



November 12, 2020

Memo To: Amanda Dunn, Planner II – Site Plans
From: Anant Patel, Parks Planner
File Number(s): D02-20021 (Zoning By-law Amendment)
D06-20048 (Site Plan)
Applicant: Shcolyar, Marina
Location: 109 Benson Avenue

Summary: A request for approval of Zoning By-law Amendment and Site Plan Application to facilitate the construction of two semi-detached dwelling units fronting onto Lucas Street, and three townhouse dwelling units fronting onto Benson Avenue, on the subject lands.

Comments:

Parkland Dedication

1. The proposed development generates a 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 current parkland dedication policies at the time of building permit issuance.

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2. As per the City's By-law, a minimum of 45 percent of the area of a front yard shall be used for no other purpose than landscaping. Landscaping can include vegetation, walkways and decorative stonework. Any area of a lot covered by accessory structures or porches shall be included in the calculation of the minimum landscaped area. Please note that the parking of motor vehicles in a landscaped area is prohibited.
3. Trees #7 to 22 (Norway Spruces) are recommended for removal as a result of the proposed development. The Tree Inventory and Preservation Plan Report notes that these trees are in fair to good condition. Further a site visit conducted by PNHP staff can confirm the trees to be in fair to good condition.

The Benson / Hunt Tertiary Plan notes that existing vegetation mature trees should be preserved and incorporated, where possible. As such, it is strongly recommended that the applicant provide a revised development concept that will keep development outside of the minimum tree protection zone (TPZ) of these trees and will be able to retain and incorporate these mature coniferous trees as part of the proposed development.

D06-20048

4. The Tree Inventory and Preservation Plan Report notes that the proposed development will result in a loss of 40 native and non-native trees. The removal of 5 additional trees is recommended due to poor and/or hazard condition. The City seek to restore tree canopy within the development by securing tree plantings and/or compensation for the loss of these trees through the site plan process. The applicant is proposing to replant eight trees. We have calculated the tree compensation amount of 28 trees.
5. Tree #24 (Norway Maple, 38.5 cm DBH) is located within the City's boulevard, and is recommended for removal. The owner/applicant must make arrangements with the City's Urban Forestry section (through Access Richmond Hill or online) to discuss the removal and associated cost. The applicant should provide staff with a copy of the receipt/correspondences.
6. An infiltration gallery is proposed within the minimum TPZ of trees #16 to 19. The TPZ is to protect a proportion of the tree's root and absolutely no work can be undertaken within this area. Encroachments into

this area may cause the trees to become unstable/hazardous. The infiltration galley is recommended to be relocated outside of the TPZ.

7. The landscape plan should ensure that any proposed trees will have access to sufficient soil volume and the species are appropriate for the proposed locations. The landscape plan should include a detail that shows how a soil volume of 30 cubic metres for each tree can be achieved.
8. Please ensure the street planting plan is coordinated with the site servicing and/or utilities plan. The following are 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.

9. Trees in the City Boulevard are to be protected during the duration of construction. The City will require securities for their preservation.
10. Please provide an updated cost estimate to include securities associated with tree protection. The applicant should provide a valuation of the trees on the subject lands and adjacent lands (within 6 metres of the proposed works), to be calculated in accordance with Ontario Supplement Guide for Plant Appraisal. We will require all securities against all items within the cost estimate, in the form of a letter of credit.
11. The applicant should use the City's standard for the proposed 1.8 metre high privacy fence, and this fence and detail should be shown on engineering drawings.
12. The location of the erosion and sediment control fencing should align with the tree protection zone required to protect the trees.
13. The City require tree protection fencing to be installed and this shall be a condition of any Site Plan Approval. Further, evidence of this tree protection fence having been installed should be required to any site alteration permit or building/demolition permit being issued.

Sustainability Metrics

14. At this time we cannot confirm points for items 1.C.3, 1.C.4 and 4.E.2. Please revise the landscape plan and details to show this information.

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