



March 4, 2025

Memo to: Giuseppe Russo, Planner II - Development

From: Anant Patel, Senior Planner - Parks

File Number(s): OPA-25-0001
ZBLA-25-0001

Location: 11 Harris Avenue
Applicant: Inspired Estate Inc.

Project Description

A request for approval of an Official Plan and Zoning By-law Amendment to permit a 10-storey, mixed-use residential/commercial development consisting of 119 residential units, 269.38 square metres (2,899.58 square feet) of ground floor commercial space and 162 parking spaces on the subject lands.

Materials reviewed:

- Natural Heritage Evaluation, prepared by Beacon Environmental Limited, dated April 22, 2024;
- Tree Inventory and Preservation Plan Report, prepared by Kuntz Forestry Consulting Inc., dated November 28, 2023;
- Figure 1, Tree Inventory and Preservation Plan, prepared by Kuntz Forestry Consulting Inc., dated November 28, 2023;
- Landscape Plans, prepared by Landscape Planning, dated December 2024;
- Architectural Drawings, prepared by onespace unlimited inc., dated August 9, 2025;
- Drawing No. C01, Site Grading Plan, prepared by Aplin Martin, dated August 16, 2025;
- Drawing No. C02, Site Servicing Plan, prepared by Aplin Martin, dated August 16, 2025;
- Draft Zoning By-law Amendment;
- Draft Official Plan Amendment.

Parkland Dedication

1. The parkland owing for this development does not yield a park of viable size and we recommend that council resolve to accept cash-in-lieu of parkland dedication at building permit issuance.

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2. PNHP staff have no comments for the Official Plan Amendment application.

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3. The draft Zoning By-law Amendment provides provision for minimum outdoor amenity space of 2 square metres per unit. As well, the Site Statistics note that 329.08 square metres of outdoor amenity space will be provided. This is acceptable to staff.
4. Further to the above, please include the following definition of minimum outdoor amenity space in draft Zoning By-law Amendment.

For the purposes of this by-law, an 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.

5. The Site Plan drawing shows 225 square metres of Rooftop Amenity. Please identify where the remaining 104.08 square meters of outdoor amenity space will be located on the subject lands.

6. PNHP staff recommend that the applicant to explore opportunities to provide at-grade/ground level outdoor private amenity space.
7. The applicant is proposing riverstone within the portion of the sideyard setback. Also, a portion of the driveway is encroaching into the sideyard setback. We advise the applicant to maintain a setback of 2.5 metre free of any encroachments within that portion of the driveway. In addition to that landscaping should be provided along the setback in order to provide screening to the neighbouring properties.
8. According to the City's Official Plan, where a setback from the public street or public sidewalk is required, development shall provide landscaping and enhanced treatment adjacent to the public street or public sidewalk to promote an attractive landscaped transition between the public and private realm. As such, staff advise that the applicant provide a 3 metre setback from the municipal road that is free and clear from encroachment to provide adequate growing space for trees to be planted in the private boulevard.

Comments to be address as part of a future application

9. According to the Tree Inventory and Preservation Plan Report, the removal of 36 trees and one (1) tree polygon is proposed to accommodate the proposed development. Replacement plantings and/or cash-in-lieu thereof, will be secured through the development process.
10. The report notes that Tree #912 is owned by York Region. However, based on the submitted survey it appears this tree is located within the Harris Avenue (City's right-of-way). Please confirm the ownership of Tree #912 and update the plan/report accordingly.
11. As part of a future Site Plan application, a Landscape Plan will be required 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.
12. Please ensure that the Landscape Plan is coordinated with the Site Servicing & Grading Plans.
13. The landscape architect should ensure that any proposed trees will have access to sufficient soil volume and the species are appropriate for the proposed locations. The Landscape Plans and Details should include a detail that shows how a soil volume of 30 cubic metres for each tree can be achieved. Structural methods will be required to support tree growth, e.g. tree trenches, silva cells, structural soils. Additionally, please provide for 1.5 metres of topsoil in landscape beds over the proposed underground parking structure.
14. As part of a future Site Plan application, staff advise the applicant to include the following street trees. These species are known to be doing well on City streets:
 - Ohio Buckeye
 - Burr Oak
 - Hackberry
 - White Oak
 - Kentucky Coffee Tree
 - Glenleven Linden
 - Accolade Elm



15. Please ensure the street planting plan is coordinated with site servicing and utilities plan. The following are City guidelines for servicing setbacks to street trees:

- Minimum 6 metres between trees and street lights/hydro poles;
- Minimum 8 metres between trees with screen plantings to be handled on an individual basis;
- Minimum 2 metres from fire hydrants, communications/cable pedestals, hydro underground, vault transformers and Canada Post super boxes;
- Minimum 12.2 metres from road intersections (from the intersection of the two curb lines);
- Minimum 1.2 metres from driveways;
- Minimum 2.5 metres from pillars/fences.

For further information, please refer to the City's Urban Forest Planting Guidelines are available on our website

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