



August 15<sup>th</sup>, 2024

**Memo to:** Giuliano La Moglie, Senior Planner – Development  
**From:** Taylor Posey, Planner II – Parks

**File Number(s):** OPA-23-0010 and ZBLA-23-0014

**Location:** 539-563 Major Mackenzie Drive East and 148-158 Maple Avenue  
**Applicant:** Major Mack Maple Inc.

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**Materials reviewed:**

- Arborist Report, prepared by SBK Landscape Architecture, dated April 9, 2024
- Tree Inventory & Preservation Plan, prepared by SBK Landscape Architecture, dated July 22, 2024
- Landscape Plan, prepared by SBK Landscape Architecture, dated July 22, 2024
- Landscape Soil Volume Plan, prepared by SBK Landscape Architecture, dated July 22, 2024
- Preliminary Grading Plan, prepared by Schaeffers Consulting Engineers, dated July 19, 2024
- Preliminary Servicing Plan, prepared by Schaeffers Consulting Engineers, dated July 19, 2024
- Site Plan – Ground Floor, prepared by Wallman Architects, dated July 22, 2024
- Draft Zoning By-law Amendment
- Draft Official Plan Amendment

**Comments:**

**OPA-23-0010**

1. PNHP staff have no comments on the OPA application.

**ZBLA-23-0014**

**Parkland Dedication**

2. 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 for this development application.

**Draft Zoning By-law**

3. As advised during the Quality Control review process, the draft Zoning By-law notes the following provision: “AMENITY SPACE: 4.0 square metres (43 square feet) per DWELLING UNIT”. PNHP staff advise the applicant to separate this and provide provisions for indoor and outdoor amenity space separately. The applicant advised staff this would be revised as part of a formal submission, however this has not been done. **Not Addressed.**
4. To further clarify this comment, staff request the applicant to update the draft Zoning By-law to include a requirement for a minimum of 2 square metres of private outdoor amenity space per dwelling unit. Please include the following definition “Amenity Space Means outdoor space on a lot that is communal and available for use by the occupants of a building on the lot for recreational or social activities”. **Not Addressed.**
5. The applicant is advised that the proposed building shall provide a 3 metre setback from the municipal road to provide adequate growing space for trees to be planted in the private boulevard. As shown on the drawing, private patios are proposed within the 3 metre setback to Maple Avenue. Staff would recommend that landscaping (trees and shrubs) are provided within the 3 metre setback. The applicant shall ensure all relevant drawings are also revised to address the above noted comments. **Addressed.**

**Arborist Report and Tree Inventory and Preservation Plan**

6. The following trees are proposed to be removed: a large Silver Maple tree (tree# 321), and injuries to a White Pine (tree A), Cedar (tree B), and a Manitoba Maple (tree C) as a result of the proposed development. These

trees are shown as boundary/co-owned trees, or located on the adjacent property. It is staff expectation that the applicant/land owner is required to obtain written/signed consent from the abutting neighbours to remove the silver maple tree. In the event applicant/land owner is unable to gain the consent from the abutting owners, the relevant drawings will need to be revised to eliminate any proposed works, construction, grading, etc. within the minimum tree protection zone of the trees listed above. **Not Addressed.**

7. 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.
8. The tree protection fencing detail shown on the Tree Inventory and Preservation Plan (TIPP) should be updated. The most up to date details can be found on the City's website: [Design and Construction Guidelines - City of Richmond Hill](#). **Addressed.**

### **Preliminary Grading Plan**

9. All existing trees to be preserved should be shown on the Preliminary Grading Plan. This should include their associated tree protection zones (TPZ). All trees should be shown with a consistent symbol. **Not Addressed.**
10. The protection fencing should be shown on the Preliminary Grading Plan and clearly labeled in the Legend. This must be consistent with the TIPP. **Not Addressed.**
11. There is a proposed retaining wall within the TPZ and tree protection fencing of Tree C. No work can be proposed within the protected area of the TPZ. The applicant should revise the proposal to move the retaining wall outside of the fencing or relocate the fencing so that no.

### **Comments for Future Applications**

12. The Landscape Plan should include a chart that provides an inventory of the proposed plantings including the size and species. The species should also be indicated on the plan for each tree proposed.
13. Snow storage is not identified on the Landscape Plan. Ensure the proposed snow storage area does not conflict with proposed landscaping.
14. As part of a future Site Plan submission, the Landscape Plan must show how 30 cubic metres of soil volume per tree will be provided. Structural methods could be used to achieve this target (e.g. silva cells or Planning & Building Services Department Park and Natural Heritage Planning structural soils). We support low impact development features in line with Official Plan policy 3.1.9.2.6. We encourage the applicant to provide additional landscaping on other parts of the property, e.g. new planting beds that host drought tolerant native species and around the site boundary to offset the loss of landscaping.
15. Additionally, please provide for 1.5 metres of topsoil in landscape beds over the proposed underground parking structure.
16. The applicant is advised to consult York Region for their comments on the proposed planting in the Regional Road allowance.
17. Staff advise the applicant to revise their plan to include the following trees. These species are known to be doing well on City streets:
  - Ohio Buckeye
  - Burr Oak
  - Hackberry
  - White Oak
  - Kentucky Coffee Tree



- Glenleven Linden
- Accolade Elm

18. In addition to the comment noted above, please ensure the street planting plan is coordinated with site servicing and utilities plan. The applicant should ensure the proposed connections are shown on the Landscape Plan. The following are City guidelines for servicing setbacks to street trees:

- Minimum 6 metres between trees and street lights/hydro poles;
- Minimum 8 metres between trees with screen plantings to be handled on an individual basis;
- Minimum 2 metres from fire hydrants, communications/cable pedestals, hydro underground, vault transformers and Canada Post super boxes;
- Minimum 12.2 metres from road intersections (from the intersection of the two curb lines);
- Minimum 1.2 metres from driveways;
- Minimum 2.5 metres from pillars/fences.

For further assistance, please refer to the City's Urban Forest Planting Guidelines are available on our website.

Sincerely,  
**Taylor Posey**  
Planner II – Parks  
Park and Natural Heritage Planning