

**161 Windermere Drive
Zoning By-law Amendment File Z-8167
Vacant Land Plan of Condominium File
39CD-14501**

Corley Drive Community Presentation
Planning and Environment Committee
November 18, 2014

Introduction

- Community opposition has been strong and vocal.
 - Petition
 - Attendance at community meetings
 - Emails & phone calls in response to our flyer drop
 - Letters to the City

Issues

- EEPAC recommendations need to be addressed
- Surface water seeps not properly identified
- Outstanding approval from the MNR regarding the endangered Queensnake
- Concerns about erosion
- Lack of adequate stormwater management system
- Lack of appropriate\accepted sanitary sewer services
- Land use planning concerns
- Land Titles issues
- Drainage issues potentially affecting neighbours

Community Support in Part

- i. the dedication of the ESA;
- ii. the proposed restrictions on their use;
- iii. restoration of native plants to the ESA; and
- iv. the heritage designation of the existing dwelling.

Environment – EEPAC Report

- EEPAC's concerns not fully addressed
 - Buffering
 - ESA boundary
- EEPAC did not receive EIS Addendum to review

Environment - Seeps

- If further seeps are found on property the ESA boundary changes
- Determining presence of additional seeps should include City and agency representation
- Need to locate any additional seeps prior to zoning change

Environment – Stormwater Management

- The report does not provide sufficient detail to support no negative impact on the ESA
 - No buffer to the ESA
 - Underground tanks may be ineffective during the winter
 - Drainage is not contained on site
 - Risk of significant erosion
 - Concerns related to a private stormwater management system

Ministry of Natural Resources Species-at-Risk

- Obtain required outstanding approval from the Ministry of Natural Resources, including with respect to the protection of the endangered Queensnake species found immediately downstream from the proposed development.

Wildlife Habitat

Looking over the
fence into the
subject yard, pre-
developer, Spring
2012



*After
purchase by
developer*

Same view, taken
in May 2013, six
months after the
trees and bushes
were removed.



*Hayden's
Photos*

Red Fox



Milksnake



Yellow-billed Cuckoo



Scarlet Tanager



White-crowned Sparrow



Queensnake





**Bluff erosion on Medway
Creek**

There are three erosional processes acting on a bluff simultaneously:

- **1. Hillslope processes**
- **2. River processes**
- **3. Internal groundwater and seepage processes**

1. Hillslope processes: Concentrated surface water are creating rills and gullies which create instability of the bluff face and constant collapse of sediment into the river



