

A photograph of a dense forest with a dirt path leading through it. The path is in the foreground, winding through the trees. The trees are tall and have green leaves. Sunlight filters through the canopy, creating dappled light on the path and the forest floor. The overall scene is peaceful and natural.

Creating Greenspace.  
Expanding Our Walking Trail.  
Conserving Habitat.



Hello. My name is Steve Roper.

Thank you for the opportunity to speak in a public forum regarding our concerns.

I am a resident of Lynden Street in Collingwood. My wife and I have lived here since 2013.

We purchased our property at the end of Peel Street mostly because of the surrounding greenspace and walking path, as well as the protected area surrounding The Pretty River.

However, over the past couple of years, we have watched with keen interest after seeing the property at the end of Peel being listed for sale and then sold. After that, I made efforts to inform myself and our community of the development proposals being submitted for the property.

I am here tonight as a representative for a group of concerned residents of the area we call Lockhart Meadows and we are hoping that we can work together with the Town of Collingwood and Eden Oaks to reach a revised development proposal we can all support.

So, please allow me to address our concerns and offer our proposed solutions.





Location of the Property for Reference



nden St

Future Site of Health & Wellness Community

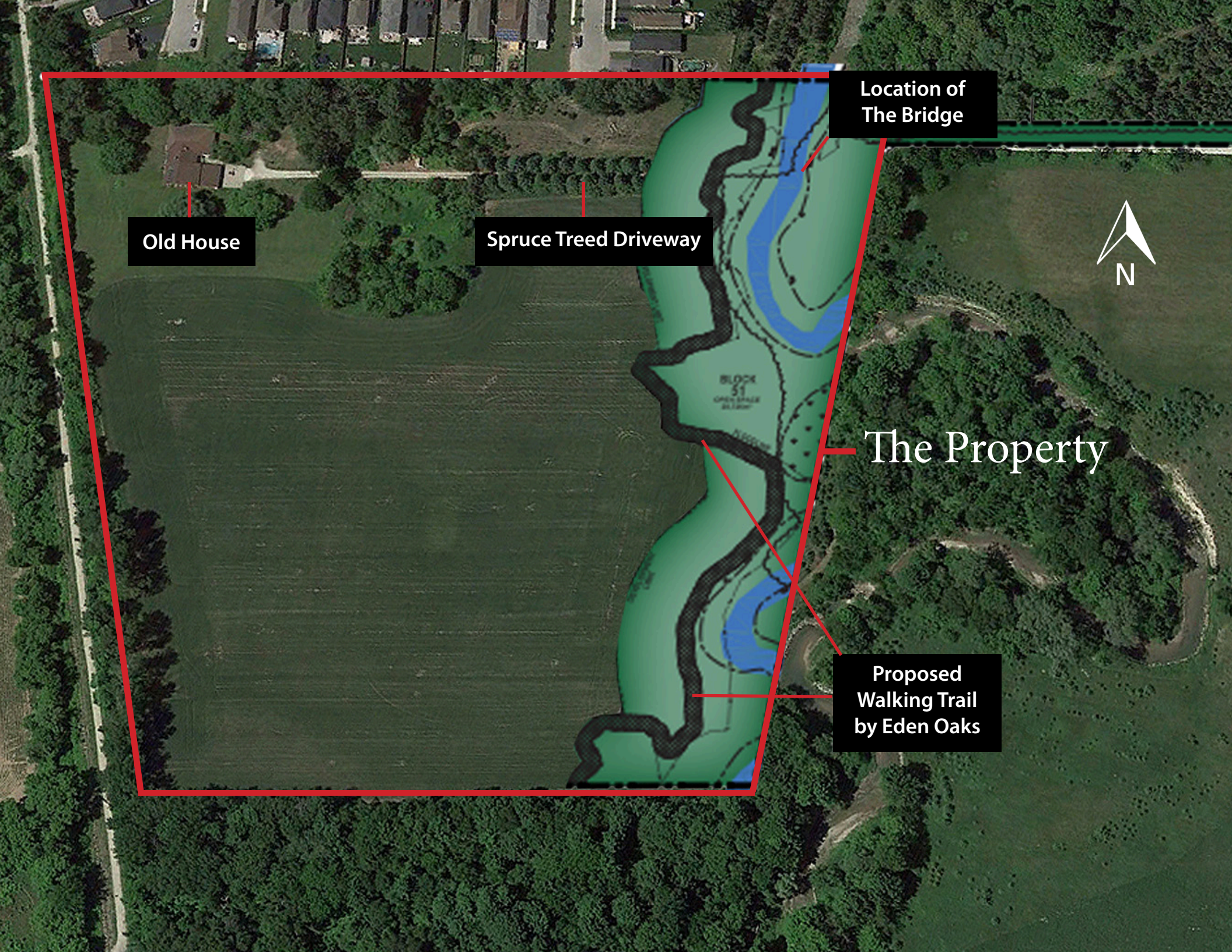
Future Walking Trail Connection



## Topics Being Presented

- The Property in Question
- The Proposed Eden Oaks Development
  - A Legally Owned Berm
- Clarity Required on the Flood Plain of the Property
  - Our Revised Development Proposal
- Creating a new Greenspace and Walking Trail
  - Traffic along Peel Street
  - Conserving Tree Canopy
- Storm Pond Placement and Design
- Renovating and Protecting a Bridge





Old House

Spruce Treed Driveway

Location of  
The Bridge



The Property

Proposed  
Walking Trail  
by Eden Oaks



We hope to conserve the northern section of the property where the house stood.

