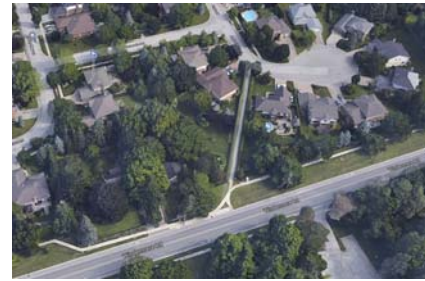


# Borders, Buffers and Trees

Frederick Rodger  
131 Orkney Crescent

Tree Preservation Area – 3D View of Site & Adjacent Properties



## Tree Preservation

- Site is in a City of London 'Tree Preservation Zone'
- Site has a beautiful stand of near mature & mature trees
- Adjacent properties have invested heavily in tree planting in an effort to match the trees on the site
- Letter from Leif (Site Development Planner) stresses that the developer is not doing enough to facilitate tree preservation on the site
- Planning Services recommends to preserve the trees around the perimeter
- Staff does not state how to accomplish tree preservation

Closer 3D View of the Tree Canopy



Approximate 3D Outline Of The Site



56 Trees to be Removed – 9 Small Trees Preserved

| LIST OF TREES RECOMMENDED FOR REMOVAL |        |             |          | RECOMMENDATION |         |        |
|---------------------------------------|--------|-------------|----------|----------------|---------|--------|
| ID                                    | SYMBOL | COMMON NAME | DBH (CM) | HEIGHT (M)     | REMOVED | REASON |
| 1                                     | ...    | ...         | ...      | ...            | ...     | ...    |
| 2                                     | ...    | ...         | ...      | ...            | ...     | ...    |
| 3                                     | ...    | ...         | ...      | ...            | ...     | ...    |
| 4                                     | ...    | ...         | ...      | ...            | ...     | ...    |
| 5                                     | ...    | ...         | ...      | ...            | ...     | ...    |
| 6                                     | ...    | ...         | ...      | ...            | ...     | ...    |
| 7                                     | ...    | ...         | ...      | ...            | ...     | ...    |
| 8                                     | ...    | ...         | ...      | ...            | ...     | ...    |
| 9                                     | ...    | ...         | ...      | ...            | ...     | ...    |
| 10                                    | ...    | ...         | ...      | ...            | ...     | ...    |
| 11                                    | ...    | ...         | ...      | ...            | ...     | ...    |
| 12                                    | ...    | ...         | ...      | ...            | ...     | ...    |
| 13                                    | ...    | ...         | ...      | ...            | ...     | ...    |
| 14                                    | ...    | ...         | ...      | ...            | ...     | ...    |
| 15                                    | ...    | ...         | ...      | ...            | ...     | ...    |
| 16                                    | ...    | ...         | ...      | ...            | ...     | ...    |
| 17                                    | ...    | ...         | ...      | ...            | ...     | ...    |
| 18                                    | ...    | ...         | ...      | ...            | ...     | ...    |
| 19                                    | ...    | ...         | ...      | ...            | ...     | ...    |
| 20                                    | ...    | ...         | ...      | ...            | ...     | ...    |
| 21                                    | ...    | ...         | ...      | ...            | ...     | ...    |
| 22                                    | ...    | ...         | ...      | ...            | ...     | ...    |
| 23                                    | ...    | ...         | ...      | ...            | ...     | ...    |
| 24                                    | ...    | ...         | ...      | ...            | ...     | ...    |
| 25                                    | ...    | ...         | ...      | ...            | ...     | ...    |
| 26                                    | ...    | ...         | ...      | ...            | ...     | ...    |
| 27                                    | ...    | ...         | ...      | ...            | ...     | ...    |
| 28                                    | ...    | ...         | ...      | ...            | ...     | ...    |
| 29                                    | ...    | ...         | ...      | ...            | ...     | ...    |
| 30                                    | ...    | ...         | ...      | ...            | ...     | ...    |
| 31                                    | ...    | ...         | ...      | ...            | ...     | ...    |
| 32                                    | ...    | ...         | ...      | ...            | ...     | ...    |
| 33                                    | ...    | ...         | ...      | ...            | ...     | ...    |
| 34                                    | ...    | ...         | ...      | ...            | ...     | ...    |
| 35                                    | ...    | ...         | ...      | ...            | ...     | ...    |
| 36                                    | ...    | ...         | ...      | ...            | ...     | ...    |
| 37                                    | ...    | ...         | ...      | ...            | ...     | ...    |
| 38                                    | ...    | ...         | ...      | ...            | ...     | ...    |
| 39                                    | ...    | ...         | ...      | ...            | ...     | ...    |
| 40                                    | ...    | ...         | ...      | ...            | ...     | ...    |
| 41                                    | ...    | ...         | ...      | ...            | ...     | ...    |
| 42                                    | ...    | ...         | ...      | ...            | ...     | ...    |
| 43                                    | ...    | ...         | ...      | ...            | ...     | ...    |
| 44                                    | ...    | ...         | ...      | ...            | ...     | ...    |
| 45                                    | ...    | ...         | ...      | ...            | ...     | ...    |
| 46                                    | ...    | ...         | ...      | ...            | ...     | ...    |
| 47                                    | ...    | ...         | ...      | ...            | ...     | ...    |
| 48                                    | ...    | ...         | ...      | ...            | ...     | ...    |
| 49                                    | ...    | ...         | ...      | ...            | ...     | ...    |
| 50                                    | ...    | ...         | ...      | ...            | ...     | ...    |
| 51                                    | ...    | ...         | ...      | ...            | ...     | ...    |
| 52                                    | ...    | ...         | ...      | ...            | ...     | ...    |
| 53                                    | ...    | ...         | ...      | ...            | ...     | ...    |
| 54                                    | ...    | ...         | ...      | ...            | ...     | ...    |
| 55                                    | ...    | ...         | ...      | ...            | ...     | ...    |
| 56                                    | ...    | ...         | ...      | ...            | ...     | ...    |

