



STAFF REPORT ACTION REQUIRED

Report Title **Columbarium – 160 Beecroft Road**

Date:	December 10, 2009
To:	North York Community Council
From:	Director of Building and Deputy Chief Building Official
Wards:	Ward 23 - Willowdale
Reference Number:	2010NY008 09 161092 BLD 00 NB

SUMMARY

York Cemetery in the former City of North York will commence construction of a columbarium with an area of approximately 58 square metres and with a height of approximately 3.5 meters. The owner was issued a Building Permit on October 22, 2009 to construct the columbarium which will contain approximately 441 niches.

The owner is required to obtain consent from the Registrar, Ministry of Consumer and Business Services under the *Cemeteries Act (Revised)* as the columbarium is larger than 15 cubic metres. This requires the municipality to post a “Notice of Decision in a local newspaper” (s.5 (3) (b)). The posting of a “Notice of Decision” will require a Council resolution.

RECOMMENDATIONS

Toronto Building, North York District recommends that:

- 1. City Council authorize the Clerk for the City of Toronto to provide public notice, costs to be paid by the owner, of the establishment of a columbarium within the York Cemetery at 160 Beecroft Road, Toronto, Ontario; and**
 - (a) to send a copy of City Council’s decision to the applicant and the Registrar, Ministry of Consumer and Business Services, Cemeteries Regulation Unit; and**

- 2. City Council authorize and direct the appropriate City officials to take the necessary action to give effect thereto.**

Financial Impact

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

ISSUE BACKGROUND

York Cemetery is located between Beecroft Road and the valley of the Don River, north of Sheppard Avenue. The cemetery is owned and operated by the Mount Pleasant Group of Cemeteries, a private, non-profit, non-denominational cemetery operator. The York Cemetery was licensed by the Province in 1944. The cemetery contains a chapel and visitation center, mausoleum and columbaria as well as maintenance facilities. The bulk of the property is developed with in-ground burials.

The owners of the cemetery intend to commence construction of a columbarium on their property, pursuant to the issuance of the building permit in October 2009. As the new columbarium will be larger in size than 15 cubic meters, the applicant is required to obtain consent from the Registrar, Ministry of Consumer and Business Services.

COMMENTS

On October 22, 2009, York Cemetery was issued a building permit to construct a columbarium which is a permitted use under the existing zoning. The proposed structure was not subject to a site plan control application as it was not deemed to be development as defined. The location of the columbarium is more than 100 metres from the nearest property lines and given the relatively small overall size of the structure will not be visible from surrounding properties and is located between Senlac and Beecroft Roads, approximately 181 metres west of Beecroft Road and 113 metres north of the southerly property line of the cemetery. See the attached location map.

In order to obtain the approval of the Ministry, the applicant requires the municipality to post a "Notice of Decision in a local newspaper" (s.5 (3) (b)). The posting of a "Notice of Decision" will require a Council resolution.

CONTACT

Diane Damiano, Manager, Plan Review

Tel. (416) 395-7561, Fax. (416)395-7589, e-mail damiano@toronto.ca


SIGNATURE

Edward Tipping

Director of Toronto Building and Deputy Chief Building Official, North York District