Gully

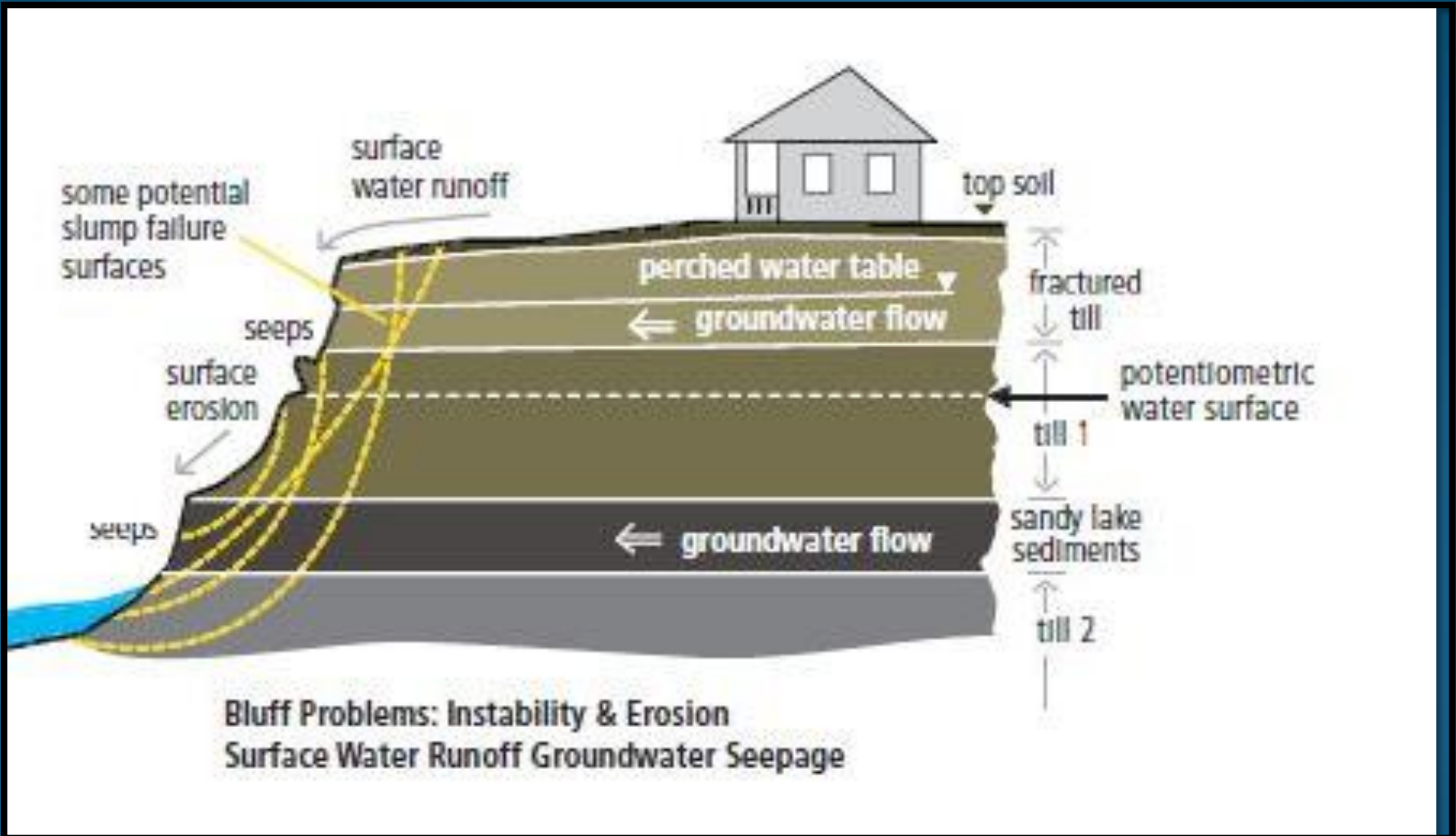


Rills

2. River processes: The river is constantly eroding the toe of the bluff during floods and creating slumps and failures



3. Internal groundwater and seepage processes



Locating a new development on an already unstable feature will cause accelerated erosion that risks property, infrastructure and potentially human life



An example from the Scarborough Bluffs of extensive erosion and damage to property located on top

