

March 25, 2022

Memo to: Simone Fiore, Senior Planner - Site Plans

From: Anant Patel, Planner II - Parks

File Number(s): D02-22007
D06-21051

Location: 0 Gamble Road
Applicant: Weins Canada Inc.

Summary: A request for approval of Zoning By-law Amendment and Site Plan applications to rezone the subject lands to "General Commercial (GC) Zone" under By-law 235-97, as amended, to permit an automobile dealership on the subject lands.

Background: The subject property is located within the Settlement Area of the Oak Ridges Moraine Conservation Plan (ORMCP). The subject property is located adjacent to City owned Open Space Lands, which are designated as Natural Core and identified as part of the Greenway System of the City's Official Plan, and is just east of the German Mills Creek, a coldwater stream that contains fish habitat, and is within a significant valleyland.

Materials reviewed:

- Natural Heritage Evaluation, prepared by Ages Consultants Limited, date October 2015;
- Memorandum, prepared by Ages Consultants Limited, dated June 18, 2018;
- LP1, Landscape Plan, prepared by Cosburn Giberson Landscape Architects, dated July 21, 2021;
- D1, Details, prepared by Cosburn Giberson Landscape Architects, dated July 21, 2021;
- TP-1, Tree Preservation Plan Detail and Notes, prepared by Cosburn Giberson Landscape Architects, dated June 4, 2021;
- Arborist Report, prepared by Cosburn Giberson Landscape Architects, dated June 20, 2021;
- Functional Servicing and Stormwater Management Report, prepared by Schaeffers Consulting Engineers, dated July 2021;
- Architectural Set Drawings, prepared by Two Row Architect, dated July 27, 2021;
- Engineering Set Drawings, prepared by Schaeffers Consulting Engineers, dated July 19, 2021;
- Phase I Environmental Site Assessment, prepared by Pinchin, dated June 18, 2021.

Comments:

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1. Once the extent of the natural heritage system and/or natural hazards including buffer is determined, these lands should be shown as a separate block on a plan, zoned in an appropriate zoning category that prohibits encroachment and the land will be protected in perpetuity, and conveyed into public ownership free and clear of all debris and encumbrances.

Natural Heritage Evaluation

2. To continue our review, an updated NHE should be submitted that reflects and discusses the current proposal, and includes the following:
 - An updated figure drawn to scale identifying the current proposal, key natural heritage features (KNHFs) or key hydrological features (KHF) and their associated required minimum vegetation protection zones (MVPZ)/buffer as per the City's Official Plan (please refer to table 3).
 - As infill development intensifies in Richmond Hill, there is potential for cumulative impacts to the Greenway System if impacts from each development proposals is not mitigated. In light of this, the NHE must identify the impacts to the KNHFs or KHF, and how these impacts can be mitigated. In addition,

how does the proposal maintain, improve or restore the hydrological functions of the moraine, while providing for continued development within existing urban settlement areas, as per the ORMCP.

- The updated NHE shall also confirm how the proposal complies with the Urban MESP
 - An assessment and identification of potential impacts associated with the proposed development on the natural features including: erosion and sediment control, lot grading, stormwater management works and servicing.
 - Demonstrate that the proposed development meets the requirements of the City's Official Plan, York Region Official Plan, and ORMCP
 - The applicant will be required to address the Landform Conservation policies of the Oak Ridges Moraine Conservation Plan and the City's Official Plan
 - Provide recommendations for feature restoration and enhancement of the natural features and their associated MVPZ. Additionally, a revised landscape plan is required that will incorporate these recommendations
3. Once the flood and/or erosion hazard limits are approved by the Toronto and Region Conservation Authority, the limits of the flood and/or erosion hazard limits plus the 10 metre buffer should be added to the updated figured within the NHE.
 4. PNHP staff prefer not to disturb the trail located on City owned lands with a stormwater outlet to the watercourse. If this absolutely cannot be avoided, the outlet design must be coordinated with PNHP staff and impacts to the trail, the Greenway system and tree removal must be minimized.
 5. Further to comment #4, the NHE should discuss how impacts of stormwater management are to be minimized and mitigated. A site visit is recommended prior to the detailed design stage of the stormwater outfall.
 6. Demonstrate how the site plan will address policy 2.3.4 of the Urban MESP – integration of the greenway enhancement area with the urban form.
 7. The adjacent German Mills Creek is a coldwater stream which contains reddsides dace habitat. As part of the resubmission, the revised NHE will be required to determine the extent of the regulated habitat and provide for an appropriate buffer. The applicant is required to contact the MECP to confirm requirements under the Endangered Species Act.
 8. Please ensure that the figures within the NHE are updated to be consistent with the current proposal.

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Arborist Report / Tree Preservation Plan

9. The Tree Preservation Plan notes "minor dumping of man made and woody debris". Please clarify what man made and woody debris is located within the feature, and how the debris will be removed and this area will be restored.
10. The tree protection fencing crosses the driveway and a mud mat that will be used as a construction entrance. Please revise according to ensure that the tree protection fencing is placed around the trees to be protected.
11. The submitted materials identify 42 trees on the subject lands and within 6 metres of the subject lands. The report notes 23 trees are proposed to be removed. 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 development process.

Landscape Plan

12. Staff recommends that a landscape strip (that includes trees and/or shrubs) be provided between the two properties instead of a retaining wall along the northern property boundary.

13. The City is over represented with Maple trees. Please reduce the overall percentage of Maple trees in the plan or eliminate Maple trees and replace with an alternative native species.
14. The Landscape Architect should ensure that the 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 meters for each tree can be achieved.
15. Snow storage is not identified on the plan. Ensure the proposed snow storage area does not conflict with proposed landscaping. a
16. Once the above noted comments have been addressed, the applicant will be required to submit a cost estimate for landscape works and the items outlined in the Arborist Report / Tree Preservation Plan.

Other comments

17. The City will request a City-standard chain link fence at the new property limits, where private lands abut public lands.
18. Please ensure the submitted documents reference the "City of Richmond Hill", and not the "Town of Richmond Hill".
19. Any tree removal, replacement or landscaping within the Regional Road allowance (Yonge Street and Gamble Road) is subject to comment/approval by 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
Planner II - Parks
Park and Natural Heritage Planning