

COMMITTEE OF THE WHOLE NOVEMBER 3, 2008

SITE DEVELOPMENT FILE DA.08.050
CITY OF TORONTO

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.08.050 (City of Toronto) BE APPROVED, to permit the development of the subject lands shown on Attachment #1, for the expansion of the existing Dufferin Street underground water reservoir, subject to the following conditions:
 - a) that prior to the execution of the Letter of Undertaking:
 - i) the final site plan, elevation drawings and landscape plan shall be approved to the satisfaction of the Vaughan Development Planning Department; and
 - ii) the final site servicing and grading plans and stormwater management report, lighting plan and access driveways shall be approved to the satisfaction of the Vaughan Engineering Department.

Economic Impact

There are no requirements for new funding associated with this report.

Communications Plan

N/A

Purpose

To permit the northerly Phase 2 expansion of the City of Toronto's Dufferin Street underground water reservoir, as shown on Attachment #2. The southerly Phase 1 reservoir exists.

Background - Analysis and Options

Location

The 7.45 ha subject lands are located on the east side of Dufferin Street, between Autumn Hill Boulevard and Summeridge Drive, and known municipally as 8851 Dufferin Street, City of Vaughan, as shown on Attachment #1.

Official Plan and Zoning

The subject lands are designated "Metropolitan Toronto Reservoir" by OPA #600. The proposed site development conforms to the Official Plan.

The subject lands are zoned A Agricultural Zone by By-law 1-88, subject to Exception 9(25). The site-specific zoning exception originated from By-law 153-71, which permitted the City of Toronto to have a water reservoir and expansion of the reservoir and related structures to be located entirely within the subject lands. The proposed water reservoir use of the site complies with Exception 9(25) to By-law 1-88.

Site Plan Review

The Development Planning Department is satisfied with the proposed site plan, tree preservation plan, plant restoration plan, and valve house elevations, as shown on Attachment #'s 2, 3, 4 and 5, respectively.

A portion of the northerly site is tree covered. Expansion of the reservoir as contemplated by the original by-law in 1971 will necessitate the removal of most of the existing trees and vegetation. However, trees will be preserved in the locations shown on Attachment #3. New planting will also be provided in the locations shown on Attachment #4.

The existing southerly access to the site will remain off of Dufferin Street. A new driveway will be constructed at the north end of the site, to provide access to both the northerly expansion of the underground reservoir and the new reservoir parking area. The existing southerly reservoir will remain and the new addition is proposed adjacent to the north side of the existing reservoir. The water reservoir will be covered with soil and sodded so that the grade matches the grade of the existing reservoir.

The Vaughan Engineering Department is satisfied with the servicing, grading and storm water management plans.

A total of 23 new parking spaces are proposed for the expansion of the proposed water reservoir. The existing parking spaces along the driveway will remain. Additional plantings have been requested by the Development Planning Department in the area between Dufferin Street and the existing reservoir to screen the existing parallel parking spaces.

The final site plan, landscape plan and valve house elevations must be approved to the satisfaction of the Vaughan Development Planning Department.

Sustainability

The proposal is to expand the existing reservoir to ensure adequate water supply for the area.

Relationship to Vaughan Vision 2020

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan & Manage Growth & Economic Vitality".

Regional Implications

The Region of York has indicated that they will be entering into a Regional Site Plan Agreement with the applicant.

Conclusion

The Site Development Application has been reviewed in accordance with OPA #600, By-law 1-88, the comments from City Departments and external public agencies, and the area context. The Development Planning Department is satisfied that the proposed development for an expansion to the City of Toronto Water Reservoir is appropriate and compatible with the existing and permitted uses in the surrounding area. Accordingly, the Development Planning Department can support the approval of the Site Development Application.

