

2451 Birchmount Road – Rezoning Application - Preliminary Report

Date:	August 13, 2008
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 40 – Scarborough-Agincourt
Reference Number:	08 165097 ESC 40 OZ

SUMMARY

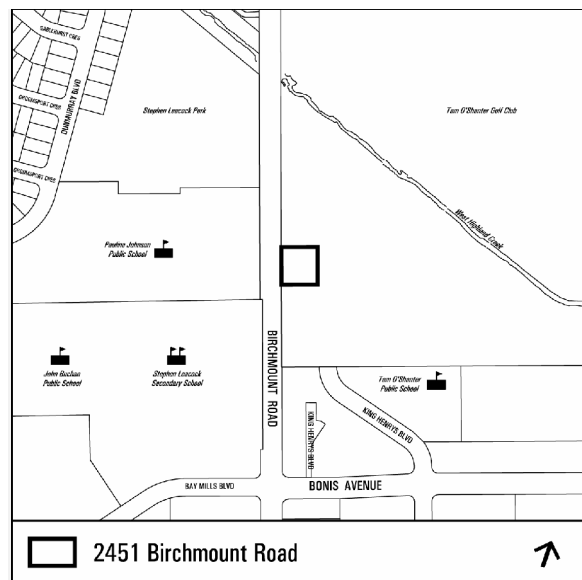
This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

The applicant proposes to construct a 4 storey structure to be used as a columbarium containing approximately 17,500 niches at 2451 Birchmount Road.

In addition to the required rezoning application filed with the City, an application requesting consent to establish a cemetery has been submitted to the Registrar of the Ministry of Consumer and Business Services, under the Cemeteries Act (Revised) for a columbarium.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

The application should proceed through the planning review process including the scheduling of a community consultation meeting. Once all the identified issues have been satisfactorily resolved and all



required information is provided, a final report would be prepared and a public meeting would be scheduled.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

ISSUE BACKGROUND

Proposal

On June 3, 2008 Birch Mount Park Inc. applied for a zoning by-law amendment to construct a 4 storey columbarium. A columbarium is a structure designed for the purpose of interring cremated human remains in sealed compartments. The proposed columbarium will contain approximately 17,500 niches, with each niche being approximately 40cm x 40cm x 40 cm in size.

The proposed total gross floor area is 3,031 square metres (32,626 sq.ft.) or 1.5 times the area of the lot and the proposed height is 21 metres. A total of 15 parking spaces located at grade are proposed. See Attachment 4: Application Data Sheet.

A proposal to establish a cemetery, including a columbarium requires consent from the Registrar of the Ministry of Consumer and Business Service's, under the Cemeteries Act (Revised). Prior to receiving consent from the Registrar, the owner is required under Section 3(2) of the Act to first obtain approval from the local municipality. An application requesting consent has been submitted to the Registrar for a columbarium.

Site and Surrounding Area

The 2,023 square metre (0.5 acres) site is located on the east side of Birchmount Road, north of Sheppard Avenue East. The site is currently vacant with only sparse vegetation located on the property.

The surrounding uses are as follows:

North: Tam O'Shanter golf course parking area

South: Tam O'Shanter park

East: Tam O'Shanter golf course with 1 storey club house

West: Pauline Johnson Public School and Stephen Leacock Secondary School

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The Official Plan designates the site as Parks and Open Space Areas; Other Open Space Area. This designation permits such uses as golf courses, public utilities, and cemeteries. The site is also identified to be within the Green Space System on Map 2 Urban Structure. The policies seek to improve, preserve and enhance the Green Space System.

Staff will be reviewing the proposal to ensure that it complies with the policies of the Official Plan.

Zoning

The subject site is located within the Agricultural Uses (AG) zone under Tam O'Shanter Community By-law No. 12360, and only permits agricultural uses and day nurseries.

Site Plan Control

The proposed development is subject to site plan control. An application for site plan approval has been submitted.

