



Planning & Building Services Department
Park and Natural Heritage Planning

February 27th, 2025

Memo to: Giuliano La Moglie, Senior Planner – Development
From: Taylor Posey, Planner II – Parks

File Number(s): OPA-24-0010 & ZBLA-24-0150
Location: 50, 54, 62, 72, 78 and 86 Elgin Mills Road West
Owner: Amir Meysam Nahvi

Materials reviewed:

- Arborist Report, prepared by Beacon Environmental, dated November 29, 2024
- Tree Inventory and Preservation Plan, prepared by Beacon Environmental, dated November 7, 2024
- Natural Heritage Evaluation, prepared by Beacon Environmental, dated December 5, 2024
- Site Servicing Plan, prepared by Schaeffers & Associates Ltd., dated December 6, 2024
- Site Grading Plan, prepared by Schaeffers & Associates Ltd., dated December 6, 2024
- Landscape Concept Plan, prepared by byPath, dated November 12, 2024
- Key Plan, Site Plan, Statistics and Site Stats, prepared by Icon Architects, dated December 4, 2024
- Draft Zoning By-law Amendment.

Comments:

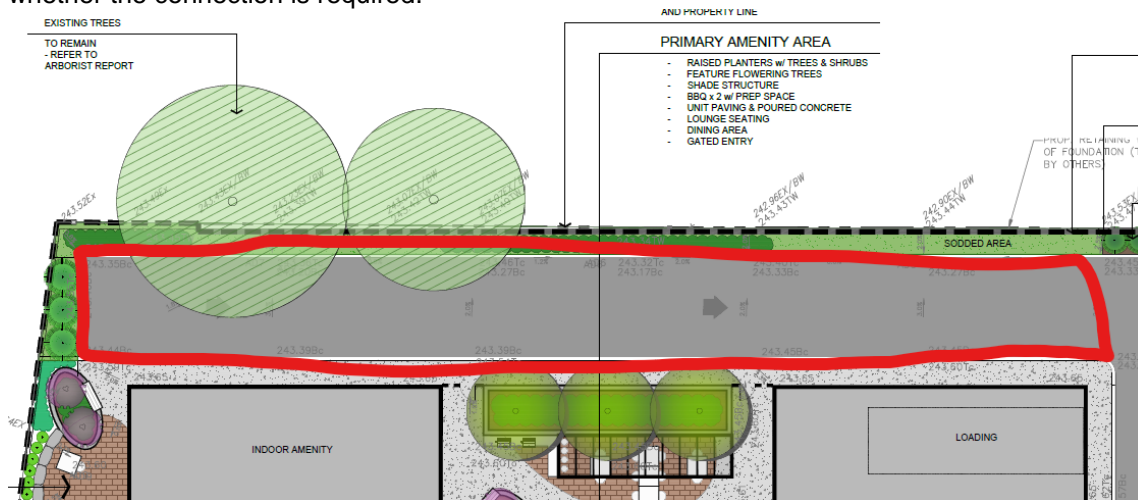
OPA-24-0010

PNHP staff have no comments on the Official Plan Amendment application.

ZBLA-24-0150

1. The parkland area generated for this development does not create a viable park that can be programmed or contribute to the overall park system and we recommend that the applicant provide cash-in-lieu of parkland dedication for this development application.
2. The flood plain limits must be confirmed by the TRCA.
3. The City will be requesting conveyance of the portion of the flood plain buffer located on the subject property. These lands should be shown as a separate block on an R-plan, zoned in an appropriate zoning category that prohibits encroachment and the land will be protected in perpetuity, and conveyed into public ownership free and clear of all debris and encumbrances.
4. Further to the above comment, the retaining wall cannot be located within the 10m buffer of the flood plain. Please remove all works from the buffer and lands to be conveyed.
5. The zoning by-law amendment should seek to increase the available space within the site for tree planting and other landscaping. Please provide increased setback along property boundaries including a setback at rear and west side to provide room for landscaping and screening between the adjacent properties. This should include native plantings including trees and shrubs.
6. Staff request the applicant update the draft Zoning By-law Amendment to include a requirement for a minimum of 2 square metres of private outdoor amenity space per dwelling unit. Please include the following definition "Amenity Space" means outdoor space on a lot that is communal and available for use by the occupants of a building on the lot for recreational or social activities".
7. The proposed front yard landscape strip in draft Zoning By-law Amendment is noted as 1m. This is not sufficient, the applicant must provide a 3m front yard landscape strip to provide adequate growing space for trees to be planted in the private boulevard.

8. As per the draft Zoning By-law Amendment a minimum 1.5 metre landscaping strip must be provided on the west, east and northern property boundaries abutting the adjacent residential properties.
9. Balconies, terraces and other accessory structures should be inset for the first 10.5 metres of building height from grade to allow room for tree canopy growth. There should be no zoning exemptions for encroachments in this area that would inhibit tree canopy or meaningful planting.
10. Staff may request additional landscaping at the rear if the driveway connection can be removed. This is pending a revised traffic study as requested by the City's Transportation Engineering section to determine whether the connection is required.





16. The Grading and Servicing Plans should show all tree locations. This should include their size (DBH) and associated tree protection zones (TPZ).

Comments for future applications:

17. Provide a detailed Landscape Plan that clearly identifies the location of plantings and includes a species list. The proposed plantings should include a mix of native, non-invasive species, and should provide for a net ecological gain. This should include a mix of native flowers, grasses, shrubs and trees.
18. The applicant must ensure landscaping and tree planting is coordinated with the Grading and Servicing Plans with regards to grading, swales, manholes, and servicing and utilities connection locations.
19. Snow storage is not identified on the Landscape Plan. Ensure the proposed snow storage area does not conflict with proposed landscaping.
20. As part of a future Site Plan submission, the Landscape Plan must show how 30 cubic metres of soil volume per tree will be provided. Structural methods could be used to achieve this target (e.g. silva cells or Planning & Building Services Department Park and Natural Heritage Planning structural soils). We support low impact development features in line with Official Plan policy 3.1.9.2.6. We encourage the applicant to provide additional landscaping on other parts of the property, e.g. new planting beds that host drought tolerant native species and around the site boundary to offset the loss of landscaping.
21. Additionally, please provide for 1.5 metres of topsoil in landscape beds over the proposed underground parking structure. Further to this, the applicant must demonstrate that the subsurface parking structure is waterproofed can support the load of the trees at maturity and the soil volume
22. Due to the discovery of Oak Wilt in Ontario ([Oak Wilt - City of Richmond Hill](#)) Oak plantings should be spread out so that they are not in close proximity to one another (as Oak Wilt can spread through root-to-root contact).
23. Staff will require a cost estimate for landscape works and the items outlined in the Landscape Plan.\
24. The applicant is advised to consult York Region for their comments on the proposed planting or tree removals in the Regional Road allowance.

Sincerely,

Taylor Posey
Planner II – Parks
Park and Natural Heritage Planning