Attachments

1. Location Map
2. Site Plan
3. Tree Preservation Plan
4. Plant Restoration Plan
5. New Valve House Elevation Plan

Report prepared by:

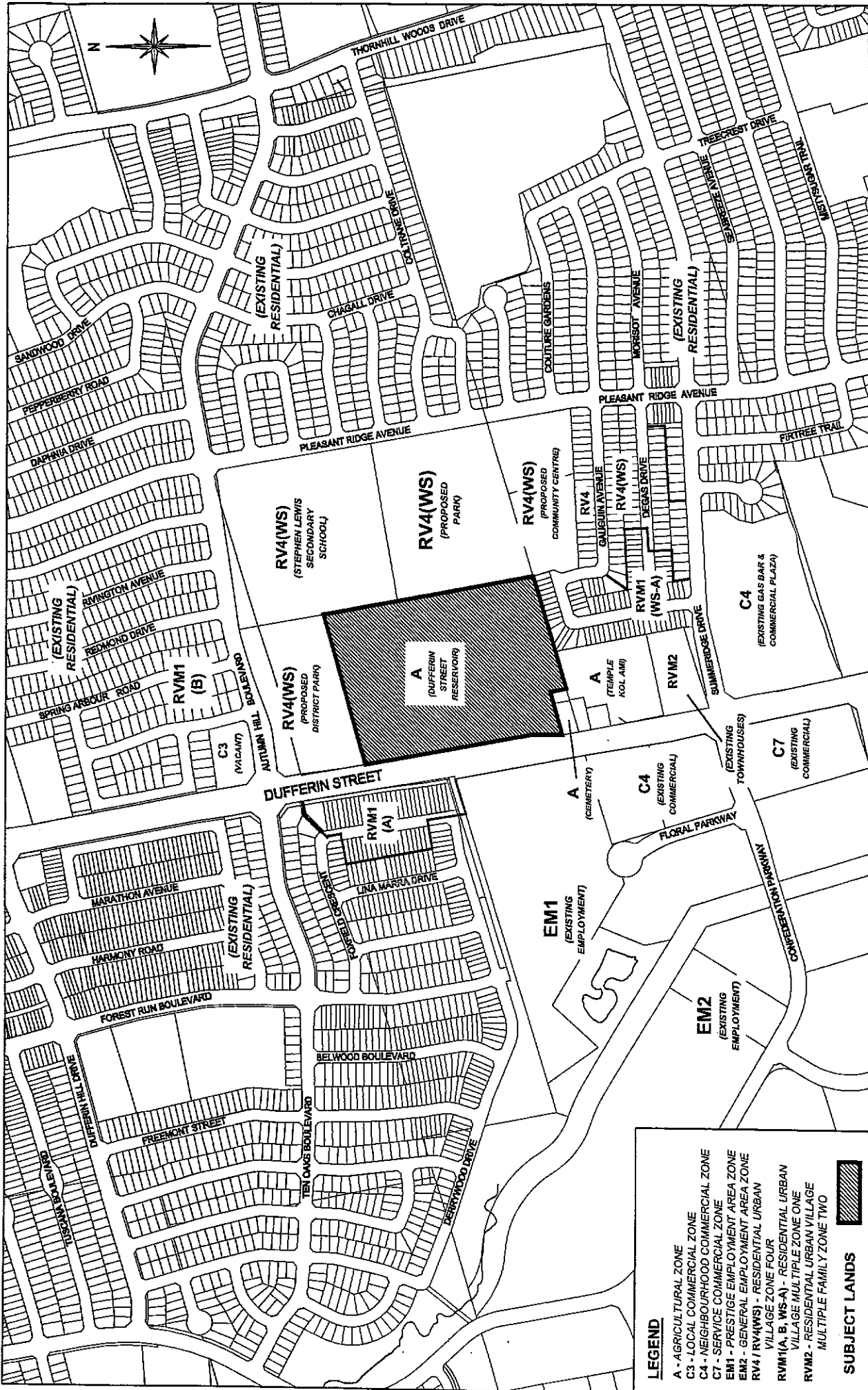
Laura Janotta, Planner, ext. 8634
Arto Tikiryan, Senior Planner, ext. 8212