“We propose the integration of a Greenspace and a Walking Trail,  
which could incorporate interpretive signage  
highlighting the natural environment of The Pretty River”.

In essence, we are asking The Town of Collingwood to assist us  
in re-imagining the proposed development by Eden Oaks.

This is the main objective of our presentation tonight.







## Let's Begin with the Berm...

As a group, we are most concerned about the Berm.

Surveys have been done which clearly show it is part of residents property.

It is a significant berm, rising well over 15 feet in sections.

Excavating or moving this would be a mammoth project and would seriously affect groundwater flow.

Most residents on Lynden Street currently have water in their basement and removing this berm could be a disaster. We don't want to mess with the groundwater.

We are proposing to work with the natural environment as it exists.

It's working. Let's work with it...





**Residents Property**

**Property Line**

**Residents Standing on the Property Line on top of the Berm**



## **This is a Known Issue.**

We have walked this piece of property with Mayor Hamlin in May 2022,  
who took the time to meet with 20 plus residents  
and listened for two hours while everyone got the chance  
to speak a bit of their mind on the proposed project.

We also walked the property with our Deputy Mayor Tim Fryer in October 2022,  
as well as having had a lengthy conversation with Deb Doherty.

Removal, or even minor excavation of this berm, would cause significant erosion  
to the existing homes and their properties on Lynden Street.

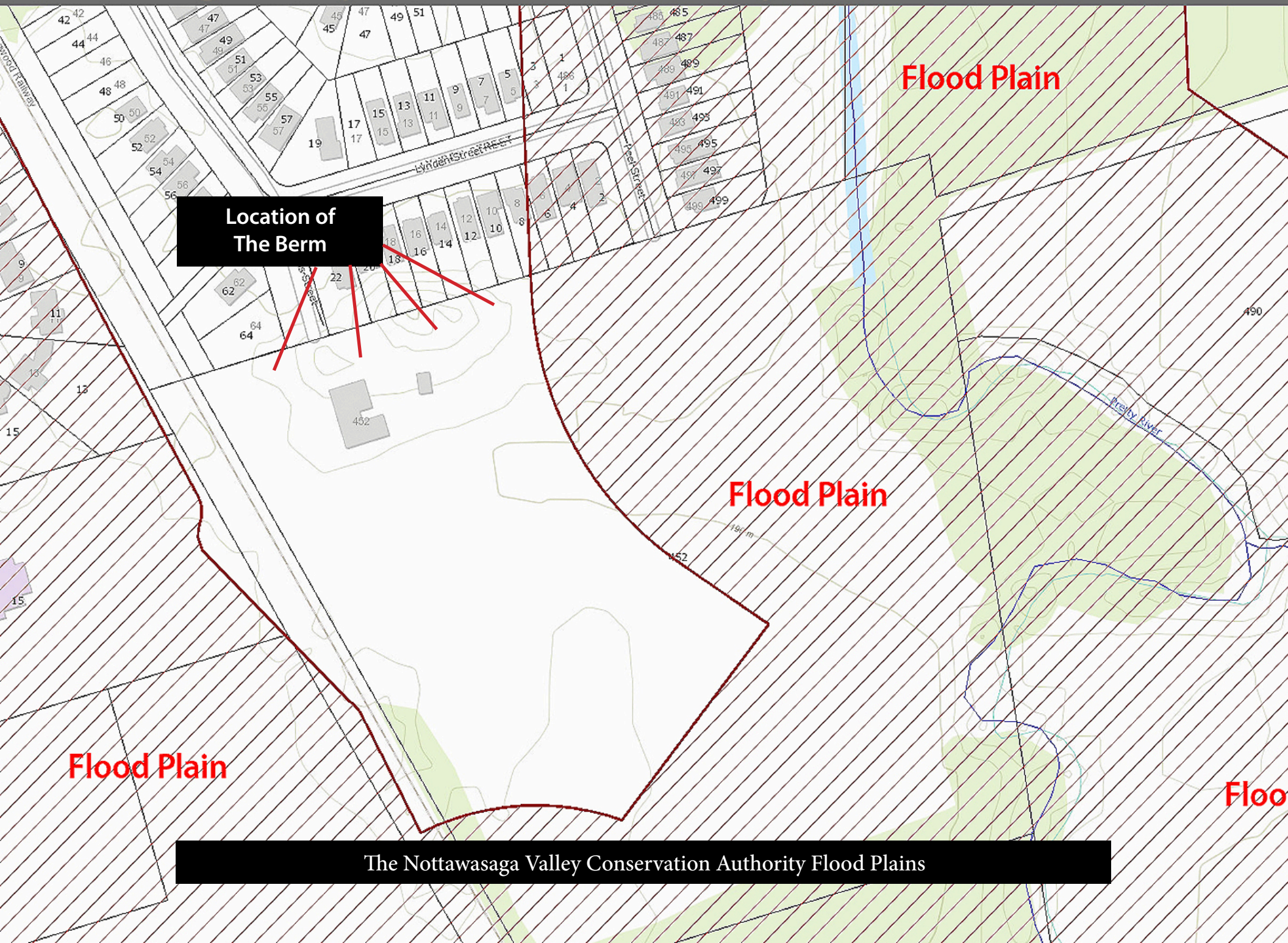
This is not a matter which can be taken lightly and must be resolved to the satisfaction  
of the homeowners prior to any construction being permitted.

