

April 28, 2022

SRPI.22.061  
Appendix "B"

**MEMO TO:** Kaitlyn Graham, Senior Planner - Development

**FROM:** Anant Patel, Planner II - Parks

**File Number(s):** D01-22001  
D02-22001  
D03-22001

**Applicant:** Parioli Peak Estates  
**Location:** 77 & 89 16<sup>th</sup> Avenue

---

**Summary:**

A request for approval of Official Plan Amendment, Zoning By-law Amendment, and draft Plan of Subdivision applications to permit a high-density mixed-use development comprised of three buildings, 22, 25 and 37 storeys with four storey podiums, containing a total of 922 residential units as well as 538 square metres (5,791 square feet) of at-grade commercial space. The proposed development has a total gross floor area of 76,818 square metres (826,862 square feet), a Floor Space Index of 5.47, and 759 parking spaces.

**Materials reviewed:**

- Architectural Drawing Set, prepared by Graziani + Corazza Architects, dated December 20, 2021;
- Tree Inventory and Preservation Plan Report, prepared by Kuntz Forestry Consulting Inc., dated December 17, 2021;
- Tree Inventory and Preservation Plan, prepared by Kuntz Forestry Consulting Inc., dated December 17, 2021;
- Functional Servicing & Stormwater Management Report, prepared by Schaeffer Consulting Engineers, dated December 2021;
- Engineering Drawings, prepared by Schaeffer Consulting Engineers, dated December 2021;
- Draft Plan of Subdivision, prepared by Malone Given Parson, dated December 6, 2021;
- Draft Official Plan Amendment;
- Draft Zoning By-law Amendment;
- Planning Opinion Report, prepared by Malone Given Parson, dated December 2021;
- Shadow Study, prepared by prepared by Graziani + Corazza Architects, dated December 16, 2021.

**Comments:**

**Parkland Dedication**

1. The proposed development generates parkland dedication requirements of more than 500 m<sup>2</sup> of parkland pursuant to in force parkland dedication policies and By-law. Parkland dedication will be required in accordance with City parkland calculation rate.

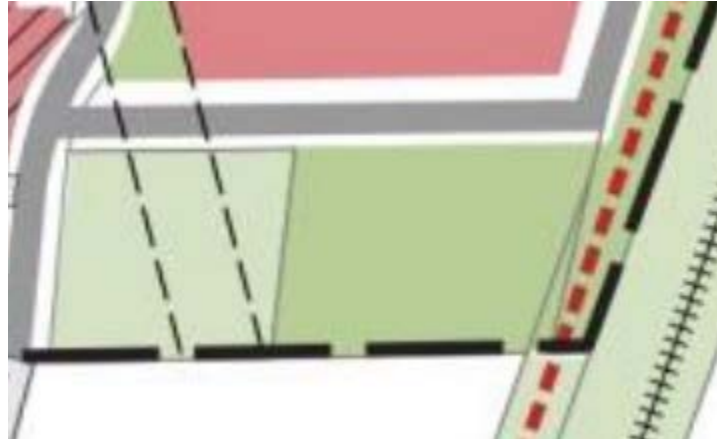
The Park Plan (2013) identifies that the City should continue to acquire Local Parks with the primary goal of providing access to parkland within a 400 metre walking distance of all residence. Given that there are no existing parks and very few trees within the Yonge and 16th Avenue Key Development Area (KDA) boundaries, green space currently accounts for just over 10% of the KDA, consisting of mostly left over area with poor quality landscaping. The Official Plan requires the KDA to have a system of connected urban open spaces to support pedestrian and cycling mobility. The open space system should form a network that connects and integrates the four quadrants of the KDA.

The proposed development will partially fulfill its parkland dedication requirements with the proposed 0.23 ha "Planning Public Park" that is located on the east side of the City owned park block, and on the south side of the "Planned Collector Street". The balance of the parkland dedication required for the proposed 922 units will be accepted as cash-in-lieu.

