

Sent by email, August 27, 2019

Dear Ms. O'Connor

Please find below my comments regarding the site plan application for 701 Churchill Ave.

I have no objections to the building form or the fact that the building has no parking. I hope that a building with little or no parking will help to increase the supply of somewhat affordable rental housing. In this case the city invested in bike infrastructure along Churchill Ave and most of the residences in this building will make use of that for some of their transportation needs.

I do object to the removal of 9 mature trees from the site (all the trees on the site) and the addition of only three 60-millimeter (2-inch diameter) trees. I do understand how difficult it is to protect a tree during construction and the need for more intensification within the city, but we are losing our tree canopy at an alarming rate.

The developer could easily add 3 additional trees--one more tree on Churchill and two trees in the sunken area along Currell. The 2 along Currell could also be set at grade by reducing the size of the sunken area and placing the trees opposite the balconies at each end of that face of the building. This would give some privacy and shade to the tenants on their balconies as well as shade to anyone using the sunken area along Currell. These 3 additional trees will also break up the long straight façade of the building.

I also object to the roof drains being drained directly to the storm sewer on Churchill Ave. I acknowledge that the roof is designed with a rainwater retention system but the rainwater should flow to an outlet at grade onto the green space in the rear of the building. This will allow for some water to be absorbed into the ground and not released into the sewer. The remaining water will run into the catch basin in the rear of the property. The developer could eliminate the roof rainwater retention all together by increasing the diameter of the storm water pipe from 150mm to 600mm in the rear yard and placing a restrictor plate on or near the property line.

In removing the roof retention system, the developer could incorporate a simple green roof. This would naturally retain some of the rainwater and you may be able to reduce the rear yard retention pipe from 600mm to 400mm. The green roof would also mitigate the removal of all the mature trees from this property.

Green roofs are very common in many parts of the world and could easily be done on a build like this.

Trees should be replaced; there are many hybrid trees that were developed for urban areas. These types of trees could be easily used here if the developer was encouraged to do so.

Regards, Tim Gray