



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)

- 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



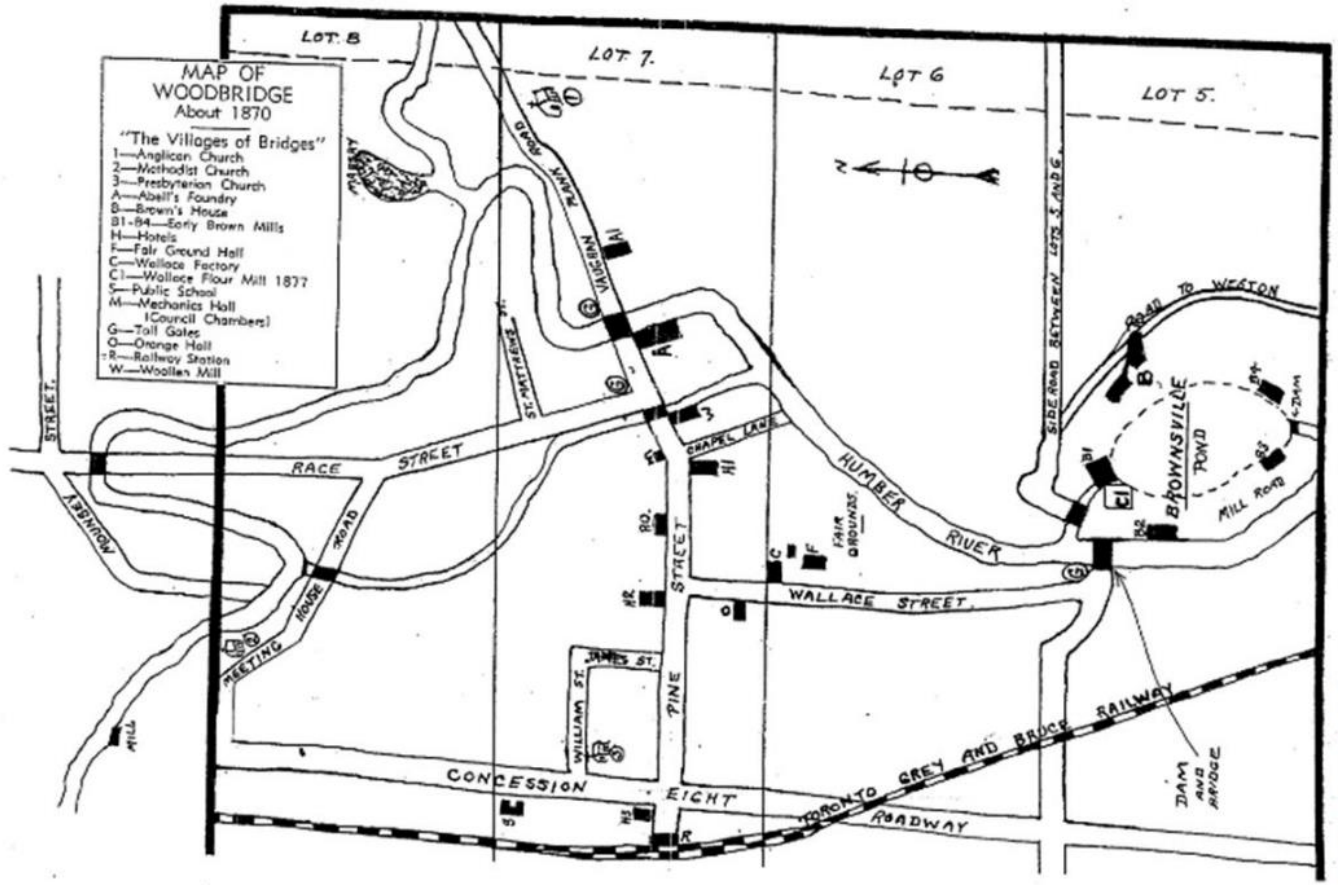
ARCHITECTURE – SENECA HEIGHTS TIME & PLACE

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



DIVERTING

THE HUMBER RIVER



Humber river used to run adjacent to the base of the ravine
Islington north of Hwy 7 to Woodbridge Avenue was nonexistent

TREES SERVE A
PURPOSE

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

- 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

- 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

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



70 MONSHEEN DRIVE

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



82 MONSHEEN DR.

- 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

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



102 MONSHEEN DRIVE

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



112 MONSHEEN DRIVE

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



130 MONSHEEN DRIVE

- 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

- 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

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



64 TAYOK DRIVE

- 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

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



96 TAYOK DRIVE

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



104 TAYOK DRIVE

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



116 TAYOK DRIVE

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