

TORONTO STAFF REPORT

August 16, 2006

To: Works Committee

From: Lou Di Gironimo, General Manager, Toronto Water

Subject: Potential Uses of Vacant Lands near the Intersection of Dundas Street and Carroll Street in Support of the Wet Weather Flow Master Plan Implementation (Ward 30)

Purpose:

To report to the Works Committee on the potential uses of the vacant parcel of land located in the Don Valley, situated near the intersection of Dundas Street and Carroll Street (municipal address 777 Dundas Street East), in support of the Wet Weather Flow Master Plan implementation.

Financial Implications and Impact Statement:

There are no financial implications from the adoption of this report.

Recommendations:

It is recommended that this report be received for information.

Background:

The Works Committee, at its meeting held on Wednesday May 3, 2006, considered a report from the General Manager, Toronto Water, entitled "The Wet Weather Flow Master Plan Implementation 2004 -2005" and adopted the recommendation that:

"The General Manager, Toronto Water, in consultation with the Chief Planner and Executive Director, City Planning, report to the Works Committee on potential uses of the parcels of land located in the Don Valley Ravine, situated near the intersection of Dundas Street and Carroll Street, in support of the Wet Weather Flow Master Plan Implementation." (Works Report 3, Other Items Clause 21 (n)).

The only vacant land at this location is the land at municipal address 777 Dundas Street East and therefore, this report will address those lands (See Attachment No. 1).

Comments:

Status of Property

The vacant, privately owned, 2 acre property is located at the southwest corner of Dundas Street and Carroll Street. A one and half storey building on the property was demolished in October 1992. The property is in the Don River Valley Corridor and has the following characteristics:

- The Carroll Street frontage of the property slopes to the west. The west side of the property abuts the Don Valley Parkway and is at the same grade as the valley floor and the Parkway.
- The Dundas frontage slopes more dramatically to the south and includes a retaining wall.
- The southern portion of the property is at the same grade as the adjoining properties to the south.
- The slopes and floor of the property are vegetated with bushes and trees. A portion of the property near its Carroll Street access is paved.
- At the northeast part of the property there is a double sided third party sign.
- The perimeter of the property is fenced with barded wire fencing.
- Road access to the property is from Carroll Street.
- There is a 10 m wide easement against the property in favour of the City of Toronto for a 1200 mm trunk watermain which crosses the north-west corner of the property.

On July 6, 2006 the Ontario Municipal Board approved the majority of the new Official Plan. The new Official Plan strives to create a better urban environment through the re-urbanization of components of the existing urban environment. An urban structure directs growth to specific areas of the City identified as: Avenues, Centres, Employment Districts and Downtown.

The property is designated Employment Area in the new Official Plan. It is part of the Employment Area between Gerrard Street to the north and Queen Street to the south, generally parallel to the DVP. The roughly 10 acre Employment Area is not one of the Employment Districts identified in the urban structure of the Official Plan as important to achieving the Plan's growth strategy.

Part of the property is within the Don River floodplain. Although development is prohibited in the floodplain, buildings and structures in the Special Policy Areas are permitted, provided they are protected to the 350 year return flood level. A portion of the property is in Special Policy Area 7 Lower Don: Don River. The Special Policy Areas policy in the Official Plan is not in force as it remains under appeal at the OMB.

Areas in the floodplain, which are not identified as Special Policy Areas, may be used for activities that retain the existing topography, protect and improve existing natural features, do not result in unacceptable risk to life or property, and minimise the need to remediate floods, erosion and damage to the natural ecosystem. Stormwater management facilities may be located in the floodplain.

In the past the property was used for industrial purposes. A development proposal would need to comply with the Province's contaminated site Records of Site Condition Regulation.

The property is in the natural heritage system as shown on the Official Plan's Natural Heritage Map. The natural heritage value of the property is primarily because it is in the Don River Valley Corridor. Some underlying land use designations in the natural heritage system allow for development, provided it recognizes natural heritage values and minimizes adverse impacts on the natural heritage system and where possible enhances the system. Natural features of the City, such as valley lands will be connected to the surrounding parts of the City by improving physical and visual access and designing a comprehensive open space network. Natural linkages between the natural heritage system and other green spaces will be pursued. A development proposal on the property may require the preparation of a study to assess the impact on the natural environment.

