

## Leigh Ann Penner

---

**From:** Patricia Young  
**Sent:** Wednesday, December 8, 2021 10:32 AM  
**To:** Leigh Ann Penner  
**Cc:** Michelle Dobbie  
**Subject:** 9651 Yonge Street (1246652 B.C Ltd. )

**Attn:** Leigh Ann Penner

**Re:** **D02-21014 Zoning By-law Amendment proposed GC1 with site specific exemption  
D01-21007 Official Plan Amendment including increased height and density  
9651 Yonge Street (1246652 B.C Ltd. )  
High Density Mixed Use Residential/Commercial Development  
Two 18 and one 20 storey buildings, three towers, 610 units 750 parking spots  
Three levels of underground parking**

### Reviewed:

- Preliminary Final Hydrogeological Assessment prepared by Pinchin dated July 13, 2021
- Arborist Report and Tree Protection Plan prepared by Cohen and Master dated March 23, 2021
- Architecture Drawings prepared by B+H Architects dated June 18, 2021
- Concept Plan prepared by B+H Architects
- Sustainability Metrics dated April 23, 2021

### COMMENTS:

#### Landscaping

1. More landscaping is required to offset urban heat island impacts and to provide shade.
2. Provide minimum 30 cubic metres and 1.2 metres depth of soil for trees to survive. The soil volume and landscaping needs to be an integrated part of the design. Show the soil volume on the landscape plans, especially over the parking deck where it appears there is not enough opportunity for the proposed trees to grow. Structural methods are encouraged.
3. Show the soil depth for the outdoor amenity area and green roof.
4. We wish to improve the pedestrian experience on route to closest parks and more shade trees (and soil to support them) are required.
5. We recommend moving the landscape strip to the *west* side of the eastern laneway so there is a better road and pedestrian connection to the property to the north (9675/9677/9699 Yonge Street). This landscape strip should be a minimum of 3 metres wide. Utilize tree trenches or other structural methods to achieve target soil volume for trees.

#### Water Balance and Environmental Impact

6. Show details of the green roof and outdoor amenity- which should be designed with landscape beds if they are to factor into the water balance. Plants in pots do not hold water that can factored into water balance.
7. Demonstrate how the water balance can be achieved. There does not appear to be any soil to support meaningful landscaping that would need watering.
8. Landscaping will only need water for a portion of the year. TRCA advises that there is a deficit in water balance. It seems water balance needs a year round solution?

9. The underground parking covers the entire property and there will be continual dewatering which negates all opportunities for groundwater recharge with the current proposal.
10. The operational rate of groundwater pumping seems to be almost a factor of 10 less than that of other similar projects in the area. Is the estimate of pumping 42,500 litres per day of groundwater accurate? What are the long term cumulative impacts on the natural environment of dewatering into the sanitary sewer, particularly impacts on baseflow to German Mills Creek, and how can the impacts be mitigated? Note many other developments in the area are proposing **extensive** pumping for development with an underground component. We are concerned with the cumulative impacts.

### **Parkland and Outdoor Amenity**

11. The properties are in Local Park Need Area 8 (area not served by a park) and the property is not within target walking distance to a municipal park. We are not requesting parkland dedication for this application at this time (we will request cash in lieu).
12. Provide a minimum of 2 square metres **outdoor** amenity per residential and live/work unit. For the purposes of this by-law an amenity space means outdoor space on a lot that is communal and available for use by the occupants of the building on the lot for recreational or social activities (not area shared by cars/loading). The outdoor amenity space should host vegetation which provides shade to offset urban heat island effects, and for user comfort, and some programming that could be child friendly in absence of being served by a park.

### **Sustainability Metrics**

13. The landscape plans referenced in the sustainability metrics were not submitted with the application so we cannot comment on the metrics at this time

### **Comments to be considered for future applications:**

- Most species proposed (trees, shrub and plant) are non-native. Replace the non-native species with native pollinator species. Salt and drought tolerant species would likely survive best. Add more variety of trees, shrubs and flowers.
- Replacement trees will be required and on site planting is preferred.
- Structural methods will be required to support tree growth to achieve the target of 30 cubic metres of soil per tree, e.g. 1.5m depth of soil over underground parking, tree trenches, silva cells, structural soils.
- Any landscaping in the Regional Road allowance will be reviewed and secured by the Region.

I trust this is of assistance.

Patricia

Patricia Young, B. Sc. MCIP, RPP  
Senior Planner – Parks  
Planning and Infrastructure Department, City of Richmond Hill  
Office: 905-771-2477  
Cell: 416-528-0123

