

Doris Cheng

From: Patricia Young
Sent: Monday, October 19, 2020 1:24 PM
To: Doris Cheng
Subject: FW: D06-18030 1521 19th Avenue (Leslie Richmond Developments Limited)

From: Patricia Young
Sent: Wednesday, August 5, 2020 8:09 AM
To: Doris Cheng <doris.cheng@richmondhill.ca>
Cc: Robert Nicoll <robert.nicoll@richmondhill.ca>; Michelle Dobbie <michelle.dobbie@richmondhill.ca>; Catherine Wotton <catherine.wotton@richmondhill.ca>; Erik Loorand <erik.loorand@richmondhill.ca>
Subject: D06-18030 1521 19th Avenue (Leslie Richmond Developments Limited)

Attn: Doris Cheng

Re: D06-18030 Site Plan to facilitate 151 block townhouse units on a private condominium road (Phase 1 Block 2 SE of Leslie and 19th)
1521 19th Avenue (Leslie Richmond Developments Limited)
Related File D03-15007

Reviewed:

- Tree Inventory and Preservation Plan (TIPP) prepared by Beacon dated May 2018
- Design of LID Measures for Runoff to Wetland Unit 33 prepared by J. F. Sabourin and Associates Ltd. dated March 18, 2020
- Landscape Plans prepared by Nak dated April 17, 2020
- Sustainability Metrics revised April 20, 2020
- Engineering Plans prepared by DSEL dated April 14, 2020

COMMENTS

1. Advisory: We cannot clear off on the site plan until the subdivision agreement is executed. We will request the timing construction guidelines for the heronry (as per our draft condition for D03-15007) be recognized in the Site Plan Agreement.
2. Will the water entering the LID be clean water? Can the feature based water balance and site specific water balance use the same infrastructure and meet the intent of the MESP? We are worried that the wetland may get too wet and the hydrology may change negatively. A discussion with City Parks and engineering staff would be helpful.

Landscape Plans

3. Trees do not grow well in engineered fill. How will engineered fill be amended to optimize tree growth? Tree trenches, structural methods and scarification at the soil/fill interface are all recommended. Show their location on the landscaping plans, and provide details.
4. 90% of the shrub and perennial count are non-native. Substantially increase the native species and variety proposed. While we the hearty hostas and day lilies should survive well along the Regional Road, species such as bee balm, obedient plant, coneflowers and sunflowers, dogwoods, junipers or any native equivalent would add to the variety and provide opportunities for pollinators within the development.
5. Replace the flame maples west of Blocks 11 and 12 with conifers.

Parkland Block 16 19T-15007 (D03-15007) Interfaces with this Site Plan

6. The 3:1 sloped swale on the west side of the park impedes the access to the park block. The homeowners should be able to walk from the units into the park block.
7. Are swales needed on both sides of the park sidewalk within the private lot and park block? A discussion with City Design and Engineering staff would be helpful.
8. The Eagle Iron Fence gates should open into the private units as to not block the pathway. Set the sidewalk in the park block back from the fence about 10-30 cm to allow room for the snow plough.
9. Provide lighting in accordance with Town Park standards along the sidewalk at the Block 16- Block 2 interface within the park.
10. No part of the Block 2 retaining wall should be on park land.
11. Use a 1.2m chain link fence (use the City standard detail) between the park and the private lands *except* where private units interface with Park Block 16 -the Iron Eagle Fence is proposed here. All future City owned fencing should be offset 5cm from the property line so the fence and posts are entirely within the park block.
12. The Iron Eagle fence on City property should be made to the highest standard (aluminum rather than galvalume).
13. While we have previously discussed pointed pickets on the Iron Eagle fence, our design team has a preference is for similar to Elegant II aluminum fence or similar as it has been used in other City parks.
14. Gates should open into the private lot and not encumber the park walk.

Sustainability Metrics

15. Item 1.C.3 – increase soil volume for proposed trees. Show on the plan how this will be achieved. 1m is the maximum soil depth when calculating soil volume. We support structural approaches to achieve soil volume. Organic matter is to be 10% to 15%.

I trust this is of assistance.

Patricia

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