Tree Preservation

The site is subject to the City's Tree Preservation By-law. The applicant has submitted a tree inventory plan which will be reviewed by Forestry staff.

Reasons for the Application

The applicant proposes a use (Cemetery) which is not permitted in the AG zone in Tam O'Shanter Community By-law No. 12360.

COMMENTS

Issues to be Resolved

Land Use

The applicant proposes to amend the zoning by-law to allow for a cemetery use, specifically a columbarium. The appropriateness of this use, and the way this use will function will require further review from City staff.

Siting

The current siting of the building seems to provide minimal setbacks along the property lines. A determination of the most appropriate building location taking into account, surrounding uses, existing vegetation, and potential landscaping, will require further review.

Access and Parking

Access to the proposed development will be from Birchmount Road. The adequacy of the number of parking spaces and the appropriateness of the driveway location will be determined upon further review. The applicant has been requested to submit a parking/traffic report, with a review of other similar stand alone examples, for review by City staff.

Cemeteries Act

Staff will review the details of the applicant's proposal in relation to the requirements of the Cemeteries Act (Revised) as it impacts planning approvals.

Other Issues

Staff have encouraged the applicant to review sustainable development opportunities by utilizing the Toronto Green Development Standard, adopted by City Council in July 2006, and the Design Guidelines for "Greening" Surface Parking Lots.

Further Information Required

An archaeological assessment of the site will be required for review by City staff.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