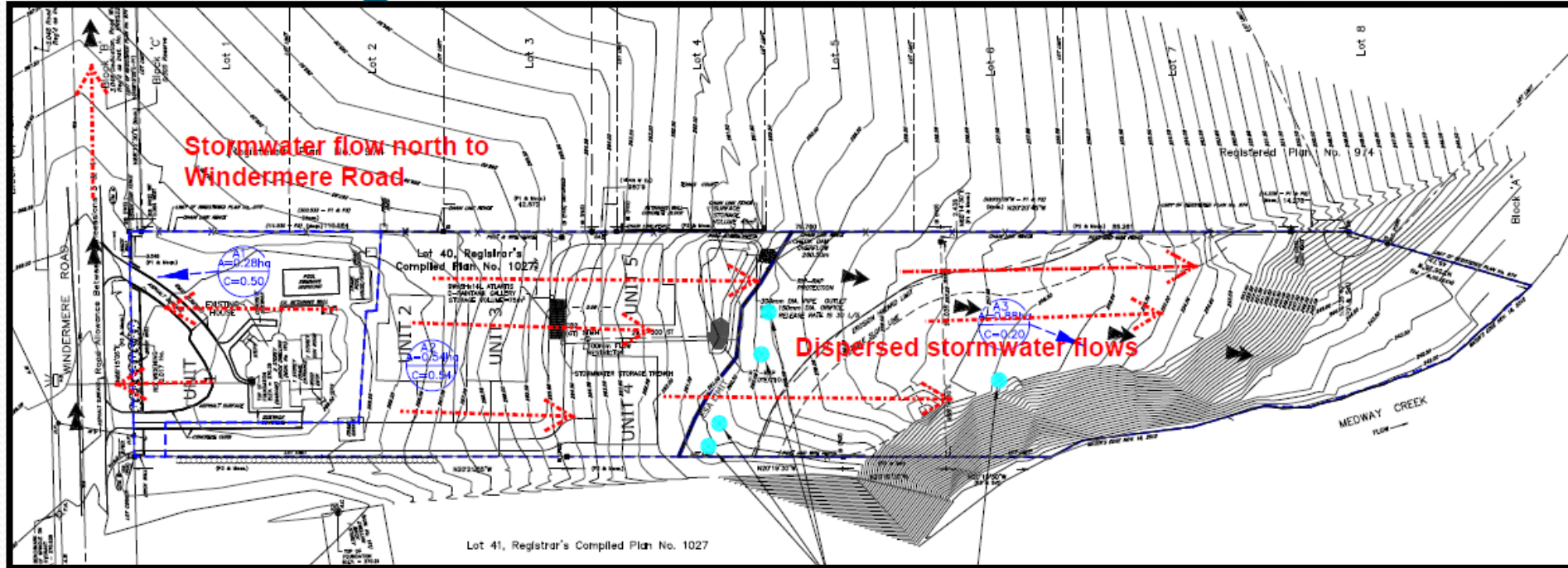
Recommendation

- **NOT allow any development above the bluff keeping the natural processes as pristine as possible**
- **Accelerated erosion caused by loading the soil with houses, landscaping, lawns, artificial irrigation may destabilize the bluff**
- **Erosion rates are unpredictable and may risk property, infrastructure and human life**
- **Erosion access along the top of bank MUST also have a 6.0 m easement across the vacant lot condominium**
- **Provincial Policy Statement – shall consider the effects of climate change**

Municipal Servicing – Water and Sanitary Sewers

- No response from city engineering department
- Future risk of system failure(s) water and/or sanitary sewer with significant consequences
- Municipal responsibility agreement for the future maintenance and operation of private water and sanitary sewers
- Private services are discouraged

