

December 9, 2024

Memo to: Samantha Yeung, Planner II
From: Sasha von Kursell, Parks Planning & Policy Coordinator
File Number(s): ZBLA-24-0012, OPA-24-0006 & SP-24-0025
Related Files: PRE-23-0012
Location: 93 Edward Avenue and 500 Elgin Mills Road East
Owner: 1355314 Ontario Inc. & Lauremont School
Applicant: Marcus Martins, Humphries Planning Group Inc.

Application:

A request for approval of Official Plan Amendment, Zoning By-law Amendment and Site Plan Amendment applications to construct a one-storey multi-purpose recreational building with a gross floor area of 1,025 square meters (11,033 square feet) and an outdoor artificial turf field with an area of 140 square meters (1,506.9 square feet) associated with the existing private school (Lauremont School) to the south.

Official Plan Amendment OPA-24-0006 Comments:

1. No comments

ZBLA-24-0012 Zoning By-law Amendment and Site Plan Application SP-24-0025 Comments:

2. The applicant's arborist, landscape architect and engineering consultants have conflicting recommendations regarding the preservation and protection of the trees along the eastern edge of the site. The consultants should coordinate and determine which trees will be protected and preserved and the plans and reports revised and updated accordingly.
3. The applicant is proposing to grade within the minimum tree protection zones of City trees #7 and #8, which will injure the trees. The applicant should revise the grading so that there is no grading within the minimum tree protection zone for these trees. The grading and site servicing should be revised to accommodate the protection and preservation of the City's trees.

Sustainability Metrics:

BE-6: Urban Tree Canopy and Shaded Walkways/Sidewalks

The submitted plans do not identify the total length of existing and or planned sidewalks in the proposed development, and the total length of existing and or planned sidewalks with trees abutting the sidewalk, measured as a percentage of sidewalk length.

BE-7: Salt Management:

The Landscape Plans do not show designated snow storage areas, we differ to our co-reviewers of this metric to confirm if the other requirements of this metric have been met and the correct points have been allocated



NE-1: Tree Conservation

We note this metric applies for healthy, mature trees on the developable portion of the site. The applicant should review and reassess the point allocation for this metric.

NE-2 Soil Quantity and Quality for New Trees:

The submitted plans do not demonstrate how the 6 points for this metric were earned. The applicant should review and reassess the point allocation for this metric.

NE-3: Healthy Soils

The applicant's Landscape Architect has guaranteed and affixed their seal to the landscape plan affirming that 200mm of rich topsoil will be included.

Post construction, the City will require a declaration from the landscape architect prior to release of the landscape securities confirming that each tree has received the required volume of topsoil, and the trenches were installed per the plan.

NE-6 Supporting Pollinators:

The applicant's Landscape Architect has guaranteed and affixed their seal to the landscape plan affirming that native plants that support pollinators make up at least 50% of the proposed plants.

Post construction, the City will require a declaration from the landscape architect prior to release of the landscape securities confirming the site has received the required number of pollinator plants.

IB-8: Heat Island Reduction: Roof

It is unclear how the point allocation for this metric were earned.

I trust this is of assistance. Should you require any further information regarding our comments, please contact the undersigned.

Sincerely,

SIGNED

Sasha von Kursell MURP, MCIP, RPP
Parks Planning & Policy Coordinator
Parks & Natural Heritage Planning
Planning and Building Services