

June 21, 2022

**Memo To:** Diane Pi, Planner II - Development  
**From:** Anant Patel, Planner II - Parks  
**File Number(s):** D02-22012 Zoning By-Law Amendment  
**Applicant:** Thomas James Armour and Joan Marie Armour  
**Location:** 34 Cynthia Crescent

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

**Materials reviewed:**

- Natural Heritage Evaluation, prepared by Terrastory Environmental Consulting Inc., dated March 21, 2022;
- Arborist Report and Tree Protection Plan, prepared by Terrastory Environmental Consulting Inc., dated March 21, 2022;
- SP1, Site Plan, prepared by Dero Building Designs;
- Draft Zoning By-law Amendment;
- Surveyor's Real Property Report, prepared by A. Aziz Surveyors Inc., dated October 8, 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. Schedule A4 of the City's Official Plan identifies a significant woodland on and adjacent to the subject property. The Natural Heritage Evaluation (NHE) prepared by Terrastory Environmental Consulting Inc. notes that the woodland feature is not deemed to be significant as per the *Oak Ridges Moraine Conservation Plan (ORMCP) Technical Paper No. 7* and the City's Official Plan. Based on the review completed by staff, the woodland feature is less than four hectares, and the average width of the woodland is less than 40 metres. In addition, the woodland feature does not intersect with any other key natural heritage features or key hydrological features (KHNFs/KHFs). As such, this woodland feature does not meet the ORMCP Technical Paper No. 7 tests for woodland significance.
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. It should be noted that the vast majority of the mature trees located on the subject lands are in fair to good condition. As such, in order to preserve these trees, staff request that one (1) additional lot be created through this Zoning By-Law Amendment instead of two (2) additional lots as currently proposed.
4. In addition, detailed design plans were not provided as part of this submission. The applicant is advised to ensure that grading, servicing and construction be directed outside of the minimum tree protection zone of the healthy retained trees.
5. 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 (landscape) plan will be required as part of the Site Plan approval process.

**Comments to be addressed via future applications:**

6. The Arborist Report notes that a total of 228 native and non-native trees are located on and within 6 metres of the subject property. The Arborist Report notes that 80 trees that are noted to be equal to and greater than 2 cm DBH in size will require removal as a result of the proposed development. 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.
7. Trees # 407, 408, 409 and 421, are City owned trees and are noted to be removed as a result of a the proposed development. The Urban Forestry Section is responsible for trees located on City of Richmond Hill owned property, streets, open spaces and parks. In order to request removal of City owned trees, the owner/applicant must make arrangements with the City's Urban Forestry through Access Richmond Hill or online. Removal of these trees may be subject to a separate replacement requirement or cash in lieu thereof. Please provide staff with a copy of any correspondence with Urban Forestry staff.
8. As part of future Site Plan applications, Landscape Plan and Details shall be required to be submitted. Please ensure the proposed plantings are of native, non-invasive species.
9. 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.
10. 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