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

/LG



Location Map

Part of Lot 13,
Concession 2
APPLICANT:
THE CITY OF TORONTO

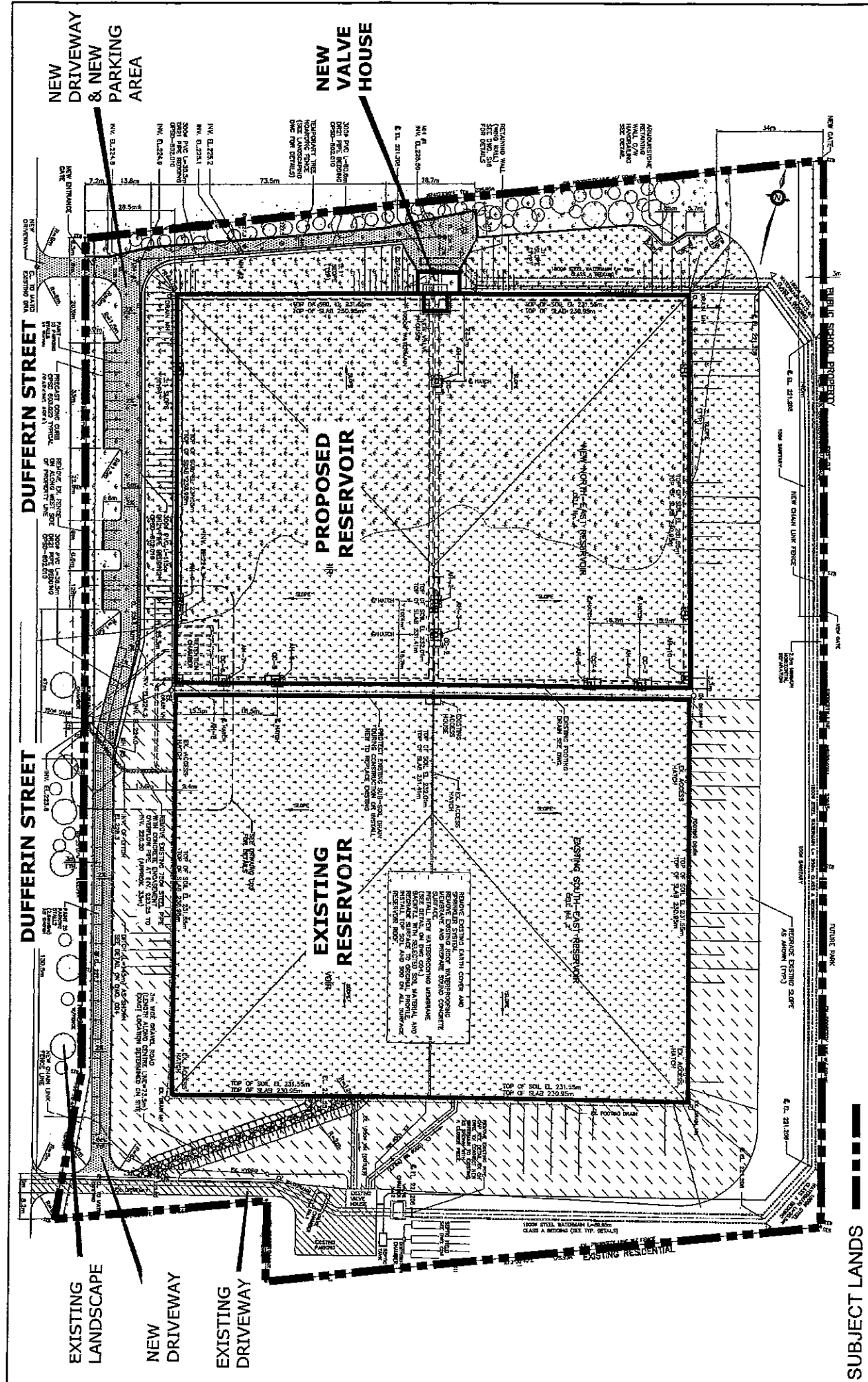


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Attachment 1

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Attachment
2

FILE No.:
 DA 08 050

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City of Vaughan
The City Above Toronto