This berm therefore became the fundamental reason for wanting to work with  
The Town of Collingwood and Eden Oaks to come up with an alternative development proposal.

From there, it developed into a community concern.



# Nottawasaga Valley Conservation Authority





## The Nottawasaga Valley Conservation Authority Flood Plains

It is important that we discuss the fact that roughly 60% of the entire piece of land this development is being proposed to be built upon is a flood plain.

On February 16, 2002, this was published in Collingwood Today by Jessica Owens;

### New Report Shows Impact of 100 Year Storm Event on Collingwood.

A key paragraph within this story clearly states what so many of us are concerned with;

Should a 100-year event occur in Collingwood, under the mapping, the Pretty River would spill near Poplar Sideroad and the Rail Trail near Collins Street and flow north through a large section of downtown Collingwood.



In keeping with our proposal;

The existing trees are one of our best defences by  
“reducing flood risks from heavy rain, particularly  
in low-lying areas like river plains”.

Trees act like a retention basin and to illustrate;

- One large tree can lift up to 100 gallons of water out of the ground and discharge it into the air in one day.
- Trees hold soil together with their roots reducing, the risk of erosion and property damage from flash floods.

The benefits they provide are invaluable and should be preserved at all costs.

Source: [Treecanada.ca](http://Treecanada.ca)



## MOST at Risk Communities for Flooding

An article by Erika Engel on July 6, 2018 also discussed the MOST At Risk Communities for flooding and our area was clearly an At Risk Area:

The report; Watershed Flood Risk Assessment, identifies three areas of concern within Collingwood;

- Batteaux Creek along Beachwood Road, Georgian Manor Drive and toward the bay
- Pretty River from Poplar Sideroad to the Bay
- Silver Creek along Osler Bluff Road and Grey Road 19

This means is that the proposed Kirby Street extension requires a significant amount of consideration for flooding mitigation.





Rail  
Trail



Should a 100-year event occur  
in Collingwood, under the mapping,  
the Pretty River would spill near  
Poplar Sideroad and the Rail Trail  
near Collins Street and flow north  
through downtown Collingwood

(as shown in this aerial photograph).

Poplar  
Sideroad



According to the Town of Collingwood's OFFICIAL PLAN: SECTION 3.9.3 –

## Development within Flood Prone Areas Two-Zone Concept (Pretty River)

Pretty River Building Setbacks are clearly stated as...

All development, including storm water management facilities shall be set back a minimum of 30 metres from the stable top of the bank of the Pretty River or shall be located outside the 1:100 Year floodplains, whichever is greater.

The Nottawasaga Valley Conservation Authority and the Town of Collingwood shall approve all uses.

*“As a condition of draft plan/site plan approval, a qualified professional to the satisfaction of the Town of Collingwood and the Nottawasaga Valley Conservation Authority shall prepare an Ecological Restoration Plan (ERP). In general, the ERP will identify the areas within the Pretty River Corridor that require protection and the areas that require enhancement or restoration. The ecological restoration plan shall apply to those lands located within 30 metres of the stable top-of-bank of the Pretty River or those lands within the 1:100 Year floodplain, whichever is greater”.*

In fact, if we use the Nottawasaga Valley Conservation Authority Flood Plain graphic as an accurate mapping, over 60% of this development would be built on a flood plain.

We need clarification from the Town on these flood plains.





30 Metres

*“The ecological restoration plan shall apply to those lands located within 30 metres of the stable top-of-bank of the Pretty River or those lands within the 1:100 Year Floodplain, whichever is greater”.*

30 Metres



## Water Tables

While discussing Flood Pains and this development, during a discussion with John Proctor of Crozier Engineering, we were informed that new standards have been put into place by the town so that future sump pumps within this development will now be allowed to pipe directly into town water and that all new developments will have pipes brought directly into their properties, assuring the water is drained into the town's water pipes.

It was also mentioned during this conversation on May 2022 **that new development standards require a full year of monitoring before development can start,** so he suspected this development is at least three years away at this point.

## Our question is;

- **How will these 'tests' be monitored and will the results be publicly available prior to full scale construction?**

It needs to be pointed out that current residents did not have this by-law in place and a majority of the homes along Lynden Street constantly pump water out of their basements onto the street.

**It is a serious concern to all of us who own homes here that a new development could seriously increase the amount of water being redirected into our basements.**

The Town of Collingwood should be aware of the potential issues which may arise if that changes due to this new development.



## Our Revised Development Proposal

We are proposing two Cul-de-Sacs at the end of Peel and William Streets.

