



February 25, 2022

Memo to: Jeff Healey, Senior Planner – Subdivision

From: Anant Patel, Planner II - Parks

File Number(s): D01-20013 (Official Plan Amendment)
D02-20025 (Zoning By-law Amendment)

Location: 11160 Yonge Street

Applicant: Hazelview Developments Inc.

Summary: A request for approval of Official Plan and Zoning By-law Amendment applications to facilitate the development of a high-density mixed use residential/commercial development comprised of three towers 7, 27 and 29 storeys in height with a combined Floor Space Index of 3.28, a Gross Floor Area of 52, 825 square metres (568,607square feet), 666 residential units and 766 square metres (8,245 square feet) of commercial floor space at grade.

Background: A portion of the subject property is designated as Natural Core and identified as part of the Greenway System in the City's Official Plan. The subject lands are located within the Settlement Area of the Oak Ridges Moraine Conservation Plan (ORMCP). There are key natural heritage features (KNHFs) and key hydrological features (KHF) located on site including significant woodland, significant valleyland, fish habitat, significant wildlife habitat, permanent and intermittent stream, and Habitat of Threatened and Endangered Species. The features and buffers occupy the western portion of the subject lands.

Materials reviewed:

- Architectural Plans, prepared by Graziani + Corazza Architects Inc., dated November 5, 2021;
- Draft Official Plan Amendment;
- Draft Zoning By-law Amendment;
- L-1.0, Proposed Landscape Plan & Restoration Planting Plan, prepared by MEP Design Inc., revision no. 7 dated November 9, 2021;
- L-1.1, Proposed Landscape Plan – Soil Volume Plan & Detail, prepared by MEP Design Inc., revision no. 5 dated November 9, 2021;
- L-2.0, Landscape Details, prepared by MEP Design Inc., revision no. 4 dated November 9, 2021;
- LR-1.0, Proposed 7th Floor Outdoor Amenity, Green Roof & Details, prepared by MEP Design Inc., revision no. 3 dated October 9, 2020;
- TS-1.0, Existing Tree Inventory and Preservation Plan, prepared by MEP Design Inc., revision no. 4 dated November 9, 2021;
- Natural Heritage Evaluation, prepared by Savanta, dated October 2021.

D01-20013 & D02-20025

1. The Open Space (OS) and Flood (F) delineated on the Schedule A of the Draft Zoning By-law is inconsistent with natural features and hazards, and associated buffers. A revised Schedule will be required once the extent of the natural heritage system and buffers has been confirmed.

Natural Heritage Evaluation

2. The Natural Heritage Evaluation (NHE) speaks to the required minimum vegetation protection zones (MVPZ) or buffers to the Significant Woodlands, Significant Valleyland, Significant Wildlife Habitat, Habitat of Threatened and Endangered Species. However, the buffers to these features are not identified on the submitted materials. PNHP staff request that the applicant delineate the requisite buffer in order to confirm to the City's Official Plan and the Oak Ridges Moraine Conservation Plan policies.

3. The NHE notes that 0.0372 ha of significant woodland is being removed to facilitate maintenance of the retaining wall and green amenity space. The City's Official Plan does not support the removal of the significant woodland. Further, there are discrepancies within the NHE, where some sections note removal or encroachment of the feature, and removal of the buffer. As part of a resubmission, please clarify if the feature or buffer is to be removed. However, PNHP staff recommend the proposal is revised to avoid removal of the significant woodland and the requisite buffers are provided.
4. Further to comment #2, the NHE provides two separate figures (Figures 5 and 7) that should be shown on one comprehensive constraint mapping or figure and shown on all relevant plans. Please ensure the following natural features and natural hazards, and associated buffers (as per the City's Official Plan) are shown:
 - Significant woodland
 - Significant valleyland (use the Official Plan for technical guidance)
 - Fish habitat
 - Significant wildlife habitat
 - Permanent and intermittent stream
 - Habitat of threatened and endangered species
 - Flood Hazard
5. As noted in our previous comments, section 7.4 of the NHE notes that discussions will be held with Ministry of the Environment, Conservation and Plan (MECP) to ensure the subject lands remain compliant with the Endangered Species Act 2007. Please provide correspondence from MECP.
6. As part of a future resubmission, please remove the track changes from the NHE document.
7. The Landscape Plan shows the proposed retaining wall encroaching into the 10-metre buffer. Whereas, the Grading Plan does not show the retaining wall encroaching into the buffer. Please note it is the City's preference not to have a retaining wall and other structures encroaching into lands that will be conveyed into public ownership.
8. As previously noted, the City has initiated a Transportation Master Plan, which contemplates a trail within the natural heritage system lands on this site. While the applicant has conceptualized a municipal trail within the proposed buffer, the trail terminates with a connection to the subject property. Please extend the trail to the southern property limits.
9. The applicant have noted that existing headwall and outlet pipe will be replaced at the same location. However, there is no discussion on the current condition of the outfall. As part the applicant's resubmission, please discuss the current condition of the outfall.

Arborist & Tree Preservation Report / Existing Tree Inventory & Preservation

10. A revised Arborist & Tree Preservation Report that addresses PNHP comments (dated February 23, 2021) was not provided. Please ensure that a revised Arborist & Tree Preservation Report is provided as part of the resubmission.
11. The NHE does not provide a tree inventory for the trees located within the proposed buffer. Staff request that the Arborist & Tree Preservation Report and Existing Tree Inventory & Preservation Plan be expanded to include all trees within 6 metres of the proposed works. Please revise accordingly.
12. The applicant is now proposing to remove trees #18, 19 and 20 that are owned by the neighbouring landowner. The applicant is required to obtain written consent from the neighbouring landowner. A copy of written consent should be provided to City staff.



Planning & Infrastructure Department
Park and Natural Heritage Planning

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