



April 26, 2022

Memo To: Shareefah Rene, Planner I - Development

From: Anant Patel, Planner II - Parks

File Number(s): D02-22003 Zoning By-Law Amendment

Applicant: BH Properties Limited

Location: 52 Beaufort Hills Road

Summary: A request for approval of a Zoning By-law Amendment application to facilitate the creation of three lots for single detached residential purposes on the subject lands.

Materials reviewed:

- Tree Inventory and Preservation Plan Report, prepared by Kuntz Forestry Consulting Inc., dated October 7, 2020;
- Tree Inventory and Preservation Plan, prepared by Kuntz Forestry Consulting Inc., dated October 7, 2020;
- Natural Heritage Evaluation, prepared by Beacon Environmental, dated January 2022;
- Planning Justification Report, prepared by Evans Planning Inc., dated February 2020;
- Site Plan, prepared by Dero Building Designs, dated July 21, 2021.

Comments:

D02-22003:

1. 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.
2. Beacon Environmental undertook a woodland assessment (as part of the Natural Heritage Evaluation (NHE)) as per the *Oak Ridges Moraine Conservation Plan (ORMCP) Technical Paper NO. 7 – Identification and Protection of Significant Woodlands*. The woodland is less than four hectares, and the average width of the woodland is less than 40 metres. As well, the woodland does not intersect with any other key natural heritage features / key hydrological features (KNHFs/KHFs). Based on the assessment completed by the applicant and as part of a Staff Report completed by City staff, dated November 21, 2011 (SRPRS.11.185), the subject woodland does not meet the ORMCP Technical Paper No. 7 tests for woodland significance, nor does it have any identified qualitative characteristics that make its protection essential to ecological integrity of the ORM area.
3. While the woodland is not deemed to be significant according to the ORMCP Technical Paper NO. 7, this woodland still provides a benefit to the community and the environment. In addition, these mature trees located on the southern portion of the subject lands are noted to be in fair to good condition. As such, staff request that the Zoning By-Law Amendment be revised to facilitate the creation of one lot instead of two additional lots.
4. In order to ensure that there will be appropriate protection for the mature trees, PNHP staff request that as a condition of approval of the Zoning By-law Amendment that the proposed retained and severed lots be subject to site plan control. A final Tree Inventory and Preservation Plan / Report, and ecological restoration will be required as part of the Site Plan approval process.



Comments to be addressed via future applications:

5. There are 171 trees and 14 dead trees located on and within 6 metres of the subject lands. The proposal will result in the removal of 43 trees to accommodate the proposed development. Of these trees, 41 trees are equal to and greater than 20 cm DBH. 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.
6. The Tree Inventory and Preservation Plan Report notes that encroachment into the minimum tree protection zone (TPZ) of tree #5, 449, and 450 to accommodate the proposed driveway. Please advise the applicant that the TPZ is required to protect a proportion of the tree's root and absolutely no work, and no equipment or materials can be undertaken within this area. Encroachment into this area may cause the trees to become unstable/hazardous. Please provide a development scenario that will keep encroachment outside of the TPZ.
7. Tree A, a City owned trees is proposed for removal. The owner/development must make arrangement with the City's Urban Forestry section (through Access Richmond Hill or online) to discuss removal and associated costs.
8. Please ensure future grading and servicing plans direct development outside of the minimum TPZ.
9. As part of future Site Plan submissions, Landscape Plan and Details are required to be submitted. Please ensure the proposed plantings are of native, non-invasive species.
10. 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 cubic metres for each tree can be achieved. Structural approaches may be required to achieve this target (e.g. silva cells or structural soils). Street tree trenches will be required in the municipal boulevard.
11. Please advise the applicant to use City of Richmond Hill standards for private lots and street tree plantings on the landscaping details. Tree must be adequately spaced and positioned to allow them to grow to maturity without causing interference of future use of the property (encroaching over the driveway) or restricting each other's growth.

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