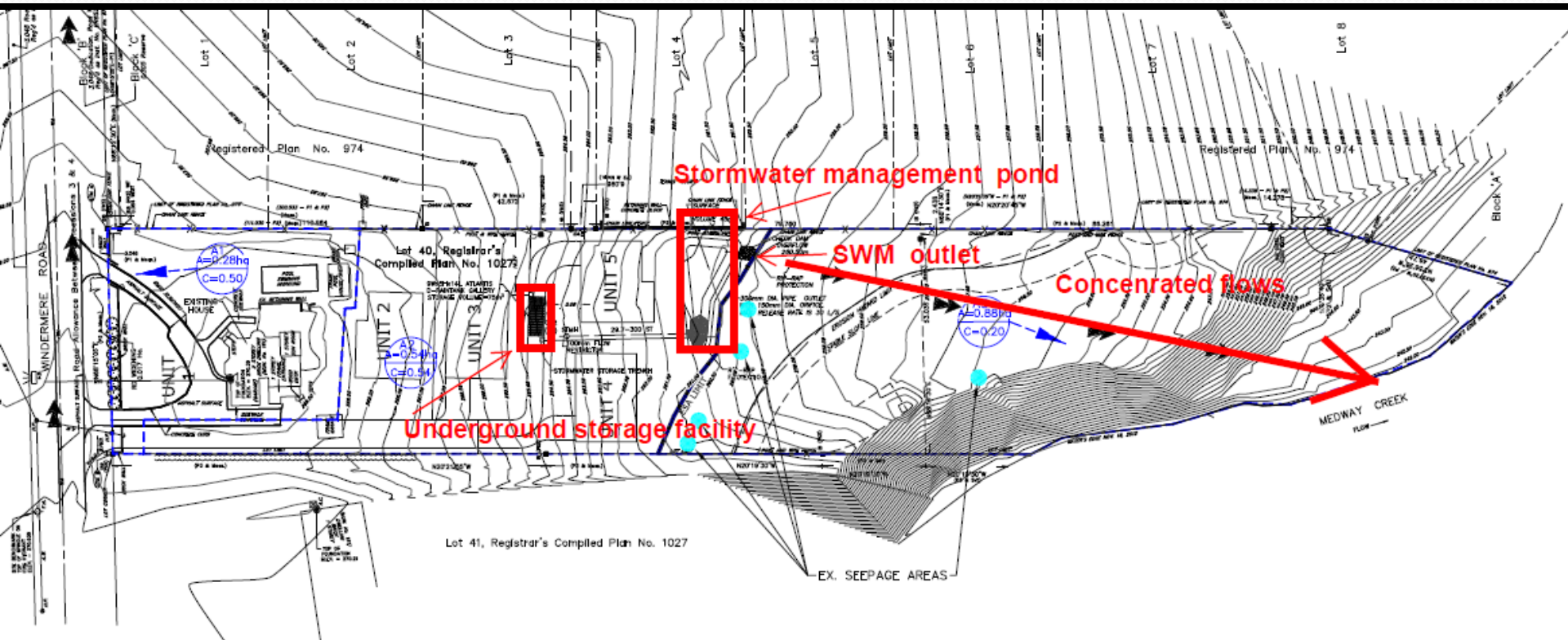
Existing stormwater flows



Stormwater Management Issues

- Out-letting into a public ESA
- Riprap outlet will not likely produce sheet flow but create a channel across the ESA
- Combined underground and surface capacity of 130 m³ leaves no leeway for malfunction of the system
- Maintenance issues of leaves debris; snow storage \ sudden melts create failure risks
- No water quality controls for fertilizers \ salt \ vehicle fluids dissolved in the stormwater
- Surface stormwater control within the buffer area

Proposed stormwater flows



Land Use

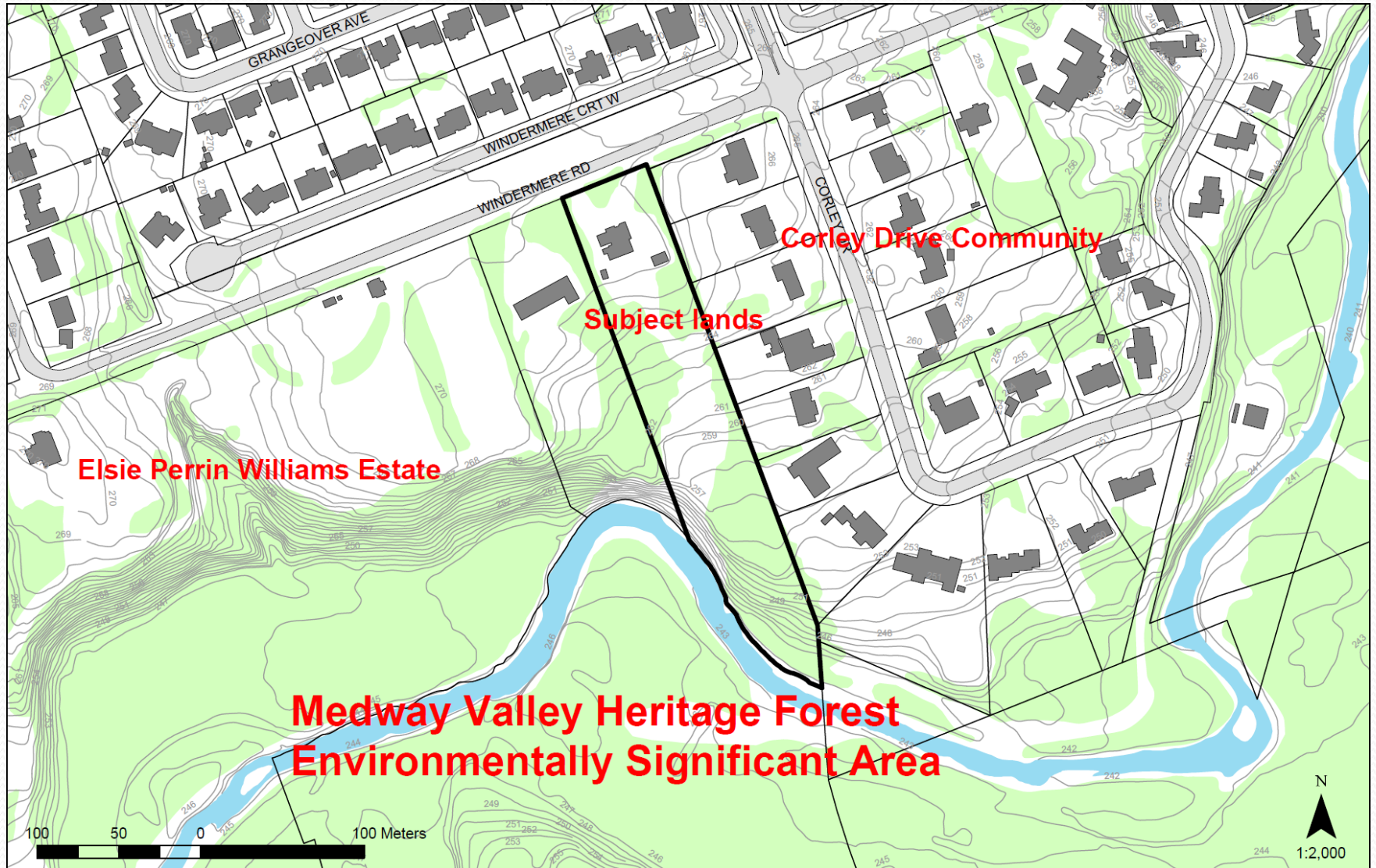
Neighbourhood Character – Corley Drive \ Windermere Road \ Elsie Perrin Williams Estate