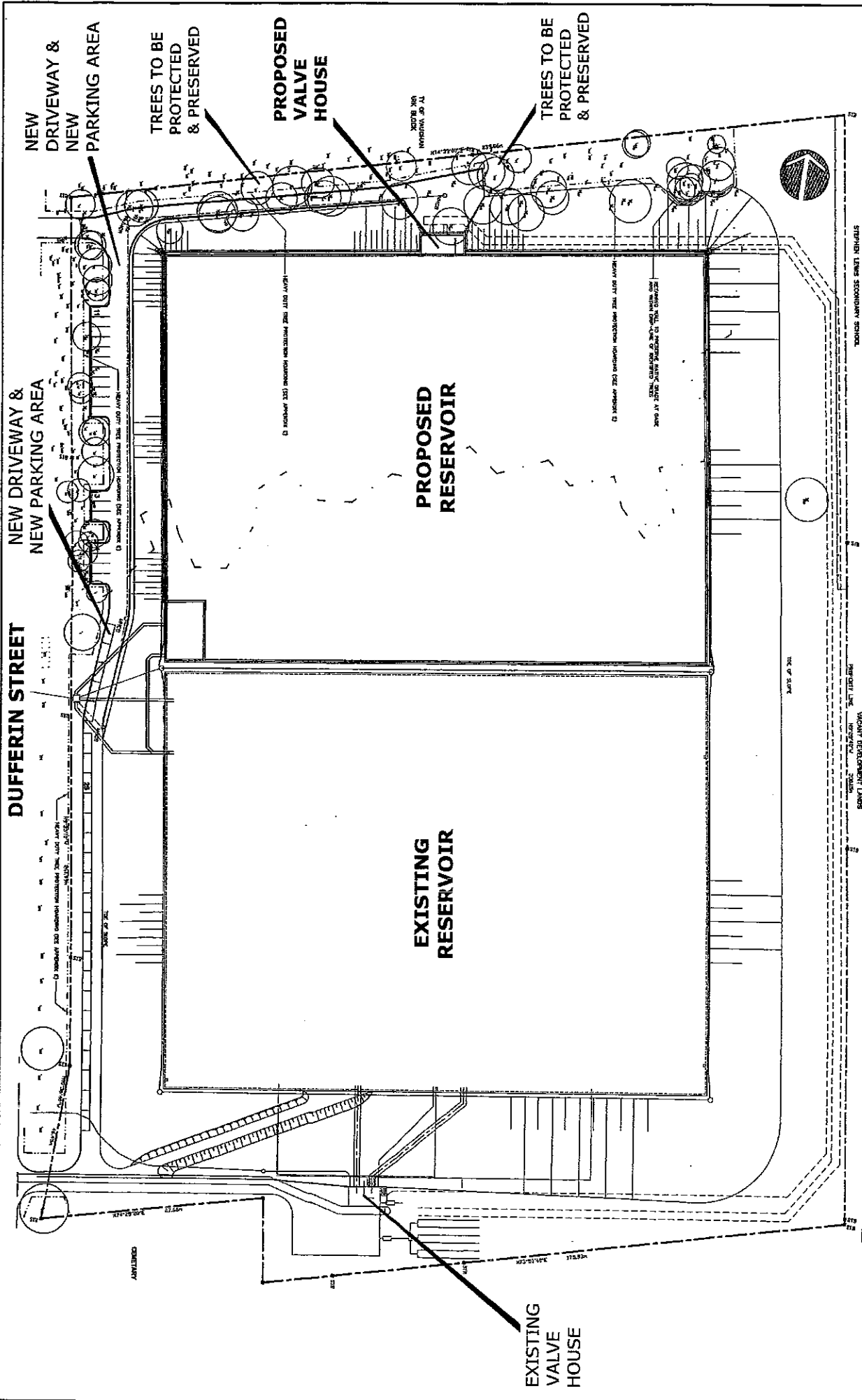
Development Planning Department

Site Plan

Part of Lot 13,
 Concession 2

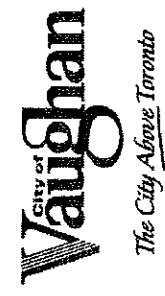
APPLICANT:
 THE CITY OF TORONTO

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Attachment 3

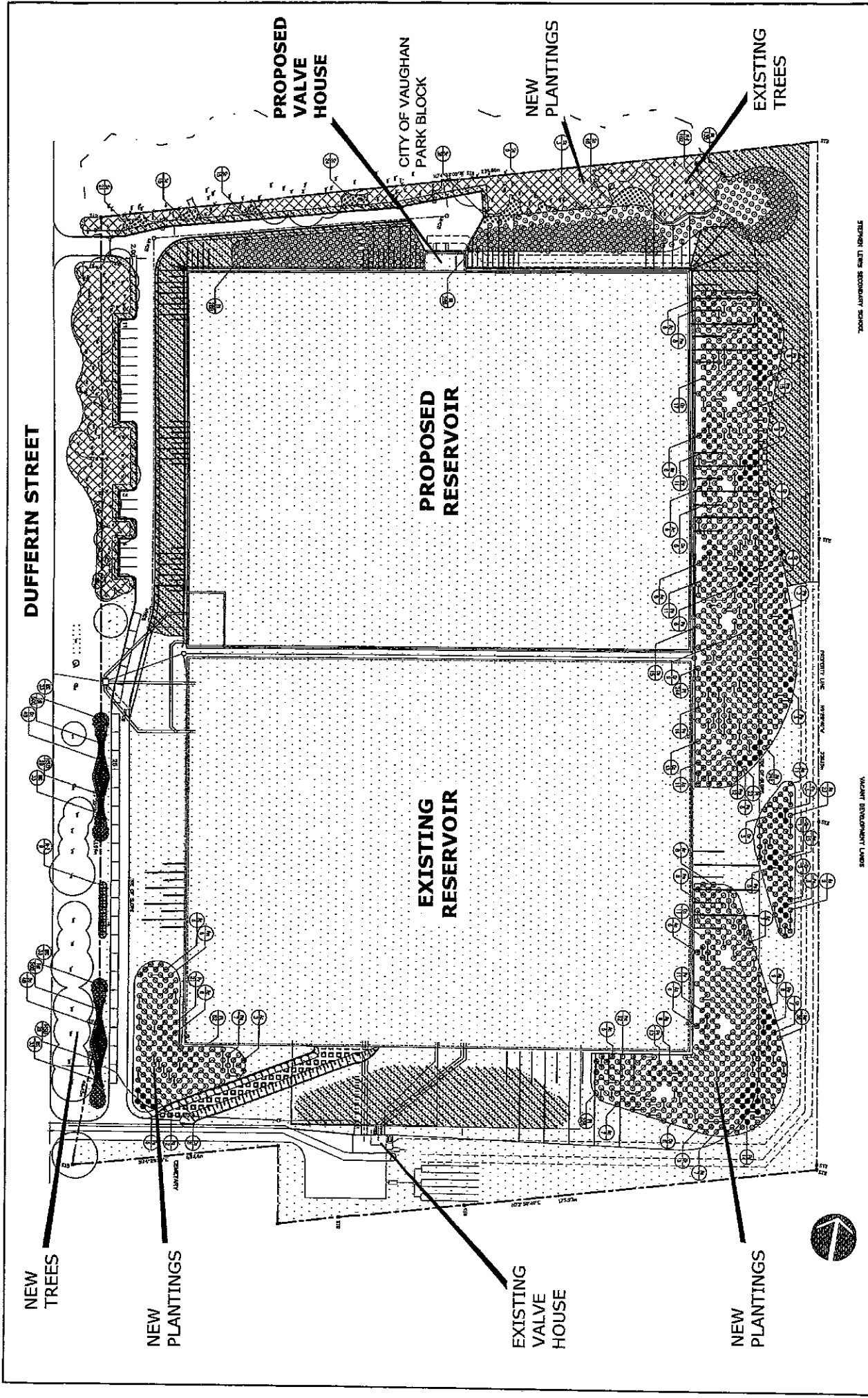
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Tree Preservation Plan

Part of Lot 13,
Concession 2
APPLICANT:
THE CITY OF TORONTO

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TORONTO LANDSCAPE ARCHITECTURE

SCOTT LANDSCAPE ARCHITECTURE

Attachment 4

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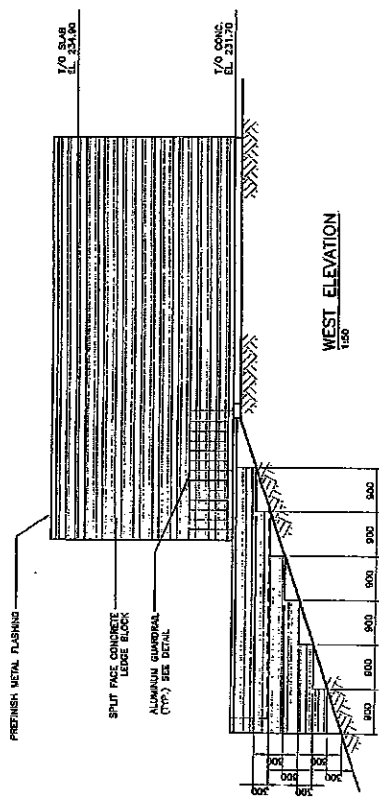
The City Above Toronto

