

October 11<sup>th</sup>, 2024

**Memo to:** Samantha Yeung, Planner II – Development  
**From:** Taylor Posey, Planner II – Parks  
**File Number(s):** ZBLA-24-0009 & SUB-24-0003  
**Location:** 35-41 Edgar Avenue and 20 Scott Drive  
**Applicant:** Hossein Khan-Mohammadi and et al.

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**Materials reviewed:**

- Tree Inventory & Preservation Plan Report, prepared by Kuntz Forestry Consulting Inc., dated June 27, 2024
- Tree Inventory & Preservation Plan, prepared by Kuntz Forestry Consulting Inc., dated February 26, 2024
- Landscape Plan, prepared by Landscape Planning, dated March 15, 2024
- Preliminary - Site Grading Plan, prepared by Aplin Martin, dated August 9, 2024
- Preliminary - Servicing Plan, prepared by Aplin Martin, dated March 28, 2024
- S1, prepared by Vulcan Design Inc., dated April 1, 2024
- Sustainability Metrics, dated April 5, 2024

**Comments:**

1. The applicant is proposing the removal of trees located wholly or partially on adjacent properties. Shared/neighbouring trees B to F and H to P are proposed for removal. As such written consent is required from the adjacent property owners for the tree removals. A copy of these consent letters must be provided to staff. **Addressed.**
2. The applicant must ensure that the information in the Tree Inventory & Preservation Plan Report discussion section, the Table 1 Tree Inventory and the Tree Inventory & Preservation Plan are consistent. These are providing conflicting information relating to the ownership of trees P2, O and P. **Addressed.**
3. The tree protection zones (TPZ) should be shown on the Site Grading Plan for trees being preserved. **Partially Addressed: Show TPZs on Grading Plan for trees P1, 902 and 901.**
4. Show tree protection fencing on TIPP and Grading Plan for trees P1, 902 and 901.
5. Please ensure all plans show consistent information. The Grading Plan and TIPP should show the covered porches at the rear of the proposed dwellings as shown on the Site Plan and Landscape Plan.
6. The TIPP Report notes that a total of 95 native and non-native trees/tree polygons are located on and within 6 metres of the subject property. It also notes that 79 trees/tree polygons will require removal as a result of the proposed development. 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. Any trees not planted on the property must be accounted for via cash-in-lieu.
7. The applicant should provide additional trees and landscaping in the front and rear yards of the proposed lots. There is room for shrubs/plants and additional trees to be provided.
8. Due to the presence of Oat Wilt in Ontario, Richmond Hill is recommending spacing Oak tree plantings at larger distances to avoid the potential for root grafting and spread of Oak wilt in the future if the trees are infected. Staff recommend switching the planting locations of one of the Bur Oak plantings with one of the Red Maple plantings to provide a greater distance in between Oak trees.



9. NE-2 Metric requires a minimum of 1m depth for topsoil in tree planting beds. This is not being met. The applicant must revised their proposal or remove this metric as they do not meet the requirements to earn points.

Sincerely,

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