



January 10th, 2022

Memo to: Sarah Mowder, Planner II – Subdivisions
From: Taylor Posey, Planner I – Parks
File Number(s): OPA-22-0007
ZBLA-22-0022
Location: 16 and 20 Centre Street West
Applicant: Gil and Maria Shcolyar

Materials reviewed:

- Tree Inventory and Preservation Plan Report, prepared by Kuntz Forestry Consulting Inc., dated April 5, 2022
- Tree Inventory and Preservation Plan, prepared by Kuntz Forestry Consulting Inc., dated April 5, 2022
- Site Servicing Plan, prepared by Sprouts Engineering, dated March 8, 2022
- Site Grading Plan, prepared by Sprouts Engineering, dated March 8, 2022
- Surface Materials and Landscape Plan, prepared by Landscape Planning, dated February 1, 2022

Comments:

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. 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.

OPA-22-007 & ZBLA-22-0022

1. The proposal does not provide for any opportunity for meaningful landscaping or tree plantings. The zoning by-law amendment should seek to increase the available space within the site for tree planting and other landscaping. The zoning by-law amendment should include a requirement for a minimum of 2 square metres of private outdoor amenity space per unit, similar to other recent zoning by-laws prepared for apartment developments within the City. Providing private outdoor amenity space, a green roof, or other landscaping on the rooftop or podium of an apartment building functions as a means of mitigating urban heat island effect.
2. The zoning by-law amendment should seek to increase the available space within the site for tree planting and other landscaping. Provide a 3 metre setback to the municipal road allowance and provide soft landscaping in this setback which offsets the urban heat island and improves the pedestrian realm. The proposed setbacks should take into account the future road widening.
3. Please provide increased setback along property boundaries including a setback at rear to provide room for landscaping and screening between the adjacent properties. There is opportunity to provide landscaping and additional trees through an increased setback.
4. Remove all proposed landscaping (trees, interlocking, benches, etc.) from City lands which will be conveyed for the road widening.
5. The applicant is proposing removal of trees located on several adjacent properties. Written consent from all adjacent property owners will be required for tree removal. A copy of this consent must be provided to PNHP staff.



Advisory comments to be addressed through the review of a future Site Plan Application

1. Ensure landscaping and tree planting is coordinated with the Site Servicing Plan and Grading Plan with regards to grading, swales, manholes, and servicing and utilities connection locations.
2. The proposed development will result in a loss of 23 native and non-native trees. Any trees that cannot be replaced on site are subject to a replacement fee based on the Tariff of Fees By-law at the time of approval of the associated site plan.

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