

**8 & 10 Donalda Crescent – Official Plan & Rezoning
Application – Final Report**

Date:	July 26, 2010
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 41 – Scarborough-Rouge River
Reference Number:	10 104649 ESC 41 OZ

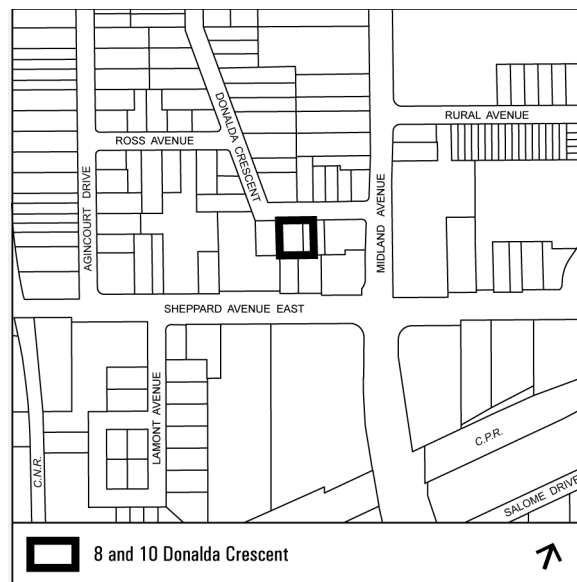
SUMMARY

This application was made 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 amend the official plan and zoning by-law for the lands at 8 and 10 Donalda Crescent in order to combine the parcels with the Ogden Funeral Home lands located at 4164 Sheppard Avenue East, to provide additional surface parking. The property at 10 Donalda Crescent is mostly paved and contains two sheds and one detached garage while 8 Donalda Crescent contains a one-storey dwelling proposed to be demolished.

The proposed land use with associated zoning amendment is appropriate for the subject lands. The official plan and zoning by-law amendment provides an opportunity to provide additional needed parking spaces for the existing Ogden Funeral Home operation while preserving and protecting the residential neighbourhood to the north of Donalda Crescent.

This report reviews and recommends approval of the application to amend the official plan and zoning by-law to allow additional surface parking spaces for the Ogden Funeral Home.



This report also recommends that the site plan control by-law be amended to include the subject site.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the official plan, for the lands at 8 and 10 Donalda Crescent substantially in accordance with the draft official plan amendment attached as Attachment 5.
2. City Council amend the Agincourt Community Zoning By-law No.10076, for the lands at 8 and 10 Donalda Crescent substantially in accordance with the draft zoning by-law amendment attached as Attachment 6.
3. City Council amend Site Plan Control By-law 21319 to designate the lands at 8 and 10 Donalda Crescent as a site plan control area, substantially in accordance with the draft site plan control by-law attached as Attachment 7.
4. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft official plan amendment, draft zoning by-law amendment and draft site plan control by-law as may be required.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

In 2003, the owner submitted an application (03 166812 ESC 41 OZ & 03 166834 ESC 41 SA) to amend the official plan and rezone the property at 18 Donalda Crescent to accommodate 35 additional surface parking spaces to serve the Ogden Funeral Home located at 4164 Sheppard Avenue East (Attachment 1: Site Plan).

Upon review of the application and after a community consultation meeting, staff were not supportive of the parking lot expansion north of Donalda Crescent due to the destabilizing impact the proposal could have on an established neighbourhood. The owner subsequently revised the application to amend the official plan designation and rezone the property municipally known at the time as 14 Donalda Crescent which is directly northeast of the funeral home site and on the south side of Donalda Crescent. The amended application was approved by Council in April 2005, resulting in additional 31 parking spaces for the funeral home.

ISSUE BACKGROUND

Proposal

The applicant proposes to amend the official plan and zoning of the lands at 8 and 10 Donalda Crescent to provide additional surface parking for the Ogden Funeral Home located at 4164 Sheppard Avenue East.

The existing dwelling at 8 Donalda Crescent would be demolished and the land will be partially paved. Number 10 Donalda is already paved and the applicant proposes to demolish the two frame garages and maintain the existing brick clad garage. The proposal will provide an additional 32 surface parking spaces for a total of 145 surface parking spaces (Attachment 1: Site Plan).

