

January 30th, 2023

Memo to: Diane Pi, Planner II – Site Plans
From: Taylor Posey, Planner I – Parks
File Number(s): D06-22070, ZBLA-22-0023
Location: 60 King Road
Owner: Greek Market Corner Ltd.

Materials reviewed:

- Site Plan, prepared by Studio K Architects, dated March 1, 2022
- Landscape/Surface Materials Plan, prepared by Landscape Planning, dated November 4, 2022
- Arborist Report and Tree Protection Plan, prepared by Terrastory, dated October 27, 2022
- Restoration Plan, prepared by Terrastory, dated October 26, 2022
- Natural Heritage Evaluation, prepared by Terrastory, dated October 27, 2022

ZBLA-22-0023:

Natural Heritage Evaluation

1. The NHE and Figure 3 should be revised to delineate the full extent of the minimum vegetation protection zone (MVPZ)/buffers to the key natural heritage features (KNHFs) and key hydrological features (KHF) as per Table 3 of the Official Plan. The NHE should also speak to additional restoration to the entire buffer areas.
2. The applicant is advised that the expanded parking area shall be removed from the feature, hazard lands and buffer. In this regard, a revised Restoration Plan and Details is required and shall demonstrate how the lands within the feature, hazard and buffer will be restored with native, non-invasive vegetation.
3. A portion of the subject lands are located within the flood hazard. As per the City's Official Plan, development and site alteration is prohibited within the flood hazard. Additionally, a minimum protection zone (or buffer) of 10 metres shall be provided and enhanced from the outer limit of the flood hazard. The applicant should confirm the limits of the floodplain with the TRCA.
4. There is no need for the sediment control barrier as the works have already been completed. Please remove this fencing from the figure.

Draft Zoning By-law Amendment

5. Once the limits of the natural heritage system (KNHFs, KHF) and flood hazard) including the buffer is determined and accepted, please provide an updated Schedule "A" of the draft Zoning By-law that accurately shows these limits, and is zoned in a protective zoning category.
6. As per the City's Official Plan, the City shall seek the dedication of the natural heritage system including buffer through the development approval process to an appropriate public agency free and clear of debris and encumbrances and at no public expense.

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Landscape/Surface Materials Plan

7. The Landscape/Surface Materials Plan and Restoration Plan conflict. The Landscape Plan shows sod in the restoration area. Sodding should not be shown, please revise Landscape Plan accordingly.
8. Further to the above comment, the trees shown on Landscape Plan should not interfere with proposed restoration plantings. These plans should be coordinated so that all trees have sufficient room for growth.



Additional Comments

9. The addition should be labelled as existing on all plans as it is already present. Please clarify on all drawings and documents.

10. Once the above noted comments have been addressed, staff will require a cost estimate for landscape/restoration and tree preservation works for the items outlined in the Restoration Plan and Landscape Plan for letter of credit purposes.

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