

Alison Long

Appendix	A4
SRPRS	18.004
File(s)	D03-16010, D06-15077

From: Patricia Young
Sent: Thursday, December 14, 2017 9:47 AM
To: Alison Long
Subject: D06-15077 329, 343 Carrville Road, Elm Carrville (2016) Inc.

Attn: Alison Long

Re: D06-15077 Proposed townhouse development
329, 343 Carrville Road, Elm Carrville (2016) Inc.
Related applications: D03-16010, D05-16010

Reviewed:

- Sustainability Metrics received November 13, 2017
- Landscaping Plans L-1 prepared by JSW signed and sealed October 26, 2017
- Preservation Removals Plan prepared by JSW and Associates last revised June 1, 2015

Comments:

1. Are there trees greater than 20cm DBH not included in the tree inventory, e.g. along the western property line?
2. The applicant has not shown how metric item 3.C.1, can be implemented. It requires a garden appropriate for food production be built on the private lot at the developer's expense. To achieve the points for this metric, the garden needs to be shown on the landscape plans with a detail, it should be a raised bed, and securities provided for in the landscaping estimate. Please call the undersigned if you wish to discuss further.
3. The applicant has identified Trees #29, 30 and 31 as neighbouring trees. While Park staff does not object to removal of the trees, it is the responsibility of the applicant to gain consent of the adjacent landowner to remove their trees.
4. Detail 2 on Plan L.1 shows planting trees in undisturbed subsoil. If the trees will be planted in engineered fill or soil compacted by construction equipment, ensure the planting area is modified to provide for 30 cubic metres for each tree (e.g. scarify the top of the engineered fill, and mix with topsoil) . Show necessary soil modifications on the landscaping plan. The landscaper will be required to provide an email to parks staff stating the soil was modified in accordance with the plans in order to have the security released.
5. Provide a landscaping cost estimate for landscaping for securities purposes. Include the soil cells as a separate line item.

Should you have any questions, or need to discuss this further, please contact me.

Patti

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