CONTACT

Michael Mestyan, Senior Planner

Tel. No. 416-396-7026

Fax No. 416-396-4265

E-mail: mmestyan@toronto.ca

SIGNATURE

Allen Appleby, Director
Community Planning, Scarborough District

ATTACHMENTS

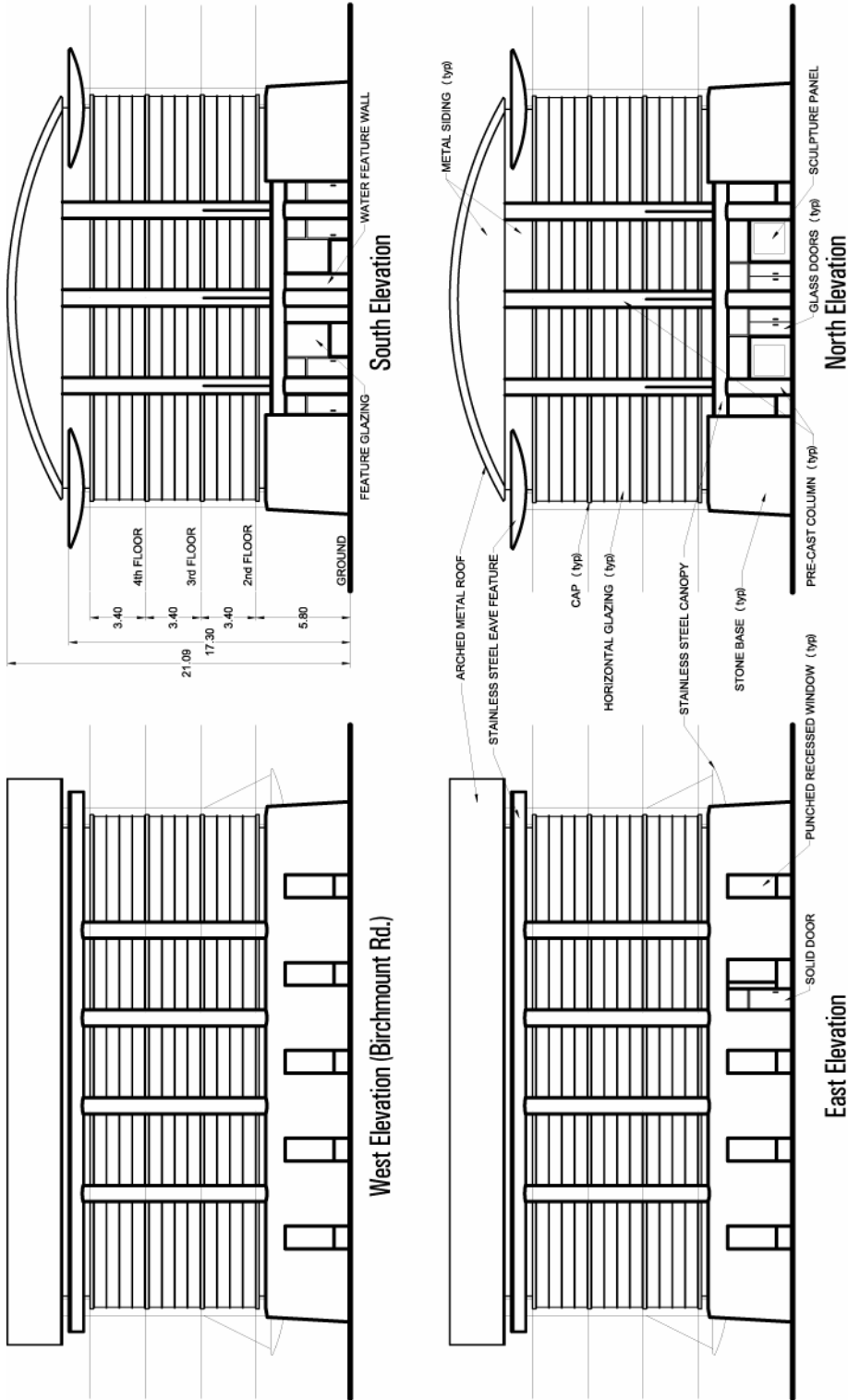
Attachment 1: Site Plan

Attachment 2: Elevations [as provided by applicant]

