

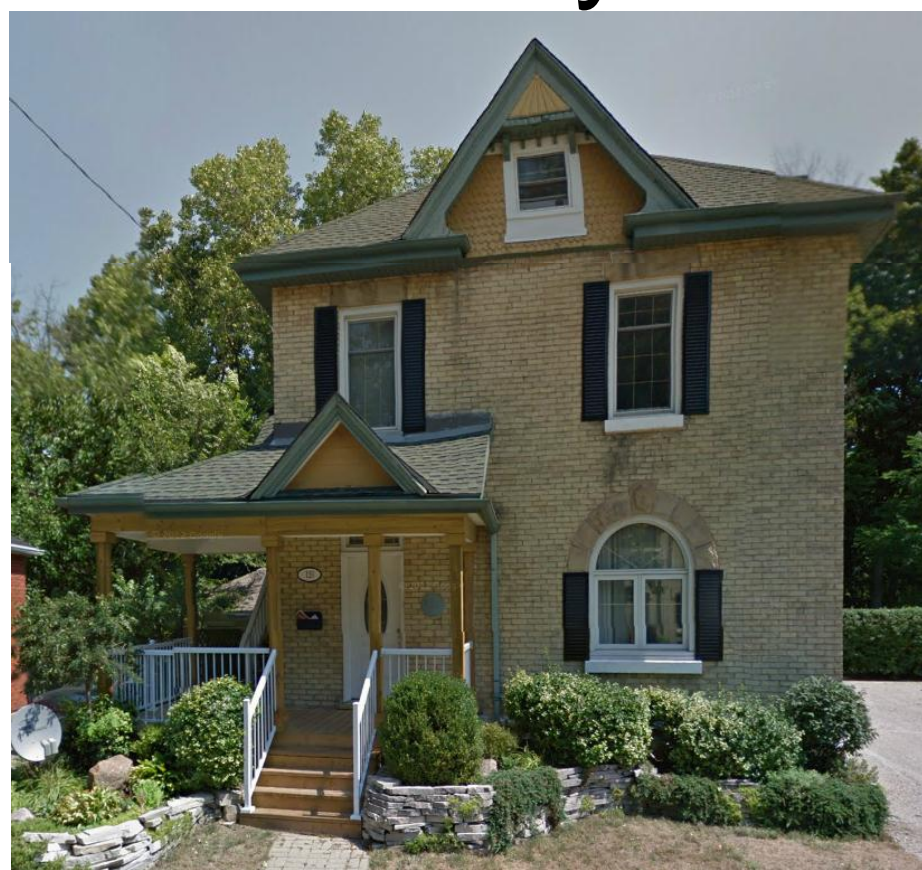
# Proposed Development 122 Wortley Road



Gable Images from the Wortley-Old South Heritage Conservation District Study, June 2010

Presentation by Gary Smith opposing this  
plan. Planning and Environment Committee,  
21 January 2014

# Setting for this new development, Wortley Road South of Askin



- Images of the houses adjacent to the proposed development: 120 Wortley Rd, left, 124+ Wortley Road, right.



# Design of New Development, 122 Wortley Road



Note the differences of the type of brick and roof lines to the previous slide of the adjacent homes.