2. The Functional Servicing Report notes that an underground and overland storage is proposed within the Park Block. Staff are not supportive of the proposed strata park with stormwater management (SWM) facilities underneath it in this location. The City's Official Plan and Parkland Dedication By-law directs that lands required for SWM facilities shall not be accepted as parkland dedication (see Policy 3.1.8(3)(h) of the Official Plan and Section 5 of the By-law). The Official Plan defines SWM works to mean, "any works designed for the collection, transmission, treatment, or disposal of stormwater or any part of such works", such as the subsurface retention facility as proposed. A more suitable location for the underground SWM storage would be underneath the "Planned Collector Street".
3. PNHP staff concur with the City's Transportation Engineering staff that the planned collector road should be relocated to the north and be located entirely on the developer's property. This would not only remove the encroachment on the current City owned park block, but would also bring the planned collector road in-line with the Council endorsed Yonge Street and 16th Avenue Key Development Area Policy Directions and Recommendations Report (hereinafter "16th KDA Policy Directions Report", see SRPRS.17.012, January 23, 2017).
4. A proposed cul-de-sac/hammerhead where the "planned collector street" would terminate (for the interim) appears to be encroaching onto the park block. The timing of the interim hammerhead condition and when the ultimate condition would be implemented is not discussed within the submitted materials. Please revise the reports to confirm the anticipated timing of the interim and ultimate condition as this would affect the ultimate park block design/construction.
5. The submitted drawings show the "planned public park" extending beyond the subject property boundaries onto adjacent properties (as shown below). The 16th KDA Policy Directions Report does contemplate a "Potential Parks / Open Space / Plaza" and "Potential Trail" in this location, these lands are not part of the subject property or proposed development. As such, the drawings should be revised to ensure that the "planned public park" is contained within the property.



6. Further to the comment above, the image below taken from the preferred land use and design scenario map for the 16th KDA Policy Directions Report shows a potential multi use path (the red dash line) on the west side of the CN rail corridor. The applicant should conceptually show the City-owned and planned multi-use path that would be located along the west side of the CN rail corridor. It is our expectation that the southeast portion of this park block would be the trail head for this planned multi-used path as shown in the image below.



#### **D01-22001 & D02-20029**

7. The 16th KDA Policy Directions Report contemplates a “Potential Parks / Open Space / Plaza” in the area where the current 16<sup>th</sup> Avenue ramp/service road is located. Staff recommend that the applicant considers a design that will provide transition between the private lands and this future public park/open space/plaza.
8. The Zoning By-law Amendment should ensure that space is provided on the subject lands for tree planting and other landscaping. The Zoning By-law Amendment should include a requirement for a minimum of two square metres of private outdoor amenity space per unit, similar to other recent zoning by-laws prepared for condominium developments within this area of the City. Staff advise the applicant to consider providing private outdoor amenity space, a green roof, or other landscaping on the rooftop or on the top of the two four-storey podiums of an apartment building functions as a means of mitigating urban heat island effect.
9. Further to the above noted comment, the proposed Zoning By-law should be revised to include standards related to the following matters:
  - a) Minimum Outdoor rooftop amenity area/green roof
  - b) Definition of “Outdoor rooftop amenity area/green roof”, which could draw upon the definitions, used in the City’s new KDA By-laws.

#### **D03-22001**

10. The Draft Plan of Subdivision should be revised accordingly to reflect the comments provided above related to the park block and the planned collector road.

#### **Comments to be addressed via a future Site Plan application**

11. The Tree Inventory and Preservation Plan Report notes that there are 17 trees on and adjacent to the subject property. The report notes six trees are to be removed, and only one of those tree is above 20 cm DBH (tree # 415). The City will seek to restore the tree canopy within the development by securing tree plantings and/or compensation for the lost of these trees through the development process.
12. Trees #948, A and B are located within the City-owned right-of-way (Northern Heights Drive). The owner/applicant must make arrangements with the City’s Urban Forestry section through Access Richmond Hill or online. Removal of this tree may be subject to a separate replacement requirement or cash in lieu

thereof. Please provide staff with a copy of correspondence with Urban Forestry accompanied with a receipt (if applicable).

13. Trees #979 and C-E. and several regeneration-sized trees not included in the inventory but annotated on Figure 1 are shown to be partially or fully located 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 or tree 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 any 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 the 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."

14. Discuss tree removals and landscaping within the Regional Road allowance (16<sup>th</sup> Avenue) with York Region staff.
15. At detailed design, the applicant will be required to submit a landscape plan and details. 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/details should include a detail that shows how a soil volume of 30 cubic metres for each tree can be achieved. Structural methods will be required to support tree growth, e.g. tree trenches, silva cells, structural soils. Additionally, please provide for 1.5 metres of topsoil in landscape beds over the proposed underground parking structure.

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