

June 8, 2020

MEMO TO: Katherine Faria, Planner II – Subdivision

FROM: Anant Patel, Parks Planner

SUBJECT: D01-18007 (Official Plan Amendment)
D02-18033 (Zoning By-law Amendment)
Related file: D06-18068 (Site Plan)
8700 & 8710 Yonge Street
Metroview Developments Inc.

Summary: Re-Application of Official Plan and Zoning By-law Amendment applications to facilitate the construction of a 54 storey high rise, mixed use development comprising 710 units and 520 m² of at-grade commercial/retail space. The applicant proposes a gross floor area of 49,962 m² and 6.54 FSI, including 572 parking spaces.

Comments:

D01-18007 & D02-18033:

1. The proposed development generates a parkland dedication requirement of more than 500 sq. m of parkland. In this regard, the City presumption is for dedication of land which is shown as a parkette/linear park at the northern property line as identified in the *Richmond Hill Regional Centre Design & Land Use Study Final Recommendations* report. Staff recommend that a 4.5m of land at the northern property line be provided for parkland dedication. Additionally, staff recommend the design of the parkette/linear park be coordinated with the design of the City owned pedestrian walkway block that is located adjacent to the subject lands.
2. The applicant should ensure that there is adequate space within the site for landscaping and outdoor amenities. This includes providing space around the building, along the property edges, elsewhere within the site and within/on the building for trees, shrubs, hard landscape elements, seating area, etc. Almost the entire site is proposed with an underground parking facility. The landscape architect should ensure trees planting on the ground level would have access to adequate soil volumes (30 cubic metres), and that the subsurface parking structures is waterproofed and can support the load of the trees at maturity and the soil volume.
3. Tree # 8, a Black Walnut tree (46 cm DBH, in fair condition) is proposed for removal. The native hardwood tree is high on the City's list preservation. Staff recommend to explore other design and construction opportunities for the proposed road that will allow for a successful retention of this tree.

Comments to be addressed for future submission:

4. The proposed development will result in the loss of 47 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 Site Plan Agreement.
5. 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 approved by the City.

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."



6. As part of a future Site Plan application, please provide a Landscape Plan and Details. Please ensure the proposed plantings are of native non-invasive species. The landscape architect 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 m³ for each tree can be achieved.
7. Additionally, please ensure that the Planting/Landscape Plan is coordinated with the Site Servicing & Grading Plans.
8. Structural methods will be required to support tree growth, e.g. tree trenches, silva cells, structural soils. Also, provide for a minimum 1.5 metres of topsoil in landscape beds over the underground parking structure.
9. Please ensure that the following guidelines are followed for servicing setback to street trees along Garden Avenue and Street 'A':
 - 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, communication/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 available on our website.

10. Drawing No. GR-01 indicates a retaining wall is proposed along the western portion of the proposed Municipal Right of Way. Additionally, both Drawing Nos. GR-01 and L100 indicates trees are proposed to be planted in this location. Retaining walls are not permitted within the Municipal Right of Way.
11. Advisory comment: The applicant should discuss landscaping on Yonge Street with York Region.

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