This allows for the creation of a new Greenspace as well as continuation of the Walking Trail and parking areas for 6 cars for residents who wish to enter the walking trail.

Nothing changes as far as the density of homes in this proposal,  
and since the development is currently simply lines on paper,  
what better time to listen to and cooperate with a small local community  
and achieve something better – something the local community embraces.

This would conserve a large amount of tree canopy and the beautiful spruce treed drive and would be in keeping with the new Official Plan which suggests that...

“The Town achieve a minimum of 30 per cent Tree Canopy cover by 2041”.



Proposed  
Cul-de-Sac

Location  
of Berm

Proposed  
Cul-de-Sac



## Revised Proposal

- Parking for Six Cars
- Inclusion of Existing Bridge
- Two Cul de Sac's to Reduce Traffic Flow on Peel & Williams
- New Greenspace
- Relocated Storm Pond as shown within proposed Greenspace
- Expanded Walking Trail
- Use of Kirby Street as Main Access Road
- Same Density



We are NOT against development.

It should be noted that we want to work with Eden Oaks to reach a compromise.

We like their proposal of including a walking trail  
within their proposed development and would like to assure  
that is a part of any future development, our revised proposal included.

We are simply trying to conserve some greenspace and create a better solution for the community.

## Traffic Flow Along Peel & William Streets

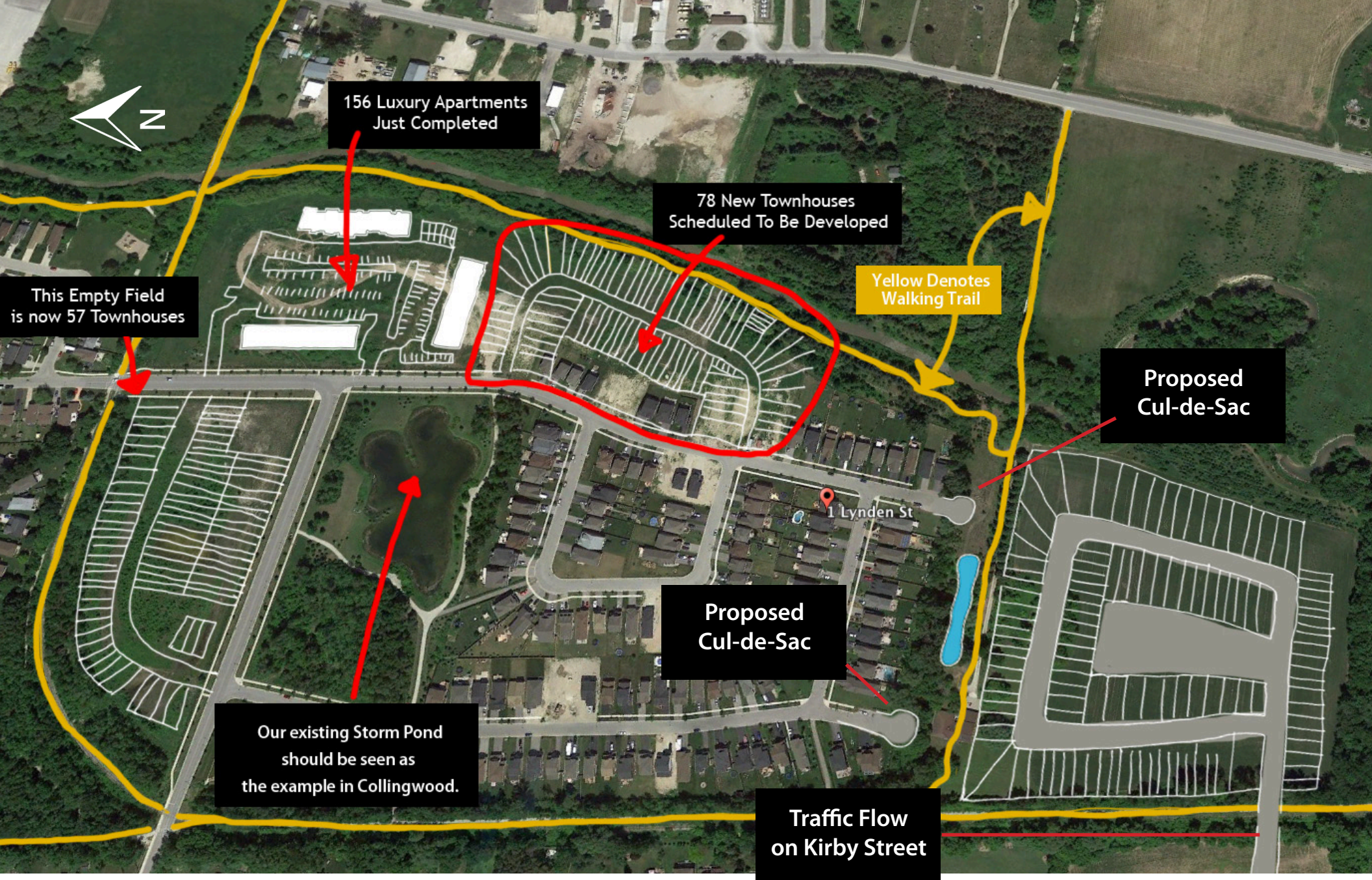
Our inclusion of two cul-de-sacs, shown on the next slide, would eliminate much of the future increased traffic along Peel and William Streets.