Site and Surrounding Area

The lands subject to this application have a frontage of 37.5 metres (123 feet) on the south side of Donalda Crescent and an area of 1,447 square metres (15,581 square feet). The subject lands consist of two properties: No. 8 Donalda Crescent and No. 10 Donalda Crescent.

Number 8 Donalda Crescent slopes downwards from east to west and is developed with a one-storey residential dwelling with an integral garage. There are three shrubs located in the front yard and three mature trees located in the rear yard along the south property line. Number 10 Donalda Crescent is currently paved, striped and used in conjunction with the funeral home parking lot immediately to the west. There is one brick clad detached garage and two sheds used as garages on this property.

The subject lands are bounded by Single-Family Residential (S) Zones to the north and Highway Commercial (HC) Zones to the east, south and west. The surrounding uses are:

North: Two-storey single-family dwellings on the north side of Donalda Crescent

West: Surface parking lot and Ogden Funeral Home

East: One-storey place of worship

South: Surface parking lot for Ogden Funeral Home, and Sheppard Avenue beyond

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.

The proposal is consistent with the PPS. The proposal conforms to and does not conflict with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The official plan designates the lands at 8 and 10 Donalda Crescent as “Neighbourhoods” (Attachment 2: Official Plan). Neighbourhoods are considered stable areas and are made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes, and townhouses, as well as interspersed walk-up apartments that are no higher than four storeys. Parks, low-scale local institutions, home occupations, cultural and recreational facilities and small-scale retail, service and office uses are also provided for in Neighbourhoods.

The lands on the south side of Donalda Crescent with the exception of the subject lands are all designated as Mixed Use Areas (Attachment 2: Official Plan). Mixed Use areas are made up of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities.

Zoning

The Agincourt Community Zoning By-law zones the subject lands as Single-Family Residential. The permitted uses include correctional group homes, group homes, and single-family dwellings. Ancillary uses permitted in this zone include domestic or household arts and private home day care.

Site Plan Control

The subject lands are not currently subject to site plan control. It is recommended that these lands be subject to site plan control. A draft amendment to the site plan control by-law is attached as Attachment 7. The applicant has submitted a site plan approval application (10 104654 ESC 41 SA) which is being reviewed by staff.

The site plan application also includes the vacant land at 4182 Sheppard Avenue and all the existing lands containing the funeral home operation. The vacant land at 4182 Sheppard Avenue was a used car sales lot and as such is paved and striped and currently used in conjunction with the Ogden Funeral Home surface parking lot to the west.

As all the lands will be integrated and function as one large funeral home operation, they will be brought under one amended site plan agreement. The existing vehicular access from Donalda Crescent would be maintained. A comprehensive review is being conducted by City staff to ensure that the lands are properly integrated and function well to service the funeral home operation. Issues such as privacy fencing, landscaping and transition to the adjacent residential uses on the north side will be addressed in detail.

Reasons for Application

An official plan amendment and zoning by-law amendment is required to permit the development as proposed. An official plan amendment is required in order to permit the use of the subject lands for a surface parking lot. Further, an amendment to the zoning

by-law is required as private commercial parking is not permitted in a single family residential zone.

Community Consultation

A community consultation meeting was held May 26, 2010 at Agincourt Collegiate Institute. The meeting was attended by the ward Councillor, Community Planning staff, the owners and their planning, landscape and engineering consultants and 5 members of the public.

The main concern of the public was the future plans of the funeral home with regards to further expansion of the parking lot onto other lands owned or associated with the funeral home within the area, which is addressed further in this report. The public also had a concern about the loss of the single family dwelling.

Agency Circulation

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate by-law standards.

COMMENTS

Land Use

The subject site is designated “Neighbourhoods”, where redevelopment proposals are to respect and reinforce the existing physical character of the neighbourhood. The lands on the south side of Donalda Crescent with the exception of the subject lands are designated as Mixed Use Areas and fall within an Avenue.