# Putting the pictures together



- 120-122 Wortley Road



# Putting the pictures together, 2



- 122-124 Wortley Road South

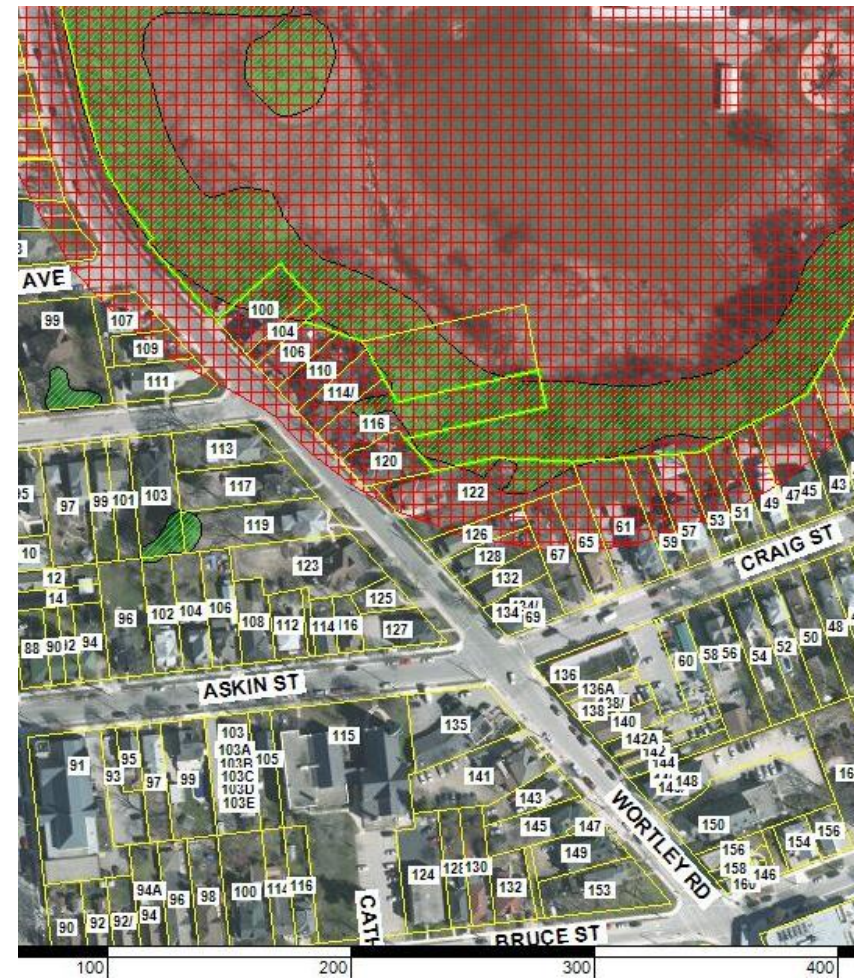
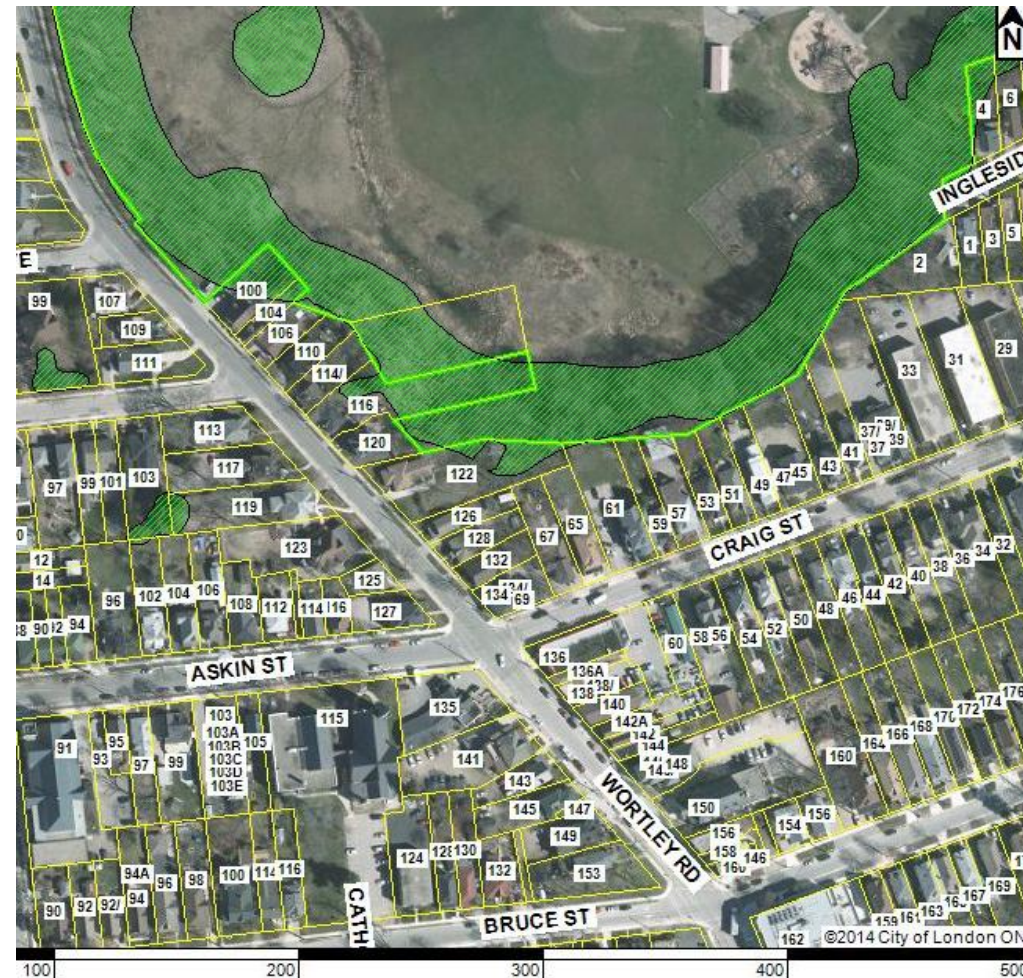
# Incompatible Form, Shape, Design and Finish

“the proposed building form respects, and is compatible with, the heritage character of the Wortley Village-Old South area, through attention to height, built form, massing, setbacks, and specific attention to building material and other architectural elements such as doors, windows, roof lines.” Page 17 of the Planner’s Report

From the previous slides I would say that there is a notable **lack of compatibility** with regard to form, materials, roof lines and cultural elements in comparison to homes in the immediate area.



