

September 19, 2024

Memo To: Giuliano La Moglie, Senior Planner – Development**From:** Anant Patel, Senior Planner – Parks**File Number(s):** OPA-24-0002
ZBLA-24-0003**Applicant:** Steinberg Land Holdings Inc.
Location: 40, 50, 60 and 74 Stouffville Road

Summary:

A request has been received from STEINBERG LAND HOLDINGS INC. to amend the Official Plan and Zoning By-law, for lands described as Lots 1, 2, 3 and 4, Registered Plan 349, City of Richmond Hill and municipally known as 40, 50, 60 and 74 Stouffville Road. The applications are to permit the construction of a medium density residential development comprised of 108 back-to-back stacked townhouse dwelling units on the subject lands.

Materials reviewed:

- Scoped Natural Heritage Evaluation, prepared by Beacon Environmental, dated July 24, 2024;
- Oak Ridges Moraine Conformity Report, prepared by Goldberg Group, dated July 2024;
- Planning Justification Report, prepared by the Goldberg Group, dated July 2024;
- L1-01, Landscape Plan, prepared by Marton Smith Landscape Architects, dated July 12, 2024;
- LD-01, LD-02, LD-03, LD-04, Landscape Plan Details, prepared by Marton Smith Landscape Architects, dated July 12, 2024;
- Architectural Drawings, prepared by SRN Architects, dated April 19, 2024;
- Civil Drawings, prepared by Condeland Consulting Engineers & Project Managers, dated June 28, 2024;
- Functional Servicing and Stormwater Management Report, prepared by Condeland Consulting Engineers & Project Managers, dated June 2024;
- Functional Servicing and Stormwater Management Report Muirhead Block, prepared by Condeland Consulting Engineers & Project Managers, dated July 2024;
- Draft Official Plan Amendment;
- Draft Zoning By-law Amendment.

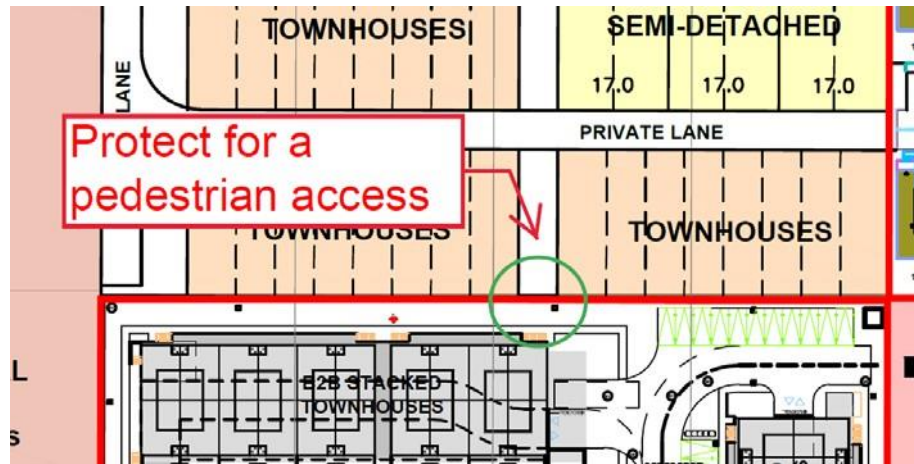
Comments:**Parkland Dedication**

1. The 2022 Parks Plan identifies the area within which the subject lands are located as “property not served” by existing parkland within 400 metre walking distance. Accordingly, the Parks Plan directs for the provision of a Parkette within the area of the subject lands in order to serve the needs of new residents. PNHP staff will continue to focus on the lands north of Muirhead Crescent for the City’s planned park block, which will provide a connection to the Oak Ridges Corridor Conservation Reserve (ORCCR) spine trail to the north.

The parkland area generated for this development does not create a viable park that can be programmed or contribute 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.

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- The subject development shall protect for and provide for a future pedestrian access connection to the adjacent property to the north. This connection will provide residents of this property access to a future municipal park block on the north side of Muirhead Crescent. Staff advise that in the interim, a chain link fence with a gate is provided until the adjacent property to the north is redeveloped. Please ensure the relevant plans (i.e. grading, site plan, landscape, etc.) are revised to protect for this access.



