



April 25th, 2025

Memo to: Darren Ding, Planner II – Development
From: Taylor Posey, Planner II – Parks
File Number(s): ZBLA-25-0004, SUB-25-0002 and CON-25-0003
Location: 114 Centre Street West
Applicant: David Frattaroli

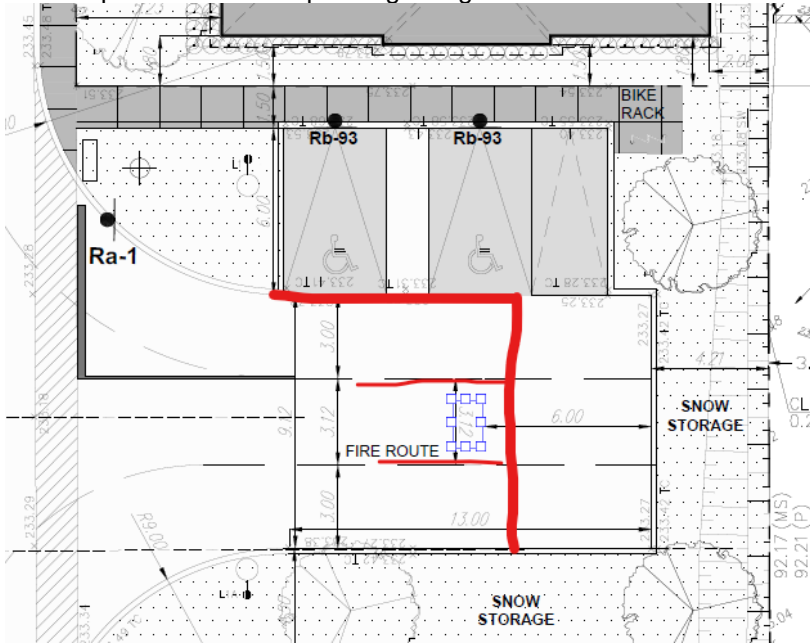
Materials reviewed:

- Tree Inventory and Arborist Report, prepared by The Urban Arborist Inc., dated February 14, 2024
- Tree Preservation Plan, prepared by Landscape Planning, dated February 14, 2024
- Landscape Plan, prepared by Landscape Planning, dated January 28, 2025
- Site Plan, prepared by Studio K Architects, dated February 19, 2025
- Grading Plan, prepared by Site Plan Tech Inc., dated January 15, 2025
- Servicing Plan, prepared by Site Plan Tech Inc., dated January 15, 2025
- Erosion & Sedimentation Control Plan, prepared by Site Plan Tech Inc., dated January 15, 2025
- Draft Zoning By-law Amendment

Comments:

1. The proposed development will require the removal of 36 trees, and injury of three trees. These trees are noted to be in good and mature condition. The objective of the City's Village Core Neighbourhood Design Guidelines are to: maintain the green landscape character of the neighbourhood and preserve mature trees. As such, PNHP staff strongly advise the applicant to provide a revised proposal that would preserve as many mature trees as feasible and maintain the green landscape character of the neighbourhood. Please ensure all plans are revised accordingly.
2. Further to the above, 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.
3. The Tree Preservation Plan (TPP) should be revised to be consistent with all other plans. It does not show the most updated development proposal. Please revise the TPP and Arborist Report accordingly.
4. Please clarify what is proposed for tree 46, it is shown as being removed on the TPP and Arborist Report, however the Site Plan and Landscape Plan show this tree as being preserved. Please ensure all plans show consistent information.
5. The proposal will result in the injury of trees located on the neighbouring properties. Please be advised that the City's review of this report does not authorize the applicant to injure or destroy a co-owned/boundary tree or tree on neighbouring property without obtaining the written and signed consent of the neighbouring tree's owner or boundary tree co-owner. It is the applicant's responsibility to obtain necessary consent prior to undertaking any tree injury or destruction approved by the City. A copy of this consent shall be provided to City staff. The applicant must provide this with the next submission.
6. The Grading Plan must be revised to show all existing trees, including their size, tree protection zones (TPZ), tree # per the Arborist Report and tree protection fencing if applicable.

7. Silt fencing must not encroach into the tree protection fencing. Please ensure it is located outside of the tree protection fencing.
8. Ensure proposed landscaping does not conflict with proposed servicing.
9. The parking and laneway area (see below) is taking up a large portion of the proposal. Staff request this area is revised to reduce the amount of hardscaping it is contributing and trees that are required to be removed. The applicant could shorten this dead-end laneway and put the parking at its terminus to allow for tree preservation and planting along the eastern side.



10. As per the City's By-law, a minimum of 45% 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 can be included in the calculation of the minimum landscaped area. Please note that the parking or driving of motor vehicles in a landscaped area is prohibited. The applicant will be required to show how this requirement is being met on the Site Plan.
11. Blocks 1 and 2 provide L shaped dwellings. This configuration caused the rear yard setbacks to be only approximately 2m. We request that the applicant redesign the shape of these two dwellings to provide an increase rear yard setback for amenity space and planting to screen the adjacent property.
12. The applicant should provide additional planting along the eastern property line to provide screening to the adjacent property.
13. The parkland area generated for this development does not create a viable park that can be programmed or contributed to the overall park system. PNHP staff will recommend to Council to accept cash-in-lieu of parkland dedication for this property in line with parkland dedication policies.

Sincerely,

Taylor Posey
Planner II – Parks
Park and Natural Heritage Planning