Zoning By-law Regulations – Open Space 5\ R1-9 \ OS4

Official Plan – Low Density \ ESA\Open Space

Provincial Policy Statement

Community Land Use



Character of the area

- Large free hold lots with direct access to public streets
- Unique architectural style for each dwelling
- Extensive landscaping well maintained
- Heritage property - Elsie Perrin Williams Estate

Residential intensification is intended to:

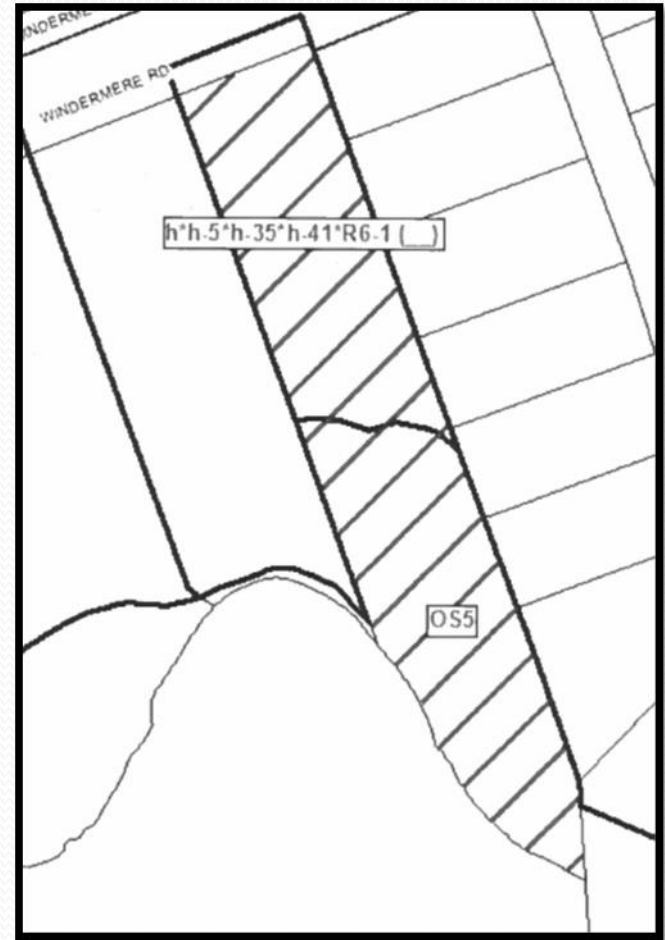
- **Enhance the character and amenities** of residential areas by directing higher intensity uses to locations where existing land uses are not adversely affected
- **Compatibility** where it is clearly demonstrated that the proposed project is sensitive to, compatible with, and a good fit within, the existing surrounding neighbourhood

Flag Shaped Lots - discouraged

- Cannot be reasonably accommodated due to impact on the ESA
- Conflicting orientation front to rear yards
- No setback to the ESA \ Stormwater management ponds to provide yards
- Undesirable precedent for flag shaped lots to the rear of established development

Recommended Zoning Amendment

- Not consistent with the PPS
- Does not conform to the Official Plan
- Zone boundary needs further study
- Number of Holding provisions creates too much uncertainty



Land Titles

- Boundaries should be settled before the zoning is changed and the condominium is approved
- Premature to approve the zoning and condominium until this is resolved

Drainage

- Conduct appropriate studies and prepare mitigation strategies to ensure development does not divert groundwater flows and affect abutting Corley Drive properties.

Conclusion and Requested Action

Too many fundamental environmental issues and key land use planning concerns being pushed into “holding provisions”

Requested Action:

Refusal of both applications

or

Referral of both applications