An area on the west side of the property along the DVP is designated Parks within the Parks and Open Space Areas designation. The Parks designation in this area is best characterized as a sliver of land that runs continuous along the west side of the entire Employment Area linking the waterfront to the south with Riverdale Park to the north.

The property is zoned I2 D3 permitting a variety of light industrial uses and a maximum coverage of 3 times the area of the lot. The zoning By-law requires that no building front on or gain access from the flanking street. However, a minor variance was sought and received for relief from this provision in March 2000.

Wet Weather Flow Master Plan (WWFMP) Implementation Opportunities

The opportunities to utilize the vacant lot at the south-west corner of Dundas Street East and Carroll Street for WWFMMP implementation are limited. The site only receives localized overland stormwater runoff. There are no storm sewers on the portion of Dundas Street directly north of this lot and the only existing street storm sewer is the 300 mm sewer located on Carroll Street. There is a 450 mm storm sewer contained within the vacant lot, however, this appears to be a private sewer which only provides storm drainage for the lot, to the Don River. Given the small drainage area of the site and the absence of trunk storm sewers, there is not the opportunity, nor would it be cost effective to use the site as a stormwater treatment wetland/facility.

The closest trunk storm sewer is on Matilda Street approximately 40 metres south of the subject property. However, this storm sewer, which under peak flow conditions has the potential to receive combined sewer overflows, outfalls to the Don River at the western end of Matilda Street. The WWFMP, endorsed by Council in 2003, recommended the construction of a 5 metre diameter storage tunnel in the Lower Don River in order to capture all of the combined sewer overflows before they enter the Don River, including this sewer. This tunnel is proposed in the 2023 – 2027 implementation period of the WWFMP.

As this storm sewer occasionally receives combined sewer overflows, it would not be appropriate to divert the flows to the 777 Dundas site for surface treatment (i.e. wetland). However, in the future a drop shaft and sewer will be required to convey the flow from the

Matilda Street storm sewer down to the proposed Lower Don storage tunnel. Staff is of the opinion that there is sufficient room within the Matilda Street road allowance to accommodate the drop shaft and therefore the lands at 777 Dundas Street are not required for this proposed infrastructure.

Conclusions:

In the recently approved City's new Official Plan, the vacant 2 acre former industrial property, located at 777 Dundas Street East, in the Don River Valley Corridor, is designated Employment Area and is in the City's Natural Heritage System. A sliver of land on the west side of the property along the Don Valley Parkway is designated Parks and Open Space Areas. Development of the property appears to be possible provided it is protected to the 350 year return flood level, impacts on the natural environment are addressed and where practical the natural ecosystem is enhanced.

Given the small drainage area of the site and the absence of trunk storm sewers (which do not receive combined sewer overflows) in the area, there is not the opportunity, nor would it be cost effective to use the site as an above ground stormwater treatment wetland/facility. The Lower Don Storage Tunnel, proposed in the 2023 – 2027 WWFMP implementation period, will capture all of the combined sewer overflows in this reach of the Don River. The trunk storm sewer on Matilda Street is proposed to be connected to the Lower Don Storage Tunnel. There is sufficient room on the Matilda Street road allowance to accommodate the required sewer drop shaft to the proposed tunnel. Therefore, the subject property is not required for future Wet Weather Flow Master Plan Implementation.

This report was prepared in consultation with City Planning.