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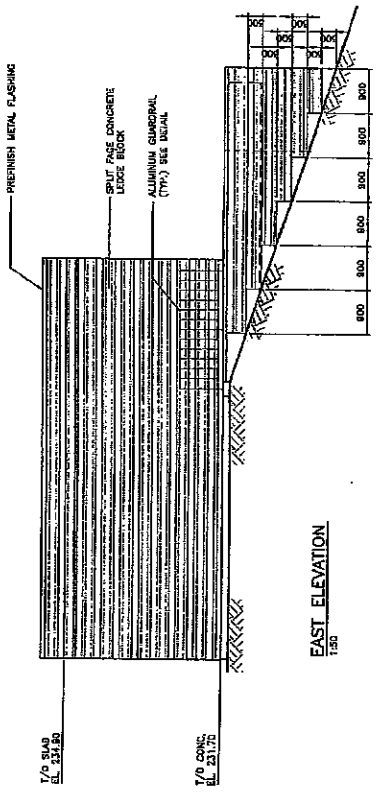
Plant Restoration Plan

Part of Lot 13,
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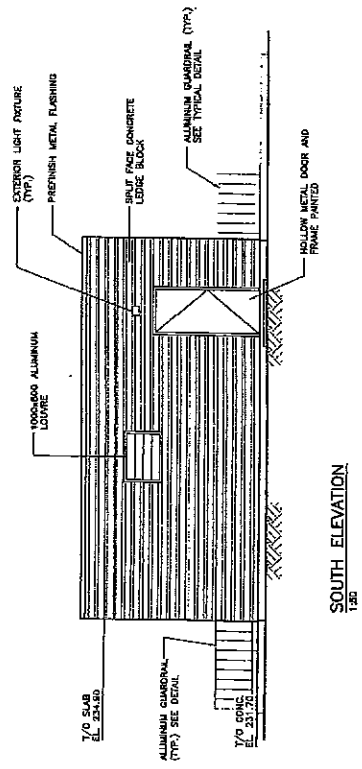
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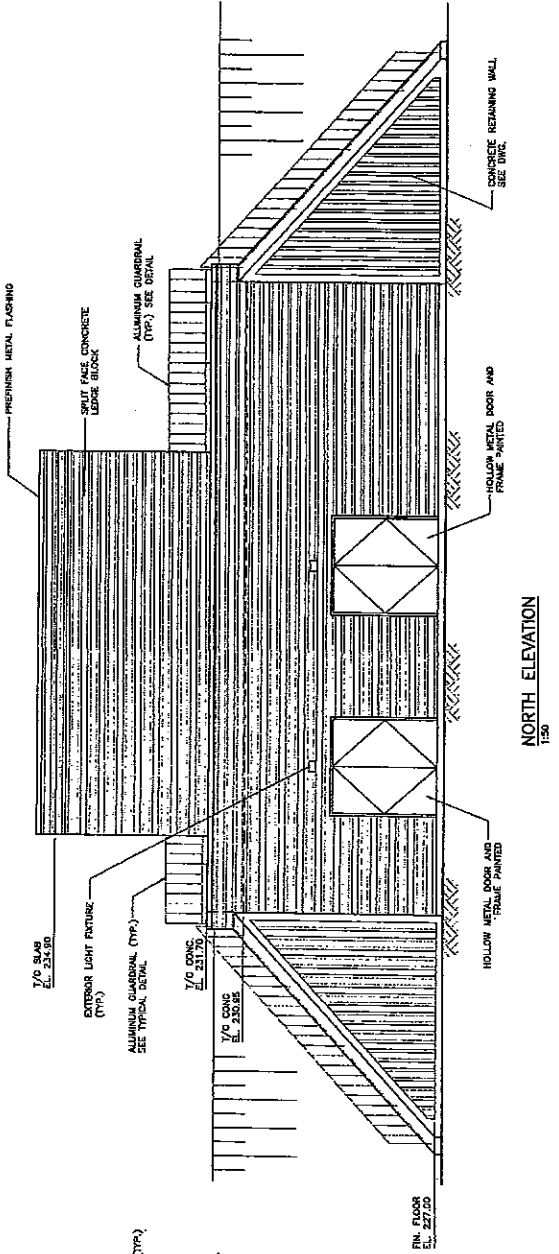
WEST ELEVATION
1:50



EAST ELEVATION
1:50



SOUTH ELEVATION
1:50



NORTH ELEVATION
1:50

New Valve House Elevation Plan

APPLICANT:
THE CITY OF TORONTO

Part of Lot 13,
Concession 2



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Attachment 5

FILE No.:
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