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



Borders, Buffers and Trees

Frederick Rodger 131 Orkney Crescent

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
- \bullet 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

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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 Setbac



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