# Protection of Environmental Features: treed area to northeast corner of property



- From the city's interactive map, 122 Wortley Road



# Aerial View and Vegetation,



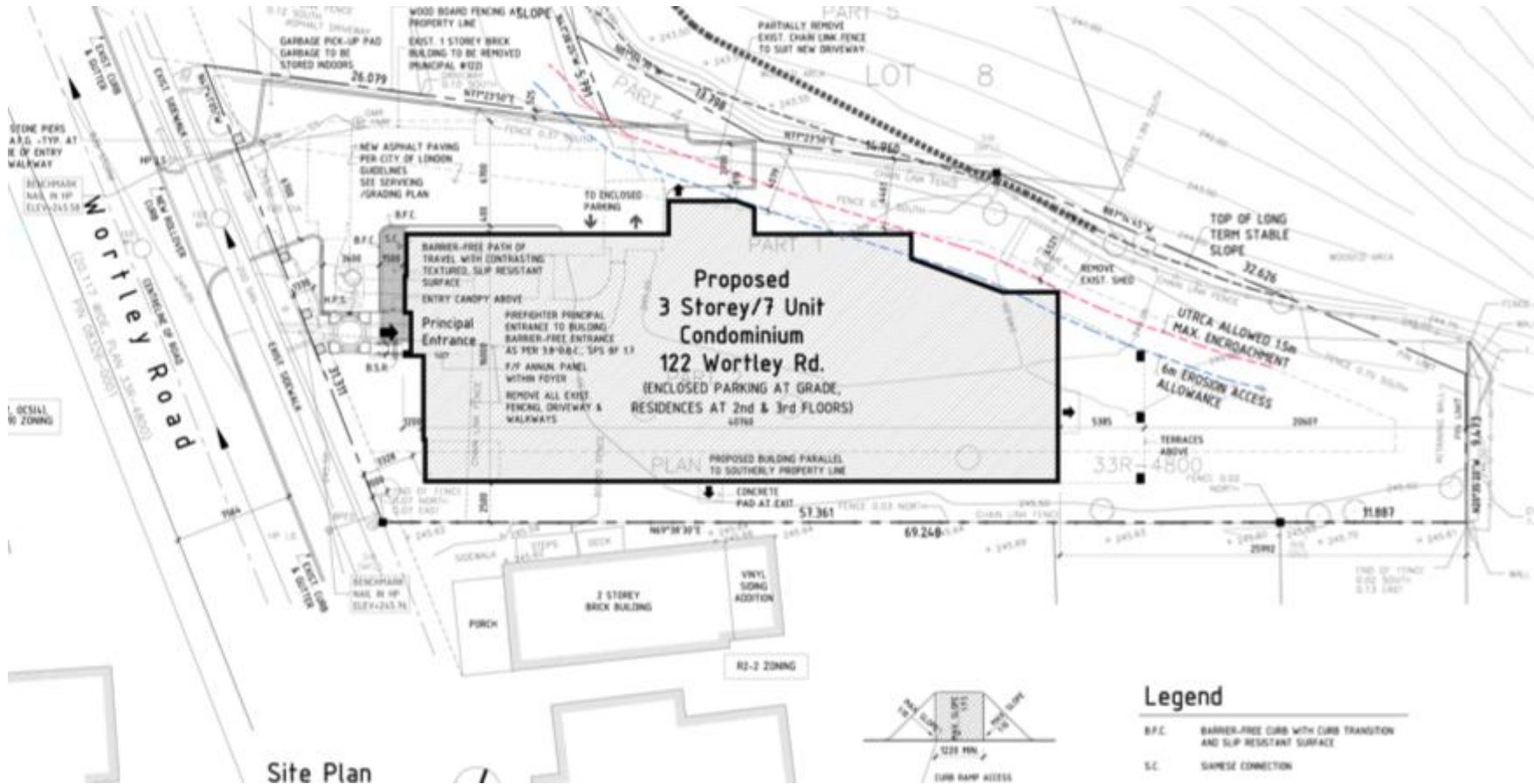
122 Wortley Road South is in the bottom left corner



# Working from an environmental exception

*As indicated by a note on the plan, the UTRCA has granted a policy exception for this development whereby 2 small corners of the proposed building will be permitted to **encroach into the hazard lands**. Prior to undertaking any site alteration or development within the regulated area including filling, grading, construction, alteration to a watercourse and/or interference with a wetland, the necessary approvals should be obtained from the Authority in accordance with Ontario Regulation 157/06 made pursuant to Section 28 of the Conservation Authorities Act. We recommend that the proponent contact Mr. Mark Snowsell Land Use Regulations Officer regarding the UTRCA permit requirements which shall include a consolidated copy of the geotechnical submission duly stamped dated and signed. Page 7 of the Planner's Report*

# Site Plan Image from the report



- Note depth of the development and the closeness of 122 to the edge of slope and bank as well as to 124 Wortley Road.



This development is adjacent to a riverside park and sits on a top of steep bank area with sensitivities to erosion and displacement of storm water. Does the size of the structure overload the lot and area?