



June 21, 2022

Memo To: Sarah Mowder, Planner II - Subdivisions

From: Anant Patel, Planner II - Parks

File Numbers(s): D02-19018
D03-22004
D06-21008

Applicant: 2867515 Ontario Inc.
Location: 282 & 292 Elgin Mills Road West

Summary: A request for approval of Zoning By-law Amendment (Re-Application), Draft Plan of Subdivision and Site Plan applications to facilitate a medium density residential development comprised of 15 townhouse dwelling units on the subject lands.

Parkland Dedication:

1. The parkland area generated for this development does not create a viable park that can be programmed or contribute to the overall park system and we recommend that council resolve to accept cash-in-lieu of parkland dedication at building permit issuance for this development application.

D02-19018:

2. Please ensure the draft Zoning By-law Amendment provides for adequate space for landscaping and for trees to mature, and for tree preservation.
3. In order to continue our review, staff advise that a comprehensive Arborist Report, and Tree Inventory and Preservation Plan for is provided that includes trees that are equal to and greater than 20 cm DBH located on both the subject property (282 and 292 Elgin Mills Road West) and on adjacent properties within 6 metres of the subject site boundaries.
4. The proposed development will impact trees that are either co-owned or 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. Please provide a copy of this consent to City staff.

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."

5. The subject property has front onto Elgin Mills Road West (a Regional Road). Tree preservation/removal and landscaping within the Regional Road right of way should be reviewed and approved by York Region.

D03-22004:

6. PNHP staff have no comments for the Draft Plan of Subdivision.

D06-21008:

7. The applicant should ensure that the silt fencing is located in line with the tree protection fencing and not encroach into it.

8. The Landscape Plan should be updated to include the following:
 - A plant list using a key system, to indicate the full botanic name, common name, quantity, caliper, height, spread, quality, type of root stock and special remark. Detail/specifications on sod/seeding are to be included on the plan;
 - Where landscaping is incorporated into hard landscaping features such as planter boxes and tree pits, the design must provide for a minimum of 30 m³ soil volume;
 - Please ensure that the Grading Plan and Site Servicing Plan is coordinated with Landscape Plan, specifically location of swales/grading in relation to Trees to be protected.
9. Staff recommend that a small planter or curb be located near the driveways. This will deter cars from hitting the trees, and decrease probability of removing any landscaping to increase parking area.
10. Please ensure the snow storage area are shown consistently across all relevant plans.
11. The applicant should provide additional landscaping that serves as a visual screening to the residential properties to the north, east and west.

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