

September 27th, 2022

Memo to: Kaitlyn Graham, Senior Planner
From: Taylor Posey, Planner I – Parks
File Number(s): SUB-22-0008 & D02-21010
Location: 551 and 561 16th Avenue
Applicant: Minoo Mahroo

Materials reviewed:

- Tree Assessment and Preservation Plan, prepared by Thomson Watson Consulting Arborists Inc., dated June 16, 2022
- Functional Servicing Report, prepared by RVSantos and Associated Limited, dated May 2021
- Site Plan, prepared by Hyphen Studios, dated July 20, 2022
- Preliminary Grading Plan, prepared by RVSantos and Associated Limited, dated June 2022
- Preliminary Servicing Plan, prepared by RVSantos and Associated Limited, dated June 2022
- Landscape Plan, prepared by Douglas W. Kerr & Associated Ltd., dated June 16, 2022

Comments:

D02-21010

1. The applicant should demonstrate on their plans how the proposed development complies with the City's By-law 84-03, which requires 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. Please ensure lots 6 and 7 meet this requirement.
2. The applicant is proposing the removal of trees #356 and 357 located on an adjacent property. Written consent from the adjacent property owners for tree removal will be required. A copy of this consent must be provided to PNHP staff.
3. Further to the above comment, please note all grading must be kept outside of the TPZs and tree protection fencing of trees being retained. Please revise the Grading Plan to direct the proposed grading outside of the TPZ of trees # 144, 196, 197, 287, 349, 335, 350, 351, 352, 355. The Engineering drawings should be coordinated with the Arborist Report and avoid injury to these trees. If the drawings are not revised to move the proposed works outside of the TPZ's of these trees consent from the adjacent property owners will be required.

SUB-22-0008

Parkland Dedication

1. The parkland area generated for this development does not create a viable park that can be programmed or contributed to the overall park system as it is less than 500m² of parkland. Park staff will recommend to Council to accept cash-in-lieu of parkland dedication for this property in line with parkland dedication policies at the time of building permit issuance for this development application.

Tree Inventory and Protection Plan

2. The proposed development will result in a loss of over 100 trees, 76 of which are native and non-native trees of by-law size located on private property. Replacement planting, and/or cash-in-lieu thereof, will be secured through the pending Subdivision agreement.

Landscape Plan

3. Please show how the servicing will be connected to the proposed dwellings. The servicing should not go through where proposed trees are located and should be installed under driveway area if possible. The Landscape Architect should review the location of trees in relation to site servicing to ensure there are no conflicts. Please demonstrate the replacement plantings are feasible by providing an overlay with the Servicing Plan. The applicant can check with engineering staff to determine which services can go under the driveway.
4. The applicant should demonstrate on their plans how the proposed development complies with the City's By-law 84-03, which requires 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. Please ensure lots 6 and 7 meet this requirement.
5. The City will be planting the street trees within the Fern Avenue boulevard as such the street tree levy will be required through the pending Subdivision agreement.
6. Please note the City will rely on the Regions review to approve tree removals in the right-of-away.

Other

7. The applicant should identify the LID measures on next submission. The drawings in the FSR do not match the submitted engineering drawings. The FSR should be updated to include the most recent drawings and further details on the LID measures.

I trust this is of assistance. Should you require any further information regarding our comments, please contact the undersigned at taylor.posey@richmondhill.ca.

Sincerely,

Taylor Posey

Planner I – Parks

Park and Natural Heritage Planning