There are now 3 new luxury apartment complexes with 156 new units which have been completed on Peel Street at the corner of Collins Street, as well as a new development planned for the southern section of Peel by Mamta Homes, which includes 78 additional townhouses and the completed Sunvale Townhouse development, which is 57 townhouses.

Adding an additional 128 units of traffic to these streets is NOT a good idea!

Without a diversion of traffic away from Peel Street, the number of cars traveling north on Peel will overwhelm the current capacity of the street, not to mention the excessive speeds cars will travel at on a longer street.





## New Development and the Future Traffic Flow Issues.

Our 2 Cul-de-Sacs suggested above takes into consideration the new developments currently completed or in the works for Peel Street.



## We Propose the Creation of a Greenspace and Walking Trail

We would like to see the area directly south of the existing homes on Lynden Street be conserved and maintained as greenspace and integrated into the existing Collingwood Walking Trail System.

As well as increasing our walking trails, this would also allow for the protection of the existing mature trees.

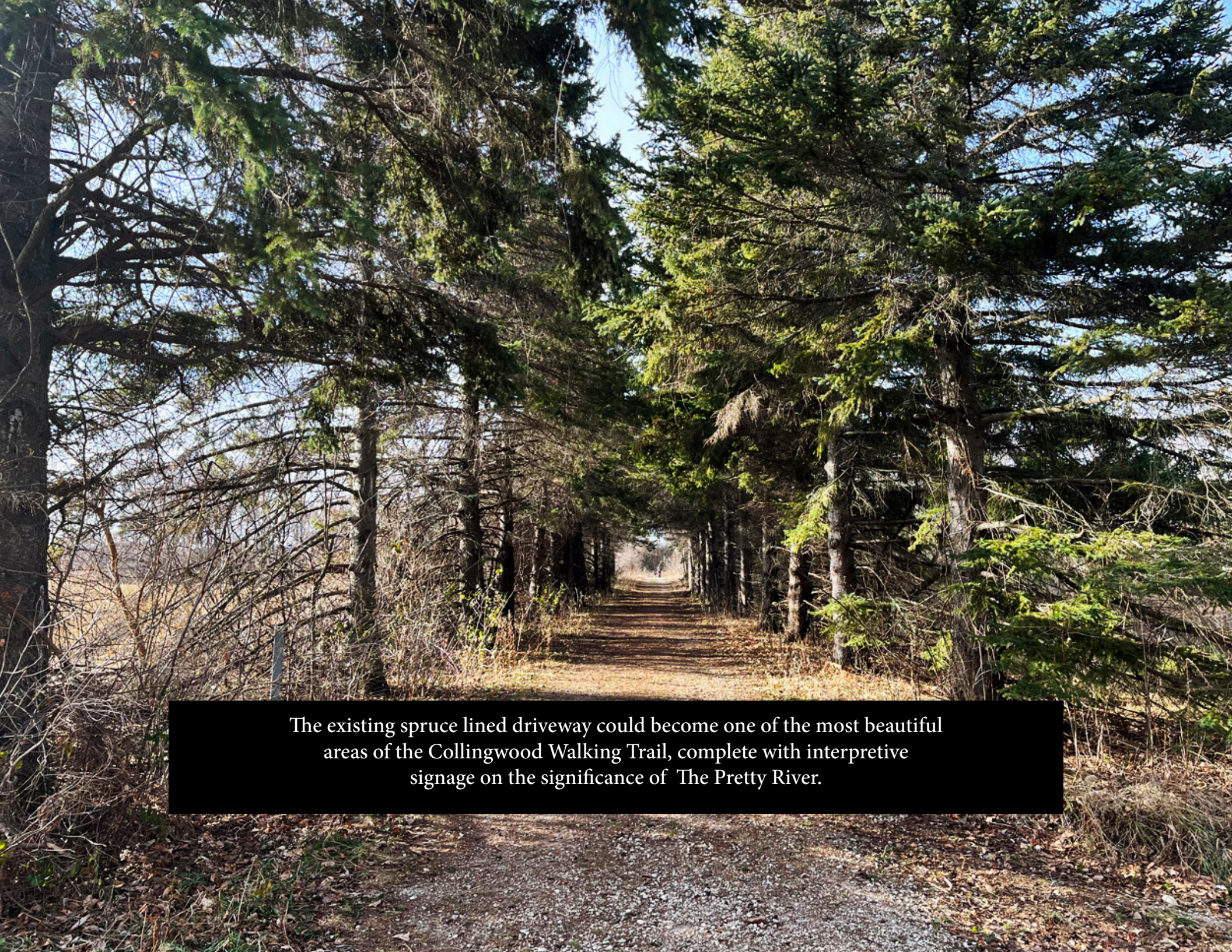
This would tie into the walking trail that Eden Oaks has included in their proposal.