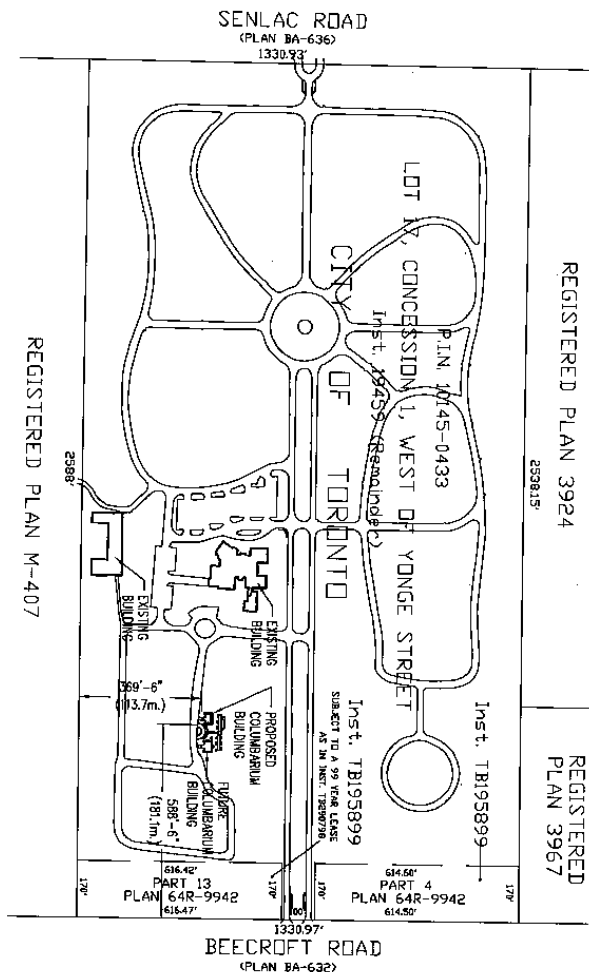
ATTACHMENT 1

1. Location Plan
2. Applicant's letter


SEPIGHT, VAN NISIRRAUD & GIBSON LIMITED
 OUTRIARD LAND SURVEYORS
 1998

72 LARGO DRIVE, SUITE 201	JOB NO.	991-8270
ROCKVILLE, MARYLAND 20850	K. S. FROM	045-VD
TEL: (301) 761-0000	OUTRIARD LAND SURVEYORS	
FAX: (301) 761-0001		

FILE NAME : 9918270.DWG
 DATE : MAY 22, 1998

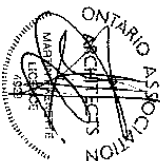


SKETCH OF PART OF
YORK CEMETERY
TO ILLUSTRATE
EXTENT OF OWNERSHIP

SCALE 1 inch = 300 feet



SITE PLAN
SCALE: 1"=300'-0"



COLUMBARIUM
YORK CEMETERY



Mount Pleasant Group
of Cemeteries
DUNFARLO, CANADA.

cmc
CARRIER
MUSQUELINS
CONSTRUCTION
ONTARIO INC.
 12 BROADVIEW COURT
 UNIT 12, MISSISSAUGA, ONT.
 L7E 1G6

MFA		
NATIONAL FURNITURE ARCHITECT 181 DUNDAS STREET WEST TORONTO, ONTARIO M5G 1C4 CANADA TEL: (416) 593-8877		
<div> <div>SCALE: 1"=10'-0"</div> <div>SITE PLAN</div> </div>		
NO.	DESCRIPTION	DATE
01	PRELIMINARY	22/04/2000
02	FOR PERMIT	15/05/2000
03	REVISION	04/08/2000

November 18,2009

City Clerk's Office
North York Civic Centre
5100 Yonge Street, Main Floor
Toronto, Ontario M2N 5V7

Attention: Francine Adamo
Administrator, North York Community Council

Dear Ms. Adamo:

**Re: Request for "Notice of Decision"
Cemeteries Act (Revised)
Columbarium Approval
York Cemetery
Mount Pleasant Group of Cemeteries
160 Beecroft Road, Toronto
Our File:09.607**

We are the planning consultants to the Mount Pleasant Group of Cemeteries ("MPGC"), owners and operators of the York Cemetery, extending between Beecroft Road and the Don River Valley in the former City of North York.

The Mount Pleasant Group has been issued a building permit to construct a columbarium structure of approximately 58 square metres in total floor within that part of the cemetery located between Beecroft Road and Senlac Road. The columbarium will provide for 441 niches (for the purpose of storing the ashes of human remains that have been cremated).

The location of the columbarium is more than 100 metres from the nearest property lines and given the relatively small overall size of the structure will not be visible from surrounding properties.

The proposed columbarium will be roofed and offer protection from the elements and security for the glass front niches which will be provided.

In accordance with the Cemeteries Act (revised) our client requires that Council issue a Notice of Decision to allow for licensing of the columbarium.

For your convenience and reference we have provided a draft of the Notice of Decision which would be posted in a local newspaper as well as suggested report which you may wish to use for reporting to Council. Each is similar to reports prepared in other parts of the City (Etobicoke and Scarborough) where other cemetery related buildings have been developed.

We understand that the cost of publishing the Notice of Decision will be invoiced to our client and that will be paid immediately upon receipt of an invoice.

160 Beecroft Road - Columbarium

We will provide word versions of these materials for your use, upon request.

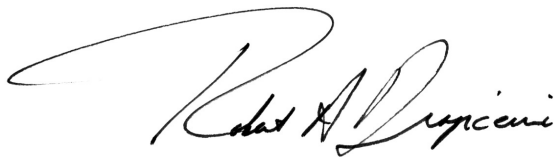
We understand that this matter could be included on the January 12, 2010 agenda of Community Council and we would hope that would be the case. We would also request confirmation whether this matter will need to be considered by Toronto Council prior to issuance of the Notice.

Should you require additional information please do not hesitate to contact me.

Your cooperation is most appreciated.

Yours very truly,

WALKER, NOTT, DRAGICEVIC ASSOCIATES LIMITED
Planning · Urban Design

A handwritten signature in black ink, reading "Robert A. Dragicevic". The signature is fluid and cursive, with a large, sweeping initial "R".

Robert A. Dragicevic, MCIP, RPP
Senior Principal

cc. Mr. Glen Timney, Director of Development, Mount Pleasant Group of
Cemeteries

Attachment 2

160 Beecroft Road - Columbarium