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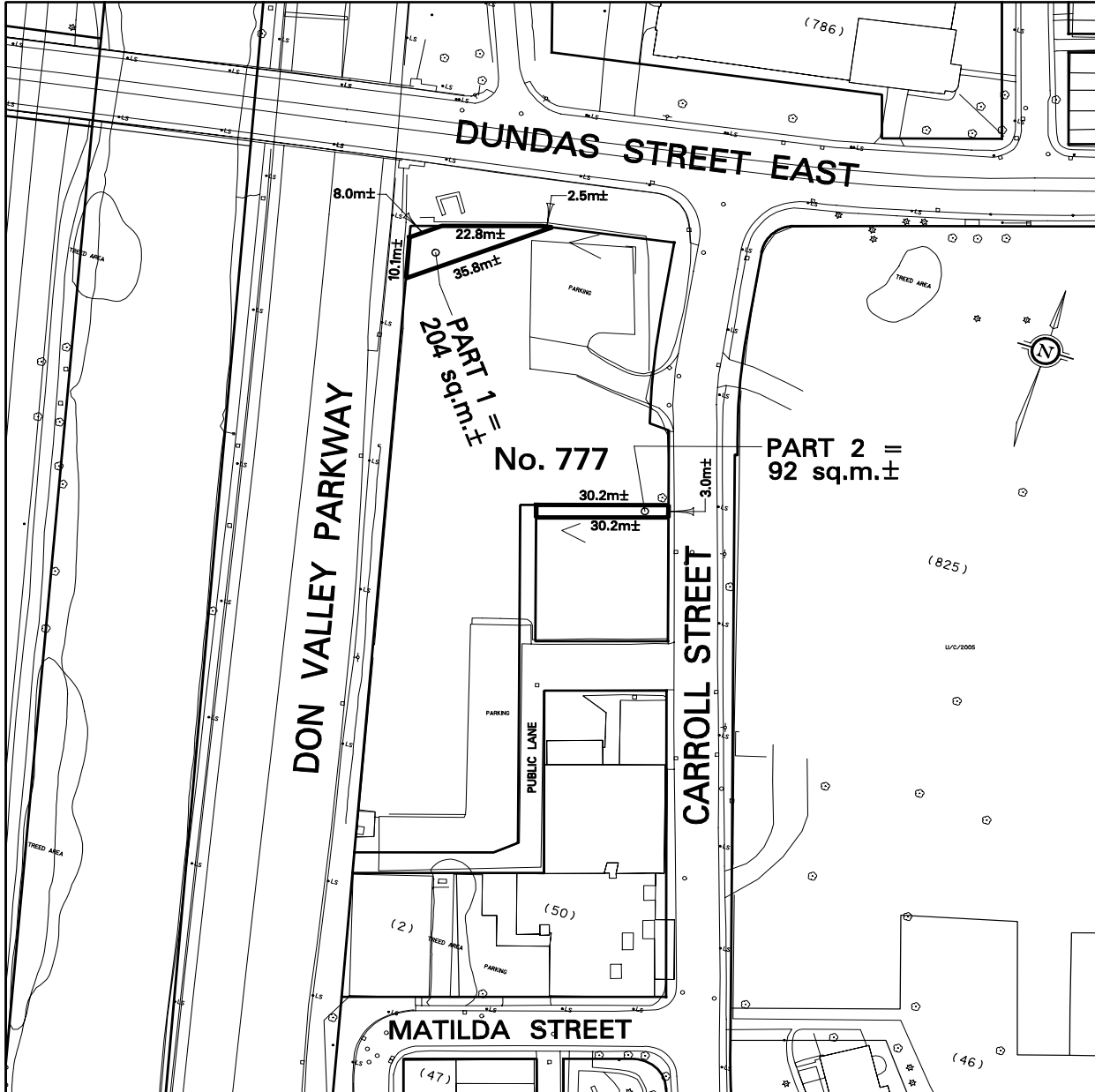
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Lou Di Gironimo
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List of Attachments:

Appendix 1: Property Information Sheet, 777 Dundas Street East

Appendix 1
Property Information Sheet, 777 Dundas Street East



Toronto

TECHNICAL SERVICES DIVISION
SURVEY & MAPPING SERVICES

NOTE:

THIS SKETCH HAS
BEEN COMPILED FROM
OFFICE RECORDS.

NOT TO SCALE

PROPERTY INFORMATION SHEET

CITY EASEMENTS ACROSS No. 777 DUNDAS STREET EAST
PART 1 – INSTRUMENT No. ER124167
PART 2 – INSTRUMENT No. ER13861

WARD 30 – TORONTO-DANFORTH
DATE: JUNE 13, 2006

SKETCH No. PS-2006-066