not serviced by a municipal park. Parks staff will recommend council accept cash in lieu of parkland dedication for this property.
- Any trees that cannot be replaced on site are subject to a replacement fee based on the tariff of fees at the time of approval of the associated site plan application.
- The Sola Geotechnical Investigation refers to a 5 storey building. The proposal is for 8 storeys.
- Trees in the City boulevard are to be protected during the duration of the construction. The City will take securities for their preservation.

- Any tree removal, replacement or landscaping in the Regional Road allowance is subject to comment/approval by the Region.

I trust this is of assistance.

Patricia

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