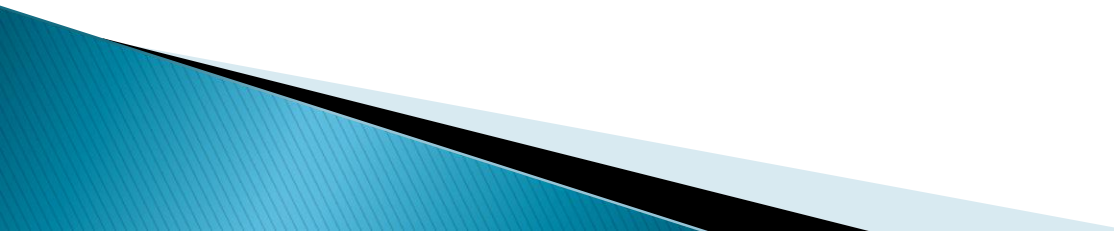


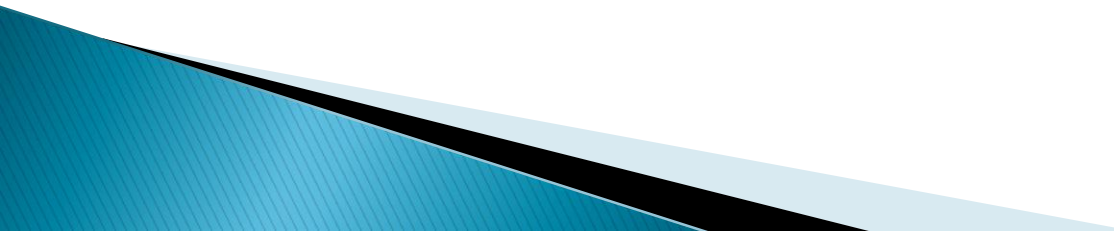
450 Oxford Street West

UTRCA Comments for PEC
Tuesday September 10, 2013

Mud Creek Subwatershed Study Update & 450 Oxford Street West

- ▶ The 1995 Mud Creek subwatershed study did not generate accurate flood lines
 - ▶ The UTRCA has consistently advised the City that the approval of this Planning Act application is premature until the flood line information is updated
 - ▶ The draft subwatershed study update confirms that the property is below the 1:100-year elevation for the existing condition
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Mud Creek Subwatershed Study Update & 450 Oxford Street West

- ▶ The preferred alternative referenced in the draft SWS update identifies the site as a candidate for filling to raise it out of the flood plain
 - ▶ A planning decision based on this alternative is premature:
 - Subwatershed update is a draft only
 - Preferred alternative is identified as increasing the flood risk on adjacent properties and public infrastructure
 - Preferred alternative is not consistent with policy
 - Preferred alternative cannot be supported by the UTRCA as presented
- 

Mud Creek Subwatershed Study Update & 450 Oxford Street West

- ▶ Use of a holding provision to defer the flood plain issue to the UTRCA Section 28 permit stage is not appropriate
- ▶ UTRCA concerns regarding woodland significance have not been addressed