Attachment 3: Zoning

Attachment 4: Application Data Sheet

Attachment 2: Elevations



2451 Birchmount Road

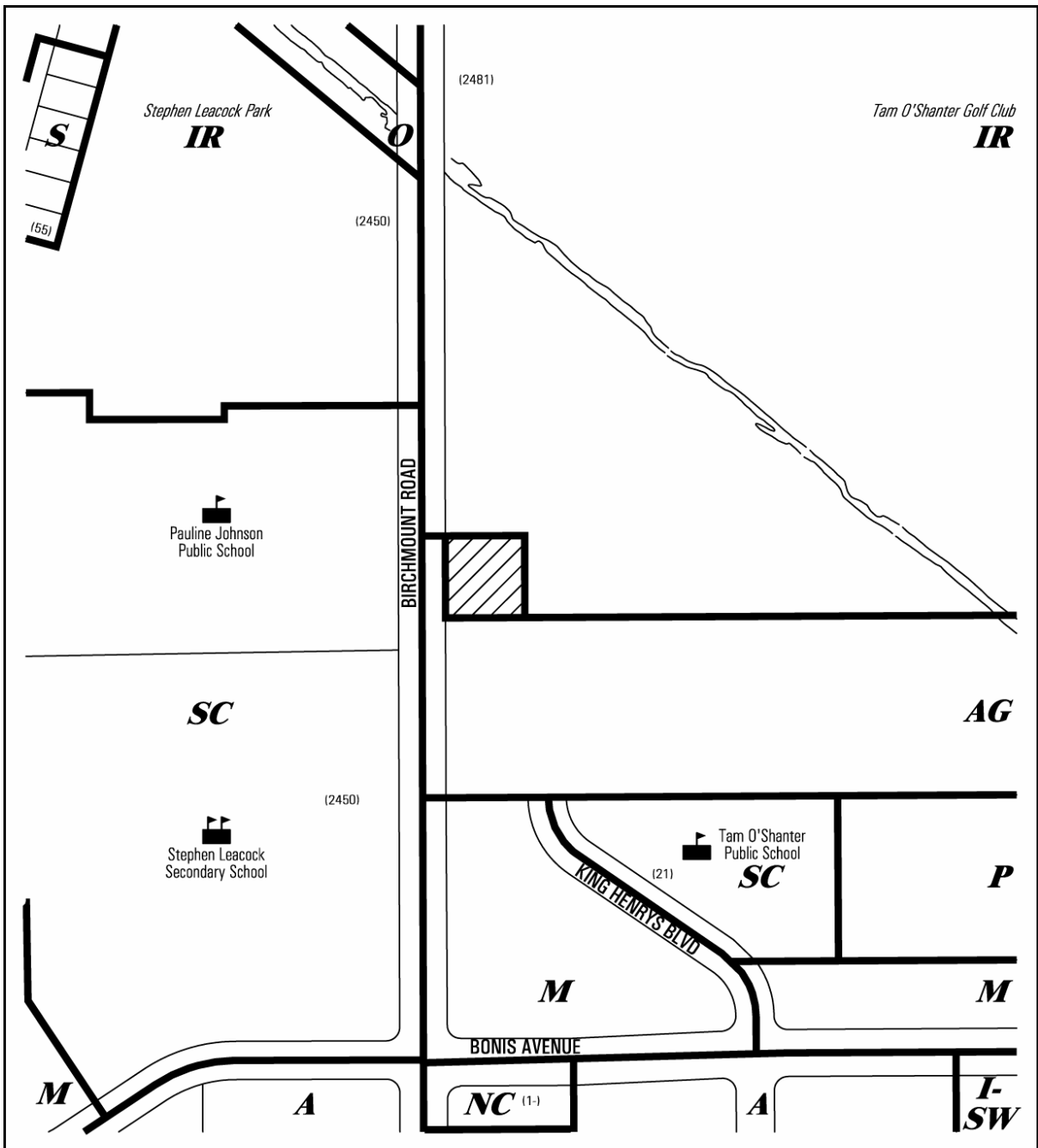
Elevations

Applicant's Submitted Drawing

Not to Scale
06/20/08

File # 08-165097 0Z

Attachment 3: Zoning



TORONTO City Planning Division
Zoning

2451 Birchmount Road
 File # 08-165097 OZ

S Single-Family Residential	IR Institutional - Private and Public Recreational	O Major Open Spaces	Tam O'Shanter Community Bylaw
M Multiple-Family Residential	I-SW Institutional - Social Welfare Fraternal Organizations	AG Agricultural Uses	Not to Scale
A Apartment Residential	SC School	P Park	06/24/08
NC Neighbourhood Commercial			↑

Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	08 165097 ESC 40 OZ
Details	Rezoning, Standard	Application Date:	June 3, 2008

Municipal Address: 3101 BIRCHMOUNT ROAD
 Location Description: CON 3 PT LT30 **GRID E4005
 Project Description: Rezoning vacant land zoned agricultural to permit a columbarium

Applicant:	Agent:	Architect:	Owner:
BIRCH MOUNT PARK INC			BIRCH MOUNT PARK INC

PLANNING CONTROLS

Official Plan Designation:	Other Open Spaces	Site Specific Provision:
Zoning:	AG-Agricultural Uses	Historical Status:
Height Limit (m):		Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m):	2023	Height:	Storeys:	4	
Frontage (m):	45.72		Metres:	21	
Depth (m):	44.26				
Total Ground Floor Area (sq. m):	784.3				Total
Total Residential GFA (sq. m):	0		Parking Spaces:	15	
Total Non-Residential GFA (sq. m):	3031.2		Loading Docks	0	
Total GFA (sq. m):	3031.2				
Lot Coverage Ratio (%):	38.7				
Floor Space Index:	1.5				

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:				
Rooms:	0	Residential GFA (sq. m):	0	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	3031.2	0
Total Units:	0			

CONTACT:	PLANNER NAME:	Michael Mestyan, Senior Planner
	TELEPHONE:	416-396-7026