This greenspace above is what we want to conserve from the bridge through to the existing walking trail as well as the row of mature spruce trees which line the homestead driveway.





The existing spruce lined driveway could become one of the most beautiful areas of the Collingwood Walking Trail, complete with interpretive signage on the significance of The Pretty River.



As previously mentioned...

## Committee Votes to Spruce Up Collingwood's Tree Canopy Policies

An article published in Collingwood Today by Jessica Owen  
on August 9, 2022 confirmed a unanimous approval.

The recommendations passed at committee – to spend up to \$100,000  
to retain a consultant to inform the next council on how Collingwood can better  
protect tree canopy, and to spend an additional \$75,000 tree maintenance and removal in 2022  
— were approved by a unanimous vote at council's Aug. 18, 2022 regular meeting.

This is the perfect opportunity for The Town of Collingwood to start protecting our Tree Canopy.

**The Trees are Worth a Million Bucks.**  
Consultants give Town advice on its Urban Forest.

Published in Collingwood Today on July 31, 2020 by Erika Engels.

In it, the following statement is made;

An Ontario Health Study conducted on residents in Toronto by Chicago psychologist Marc Berman found planting 10 trees on a city block had the same effect on people's health as a \$10,200 raise or being seven years younger.

To drive home that point, I went out and did a rough count of the trees in the parcel of the property we are hoping to conserve and there are well over 500 trees, making that area pretty valuable...



## Interpretive Signage

As this new greenspace was considered, it became evident that another opportunity the Greenspace could provide is the potential of creating a series of interpretive signage, as currently exists throughout the Collingwood Trail System, which would serve to raise awareness of the life which thrives within the banks of The Pretty River.

This Greenspace could become a beacon for future developments.

We see this as an opportunity to add value to the community being developed.

In addition, most in attendance here today know something of the proposed Poplar Regional Health & Wellness Village, which is currently seeking approval on the adjacent property off Raglan Street.

This walking trail extension would be an obvious link to that future property.



ON NOV. 27, 1933, 15-YEAR-OLD  
CLORY WHITTEN LEFT OFF FOR EDWARDS  
PUBLIC SCHOOL FROM HER FAMILY HOME  
ON POPULAR SIDEWALK, A 30-MINUTE WALK.  
CLORY NEVER HEARD FROM HER MOTHER.  
AFTER AN ALL-NIGHT SEARCH, CLORY'S BODY  
WAS DISCOVERED IN A THicket OF CEDARS  
JUST A FEW YARDS FROM THE GRAND TRUNK  
RAILWAY TRACKS. SHE STONE MARKED THE  
LOCATION WHERE CLORY WAS FOUND, PARTIALLY  
CLOTHED, HER ARMS FOLDED ACROSS HER CHEST  
AND HER BELONGINGS NEARBY. AN AUTOPSY  
REVEALED THAT THE CAUSE OF DEATH WAS A  
GUNSHOT WOUND.

MONTHS OF FRUITLESS INVESTIGATION TURNED UP  
NUMEROUS LEADS, INCLUDING BEHIND CLORY'S  
PSYCHIC KNOWLEDGE OF THE CRIME, BUT YET NO  
RELIABLE EVIDENCE WAS UNCOVERED AS TO THE  
IDENTITY OF CLORY'S KILLER OR THE MOTIVE FOR  
THE CRIME. THE MURDER OF CLORY WHITTEN  
REMAINS ONE OF THE OLDEST CASES IN THE ANNALS  
OF UNDEVELOPED CRIMES IN CANADA.

CLORY WAS INTERRED IN  
ST. MARY'S CATHOLIC CHURCH CEMETERY.

Existing Memorial Signage adjacent to the 452 Raglan Property.  
This could become the entrance to the new walking path.



## Our Storm Pond versus the Proposed Storm Pond

After meeting as a group to discuss the proposed development, it also became clear that the location of the proposed storm pond was seriously opposed in the neighbourhood, for a wide variety of reasons.

We would like to see the Storm Pond relocated and reimagined.