Scoped Natural Heritage Evaluation

- Sections 2.2 and 5.1 of the Scoped Natural Heritage Evaluation (NHE) relies solely on the Provincial Policies for Category 1 Landform Conservation Areas and does not address the City's policies, which are more restrictive than the Provincial Policy. The applicant's consultant will need to revise the NHE or provide an addendum to the NHE to include a discussion on the City's policies and how the development conforms to these policies.
- Further to the above, the proposed development constitutes as major development (the construction of a building or buildings with a ground floor area of 500 m² or more). As such, staff advise the applicant to provide additional discussion on how the proposed development confirm to the policies and requirements of the Oak Ridges Moraine Conservation Plan (ORMCP), ORMCP Technical Paper No. 4.

FSR & SWM Reports

- Section 1.1 of the FSR & SWM Report for the Muirhead Block Development notes, "a storm sewer system along Muirhead Crescent to Stouffville Road then easterly to outlet into Rouge River tributary".

PNHP staff noted in our pre-submission comments a headwater tributary of the Rouge River is located east of the subject lands on City-owned lands and flows into private properties. This feature contains steep slopes exhibiting active erosion. Stormwater management proposals should not direct any water to this headwater drainage feature in order to prevent further erosion on these lands.

- The FSR & SWM reports for the subject lands notes that due to the grading constraints, a small area totalling 0.0202 ha will drain uncontrolled towards Stouffville Road. The FSR & SWM reports and the NHE do not indicate where the drainage will be directed after it drains towards Stouffville Road.

Arborist Report & Tree Preservation Plan

7. Section 3.0 notes “a total of 76 trees were inventoried”. Table 2 notes 110 total number of trees inventoried. Please revise this discrepancy.
8. The Arborist Report notes that proposed development will result in a loss of 95 native and non-native trees. The City will seek to restore the tree canopy within the development by securing tree plantings and/or compensation for the loss of these trees through the development process.
9. The legend on the Tree Preservation Plan indicates trees F, G, H, 890, 892, 1366, 1367, 1368, and 1370 as “tree to be removed”. However, the Arborist Report notes these trees to be retained. Please revise accordingly to show the trees to be preserved on the Tree Preservation Plan.
10. Tree A is noted to be injured due to the excavation required for the underground parking. Trees I, 578, 579 and 580 are noted to be removed. These trees are located on the adjacent property. The applicant is required to provide written and signed consent from the adjacent property owner as part of the next submission. The applicant is advised PNHP staff will not provide sign-off until copy of the consent is provided.
11. The applicant should confirm if tree #1366 is being impacted by the proposed retaining wall. The retaining wall may be encroaching into a small portion of the minimum tree protection zone. If it is being impacted, the applicant will be required to obtain written and signed consent from the adjacent property owner.
12. The City has updated our tree replacement procedures for exotic/non-native and native trees >20 cm DBH, in any condition other than dead, dying or hazardous are as follows:

DBH of Tree to be Removed	# of Replacement Trees Required
0-19 cm	0
20-30 cm	1
31-40 cm	2
41-50 cm	3
51-100 cm	4
>100 cm	5

Landscape Plan

13. Red Oaks are quite susceptible to Oak Wilt, and Oak Wilt is migrating north from the U.S. As such, staff advise the applicant to replace the Red Oak with another native specie.
14. Show the snow storage location on the landscape. Staff advise the landscape architect to incorporate salt-tolerant (native) trees and shrubs.
15. All landscape beds located overtop of an underground parking garage will be required to provide a minimum soil depth of 1.2 metres. In addition, a minimum soil volume of 30 cubic metres will be required with respect to tree plantings (the trees may share the soil volume) within the subject lands.
16. Please include the quantity numbers in the Proposed Plant Material List.
17. Show the limits of the underground parking garage on all relevant plans.



Other comments

18. Tree preservation/removals and proposed landscaping within the Stouffville Road right-of-way will be reviewed by York Region staff.

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
Senior Planner – Parks
Park and Natural Heritage Planning