



Monday, February 24, 2025

MEMO TO: Diya Matroja, Planner I – Subdivisions

From: Mandy Vandenberg, Tree Preservation Landscape Planner

SUBJECT: **File Number:** ZBLA-24-0014
Applicant: Chloe Ansari and Bijan Ansari
Location: 99 Lucas St

Materials Reviewed:

- Arborist Report, prepared by Mighty Cedar Tree Care, dated July 16, 2024
- Tree Inventory & Protection Plan, prepared by Mighty Cedar Tree Care, dated July 12, 2024
- Drawings Package, prepared by Hylan Group Inc., date not indicated.

Comments:

1. Consent to Injure or Remove a Boundary Tree: Where a tree on adjacent property is proposed to be injured or removed, written consent from the property owner is required to be obtained and submitted to the City as per the Ontario Forestry Act. Alternatively, the Grading Plan can be altered to show Tree Protection Fencing around the entire Tree Protection Zone.
2. As per the City's By-law, a minimum of 45 percent of the area of a front yard shall be used for no other purpose than landscaping. Landscaping can include vegetation and walkways and decorative stonework. Any area of a lot covered by accessory structures or porches shall be included in the calculation of the minimum landscaped area. Please note that the parking of motor vehicles in a landscaped area is prohibited. Please show how this requirement is being met on the Site Plan.
3. A Site Plan was not provided in the package of drawings and should be included with the next submission. If the Survey Plan is to be considered as the Site Plan, kindly rename the document to "Site Plan".

Comments for Future Applications

4. Provided the adjacent property owner(s) provide written consent to remove tree #1 and #2, four (4) trees are required to be replanted on site as compensation for the proposed tree removals. Please provide a Landscape/Replanting Plan which clearly shows the location of plantings and include a species list. The proposed plantings should include a mix of species which are appropriate for this location.
5. Staff will require a cost estimate for the landscape and replantings for letter of credit purposes.



Planning & Building Services Department
Park and Natural Heritage Planning

I trust this is of assistance. Should you require further information regarding our comments, please contact the undersigned at mandy.vandenberg@richmondhill.ca or 905-780-2930

Sincerely,

Mandy Vandenberg
Tree Preservation Landscape Planner
Park and Natural Heritage Planning