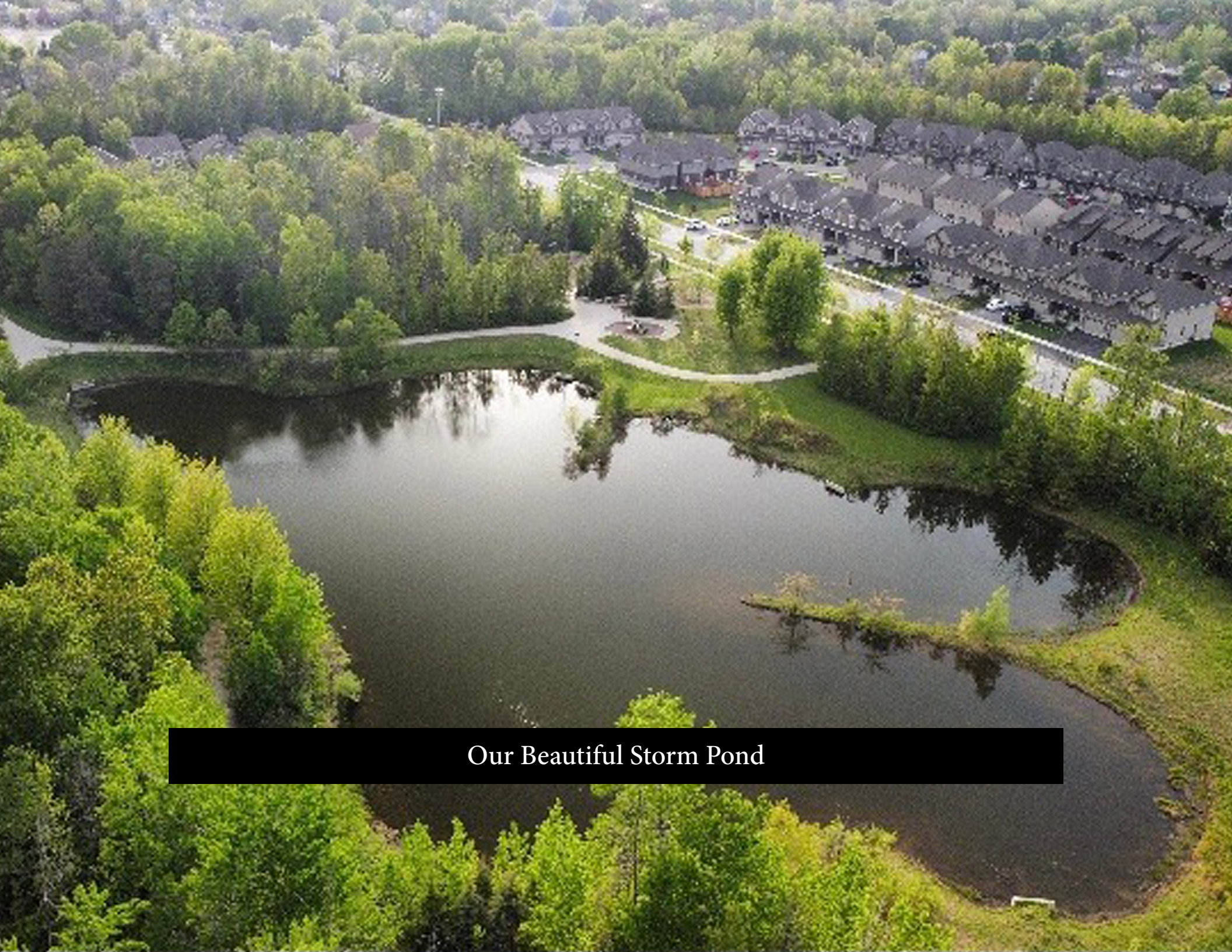
The existing Storm Pond in our community should be regarded as an example of intelligent storm pond design to be aspired to in future developments, this one included.

We do not want to see a four foot black fence surrounding a pond that cannot be accessed by wildlife or by locals as Eden Oaks have done in the development they are currently completing off Kirby Street.

There is no reason to surround a pond with fencing. **It is NOT a mandatory requirement by the Town,** which is clearly obvious when one views our existing storm pond.

We are proposing that we work together to explore options for relocating the storm pond to a more central location within the proposed development and integrating it as lightly as possible within that development.





Our Beautiful Storm Pond



## The Bridge

Lastly – we are hoping the Town of Collingwood and Eden Oaks will collaborate on upgrading the existing Bridge and integrate it into a new section of our walking trail system.

We've heard talk of removing the bridge and most certainly, that would cause more environmental damage than preserving and conserving it.

The bridge is a popular spot for local kids to congregate in the summer and autumn for several reasons – swimming and splashing in the Summer and fishing in the Autumn and for locals, who are fortunate enough to be able to watch salmon spawn up the river each Fall...

**What a special thing to have in a local development.**





The Existing Bridge Crossing The Pretty River



## Other questions we have...

- What will increased housing population do to/how will it effect fish migration and population?
  - What will this mean for rainbow trout, steelhead and salmon populations?
- If the storm pond drains into The Pretty River, what impact will this have on fish population (as The Pretty River is their sanctuary for half the year)?
  - What is the expected percentage increase of traffic in BOTH Williams and Peel streets?
- What streets will the construction vehicles be traveling through while this development is being constructed?

These are also all important questions and for the families living in this community, they are questions which the residents would like answers for before more construction begins.

There are dozens of young kids growing up in these homes – boys and girls who spend time in the surrounding greenspaces and fishing in the river. We have personally watched children heading down to the river for ten years with fishing poles to go fishing.

What a wonderful way to grow up – surrounded by nature yet minutes from a family home.