Directly Overhead 2D View – Before Tree Removal



Tree Canopy – After Proposed Removals



Tree Canopy of Nine Specimens Remaining



Developer Proposes Removal of Perimeter Trees

- Removing trees along the 127 Orkney Crescent property line
  - Removes a tall screening barrier of healthy trees
- Close digging along the 123 Orkney Crescent property line will harm or kill trees on the adjacent property
  - There are many trees near the property line
  - Roots will be damaged
  - The trees at the southern end of the property are 3 inches from the fence

### Staff is recommending R5-5

- Site Development Planning – Leif’s letter to Melissa indicates that this building cannot be built
- Do not grant setback concessions based on a fictitious building
- Maintain the setbacks as stated in R5-5 bylaws
  - For multistory buildings allow 0.5 m setback per 1.0 m of height
- Building height allowance is 10.5 m
  - Therefore the setback is 5.5 m

Tree Canopy with 5.5 m Setback Along West and North



## Comparison - Still Lots of Room to Build

Before 5.5 m Setback



After 5.5 m Setback



## Add Tree Preservation to Existing R5-5 Setbacks

- West Border – 5.5 m setback - include a 3 m no dig zone next to the property line
- Secure via Registered Easement
- North Border – 8 m setback - include a 5.5 m no dig zone next to the property line
- Secure via Registered Easement
- North facade is actually a front facade with main entrances
  - R5-5 bylaws require a 8 m setback for a main entrance facade

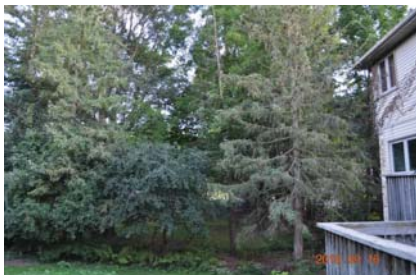
## Future Building to be Designed

- As per Leif's letter from site development planning: this building cannot be built
- If PEC wishes to proceed with R5-5 zoning
- Hold the developer to the mandated R5-5 bylaws without any concessions
- Add in the tree preservation no dig easements
- Request a holding provision on zoning until a doable building is submitted and passes site planning approval

## From My Laneway – 131 Orkney



## From My Deck – Looking South over 127 Orkney



## Looking South From Sidewalk



From Sidewalk – Looking South East - 127 Orkney



Looking West South West – 127 Orkney



Looking South & Up – 127 Orkney Cres



Thank You