



# SENECA HEIGHTS

## ~ UNIQUE AREA



**REFLECTIONS ON SENECA HEIGHTS (SOIL, GEOLOGY, TREES, ARCHAEOLOGY & ARCHITECTURE)**

**FROM A LONG TIME RESIDENT OF OVER 60 YEARS**

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# REFLECTIONS ON THE PAST ARCHAEOLOGY (POTTERY ARTIFACTS, HUMAN REMAINS)

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- The Copeland Residence (**across the street from the subject lands**)
- Was not uncommon to find **clay pottery artifacts**
- Riding my bike past **archaeological digs**
- **Known village burial** (sandy knoll)
- **Human remains**

AkGv-2 archaeological site facing south towards Wigwoss



# ARCHITECTURE – SENECA HEIGHTS

## TIME & PLACE

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- Mid-century modern architectural gems
- Homes designed by the late architect, Jerome Markson
- winner of 2022 Gold Medal, prominent Toronto architect
- Architect, Michael Bach





TREES SERVE A  
PURPOSE

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EROSION  
OVER TIME

BLUE CLAY



An aerial image shows the extent of the landslide in Saguenay's La Baie neighbourhood. (Radio-Canada)

There are consequences for the area when trees are removed.

Many oaks are hundreds of years old in Seneca Heights.

This is similar to what happened at 140 Monsheen Drive.

# RAVINE LOTS SUBJECT LANDS CONNECTED TO RAVINE LOTS ON EITHER SIDE

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- Has there been a **geological or soil assessment?**
- Considering we are knocking down **9 trees** on the subject lands
- There is a 300 year-old oak tree on the neighbour's lot.

Will its **root system be impacted?** Or the **ground bed destabilized?**





## 54 MONSHEEN DRIVE

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- This is not the original house.
- Original owners cut down trees to have a better view.
- Backyard slipped into ravine over 50 years ago.
- Mitigation strategies were necessary to stop further slippage.



## 62 MONSHEEN DRIVE

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This is the original house, but work was required in the backyard to prevent slippage.



## 70 MONSHEEN DRIVE

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- This house has serious foundation issues.
- The walls are cracked.



## 82 MONSHEEN DR.

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- Basement concrete pad had cracked and dropped along with foundation
- Foundation was rebuilt (house jacked up) at a cost of about 40K



## 92 MONSHEEN DRIVE

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- House has foundation issues but not as serious as the others



## 102 MONSHEEN DRIVE

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- This is the original house with a few modifications
- No issues as I am aware of



## 112 MONSHEEN DRIVE

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- The original house was torn down (previously the McNabb home)
- Not aware of any foundation issues



## 130 MONSHEEN DRIVE

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- This is the original house that belonged to the Barkers 50 years ago
- Some changes were made but architecturally the house is still the same
- The property to the right has unstable soil problems near the ravine



## 140 MONSHEEN DRIVE

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- When the house was built the trees in the back were cleared to make room for the view, this is an expanded version of the original house
- One main landslide 50 years ago took a large section of the property into the ravine
- Mitigation strategies were tried but they were unsuccessful and another landslide occurred
- Problem was eventually solved after **trees could establish root system**



## 150 MONSHEEN DRIVE

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- THIS HOUSE WAS ORIGINALLY OWNED BY THE HUTTONS
- NOT AWARE OF ANY ISSUES BUT PROPERTY IS CLOSE TO WHERE LANDSLIDE OCCURRED

## 64 TAYOK DRIVE

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- TO THE LEFT OF THE PROPERTY IS A CHANNEL IN THE RAVINE INDICATING THAT THERE USED TO BE AN OUTFLOW OF WATER FROM THE TABLELAND
- OWNER HAS PROBLEMS WITH GROUND SETTLING





## 90 TAYOK DRIVE

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- This is the original house
- Not aware of any issues with this property



## 96 TAYOK DRIVE

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- This is the original house.
- Not aware of any issues here.



## 104 TAYOK DRIVE

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- This is the original property
- Not aware of any issues with this house.



## 116 TAYOK DRIVE

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- This is the original house
- There used to be a water tower in the back
- Not aware of any issues with this property