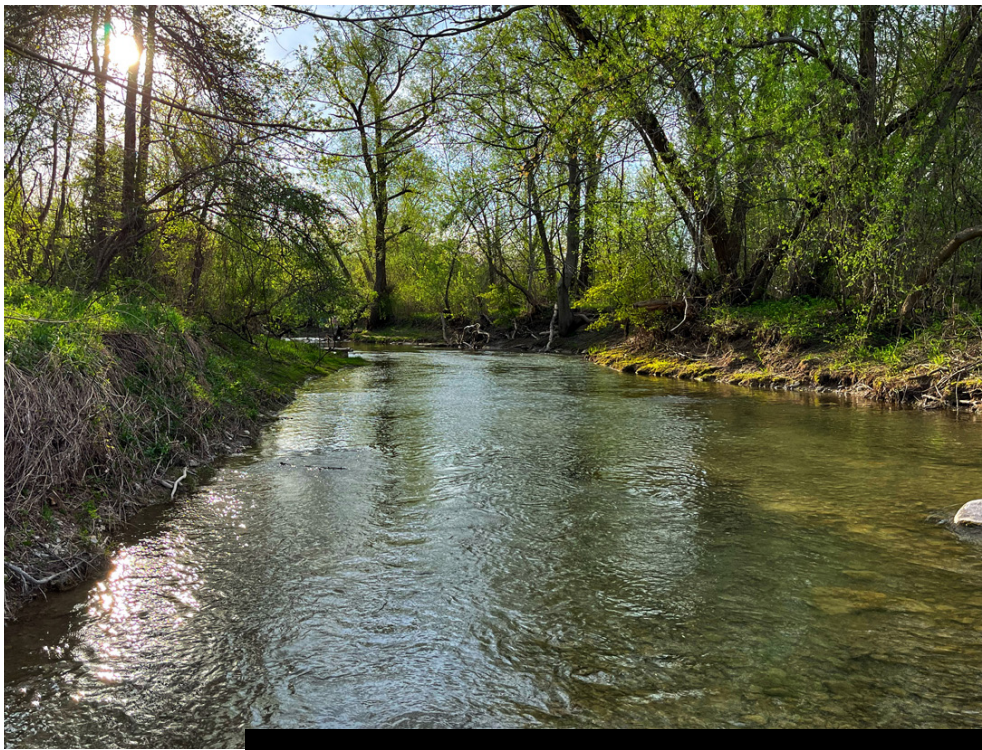


## TO RECAP

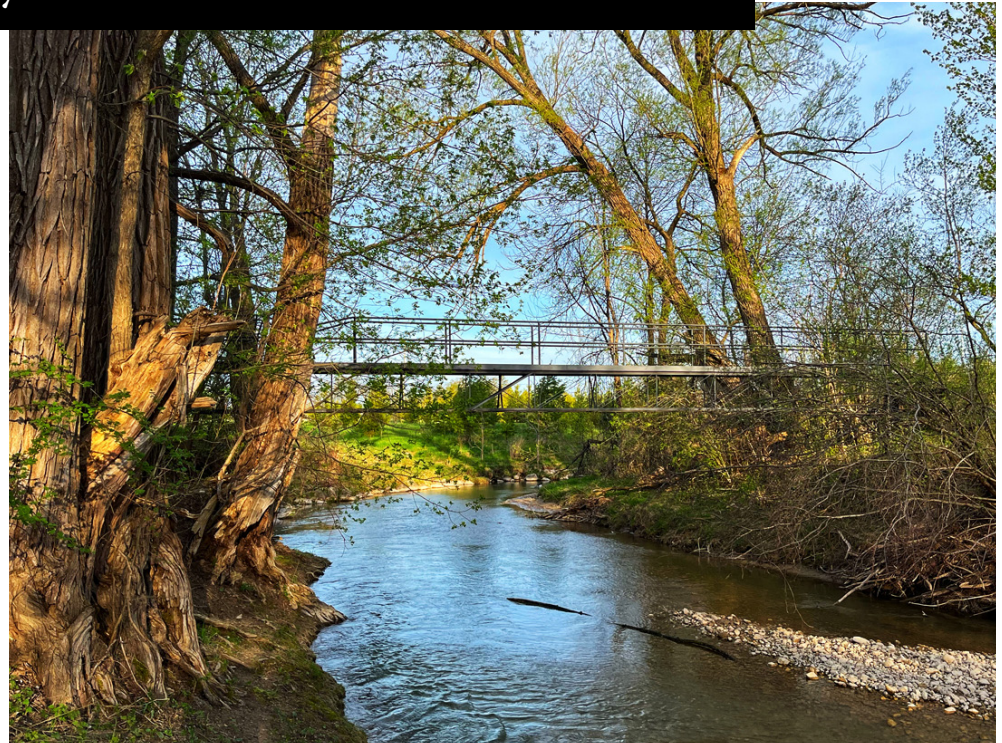
- We are NOT against this development
- We ARE ASKING FOR COOPERATION from The Town of Collingwood for support of our revised proposal
  - We ARE ASKING FOR CLARITY on the Berm prior to construction being allowed to begin
- We ARE ASKING FOR ADDITIONAL CLARITY on the Flood Plain issues before construction is allowed to begin
  - We ARE PROPOSING A GREENSPACE AND WALKING TRAIL be developed within the property
    - We ARE LOOKING FOR SUPPORT Regarding Traffic Flow
  - We ARE PROPOSING REVISIONS to the Storm Pond placement and design
    - We ARE HOPING to see The Bridge renovated and protected

Remember that once these areas are gone, they are gone forever.





A Few Photos of The Pretty River Within This Area





# Thank You

This presentation can be viewed online at <https://www.steveroper.ca/creating-local-greenspace/>