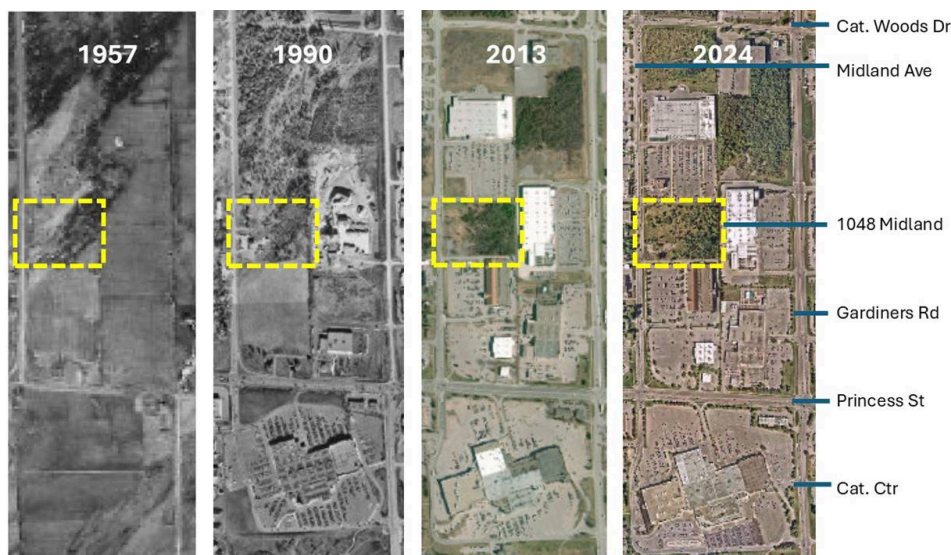


Regarding the 1048 Midland Avenue Development

The Tree Inventory Report estimates 341 trees to be removed in a clearcut of the 2.6 ha lot. Nine trees, unidentified, will be retained along the northern edge of the property. But, according to the Tree Protection Plan, these trees are on the adjacent lot. The Planning Justification Report states that 'the vegetation on the Site is extremely limited as the surrounding commercial area has already been developed.' This seems to justify the removal of all of the trees.

Buildings will be surrounded on all sides by pavement. Should underground parking be considered? There is no provision for retention of any mature trees, nor of replanting of, say, a Little Forest. There is no provision for raised garden plots.

The Natural Heritage Study draft report and mapping tool shows that 1/3 of this property is designated as 'contributory woodland' and has been at least since 1957.



The 'contributory woodland' designation should reflect where this property is located, urban or rural. Ottawa considers any urban woodland significant if it is more than 60 years old and occupies a minimum of 0.2 ha. Being further south, Kingston might consider any urban woodland 'significant' if it is, say, 40 years or older. Something for the Natural Heritage Study group to consider.

Irrespective of the request for zoning change from Business District to multiunit residential, the removal of this woodland and covering of the lot with buildings and pavement will exacerbate the heat zone effect of the surrounding businesses and associated large parking lots. Further, this will not be easy for 'active transportation' to shopping areas. In my opinion, this will not be a pleasant place for active seniors to retire to.

In the comments section of the Kingston Planning Justification Report, Planning asked for lower lot coverage, achievable by increasing height and having parking in a podium or underground. This would allow retention of some or much of the woodland. It is clear from the plan on DASH that this has not been considered. **Councillors should insist that this be done – even staff want it!**