

Shelly Cham

From: Patricia Young
Sent: Wednesday, February 07, 2018 2:54 PM
To: Tracey Steele
Subject: D01-16003 D02-16018 10909 Yonge Street (TSMJC Properties Inc.)

Attn: Shelly Cham

Re: D01-16003 Official Plan Amendment
D02-16018 Zoning By-law Amendment
10909 Yonge Street (TSMJC Properties Inc.)

Reviewed:

- Arborist Report and Tree Preservation Plan prepared by The Tree Specialists Inc. dated September 19, 2016
- Master Plan SP A100 prepared by Richmond Architects plotted May 31, 2016
- Landscape Concept Plan L-1 prepared by Alexander Budrevics Landscape Architects. Dated May 19, 2016

Notes:

- The property is partially within the Settlement Area of the Oak Ridges Moraine Conservation Plan, but the subject development lands are outside of this area.
- The property is within the Yonge Street and Bernard Avenue Key Development Area.

Comments for the applicant for future applications:

- The development generates approximately 0.918 hectares of parkland pursuant to in force parkland dedication policies. The lands are within walking distance (≤ 400 metres) of Windbourne Park. We therefore recommend that parkland dedication requirements for this application be fulfilled through payment of cash-in-lieu.
- A final landscaping plan will be required.
- Design of the underground garage should take into consideration the soil volumes and necessary waterproofing to support the landscaping and tree planting proposed.

I trust this is of assistance.

Patti

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