The existing use for single-family dwelling is no longer part of a residential fabric along the south side of Donalda Crescent. The surrounding uses to the east, west and south side of Donalda Crescent are all commercial uses.

Re-designating the subject lands from Neighbourhood to Mixed Use Areas was anticipated by City Planning staff when the lands at 14 Donalda Crescent were re-designated from residential use to commercial use back in 2005. Staff identified an opportunity to expand the mixed use designation to all the properties located on the south side of Donalda Crescent. Donalda Crescent with appropriate setbacks from the street will serve as a firm dividing line between the residential uses on the north and the commercial uses on the south.

Ogden Funeral Home has arrangements with Knox Presbyterian Church for overflow parking at the church’s premises when needed. However, the zoning by-law requires that all parking be located on the lands that they serve. The proposed Mixed Use Areas designation will allow additional parking spaces to be provided on the funeral home lands which will provide relief parking and discourage parking on neighbouring streets.

There will be no additional vehicular access to Donalda Crescent as a result of the parking expansion and the existing driveway from No. 8 Donalda Crescent will be closed. The existing landscape planting along Donalda Crescent will be continued to the eastern edge of No. 8 Donalda Crescent to screen the parking lot from the residential buildings on the north side.

The proposed official plan amendment is appropriate for the land and context.

Zoning

There are 145 surface parking spaces proposed for the entire funeral home operation, although the parking requirement in the current zoning by-law for the entire operation is 73 parking spaces. Under the upcoming city-wide zoning by-law, the parking requirement for the funeral home will be greater and an additional 72 parking spaces will be required for a total of 145 parking spaces. As such, the proposed additional 72 parking spaces will assist the operation to meet current parking standards once the new zoning by-law takes effect.

Additionally, there is no expansion of the funeral home operation with this proposal and the zoning by-law amendment will restrict the use of the lands to parking only (Attachment 6). Any future proposal on the land other than surface parking will require City review and approval.

Traffic Impact, Access, Parking

The applicant is proposing to maintain the existing vehicular access from Donalda Crescent to the existing parking lot. Transportation Services staff have reviewed this proposal and are satisfied that the existing vehicular access from Donalda Crescent is required. This access is needed given the future restrictions imposed by the Sheppard Avenue East Light Rail Transit Line (Sheppard LRT). As a result of the Sheppard LRT, the existing in and out access on Sheppard Avenue will be restricted to right-in/right-out access only. Transportation Services staff are reviewing revised site plans to ensure their previous comments are addressed. All changes will be reflected on the final approved site plans through the site plan approval process.

Tree Preservation and Planting

There are three mature protected trees proposed for removal. The applicant is proposing to replace these trees at the 3 to 1 ratio that is required by Urban Forestry. The applicant is also proposing additional street tree plantings along the Donalda Crescent frontage and Sheppard Avenue frontage. At the request of City Planning staff, the owner is also proposing planting of low shrubs to screen the parking from Sheppard Avenue and also continue the existing planting of evergreen planting along Donalda Crescent to screen the parking lot from the residential buildings on the north side. There is also a planting island proposed within the parking lot with trees and shrubs to improve the property. The applicant has submitted an Arborist report and landscape plan, which is being reviewed by Urban Forestry at the time of the writing of this report. Planting details will be part of the site plan approval application review.

Toronto Green Standard (TGS)

As of January 31, 2010, new planning applications including site plan approval are required to meet Tier 1 environmental performance measures. Since this application was submitted on January 14, 2010, the Toronto Green Standard's Tier 1 is not a requirement but strongly advised. The applicant has shown a willingness to meet many of the City's Green Standards. Based on the applicant's submission, some of the development will include: provision of dedicated bicycle parking, planting of shade trees along all street frontages and within the surface parking lot and on site continuous walkway. All TGS development features will be secured in through the site plan control application review.

Conclusion

The Official Plan and Zoning amendments provide an opportunity to provide additional needed parking spaces for an existing funeral home operation while preserving and protecting the residential neighbourhood to the north of Donalda Crescent. The proposed land use and zoning is appropriate for the subject lands.

CONTACT

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E-mail: cowusug@toronto.ca

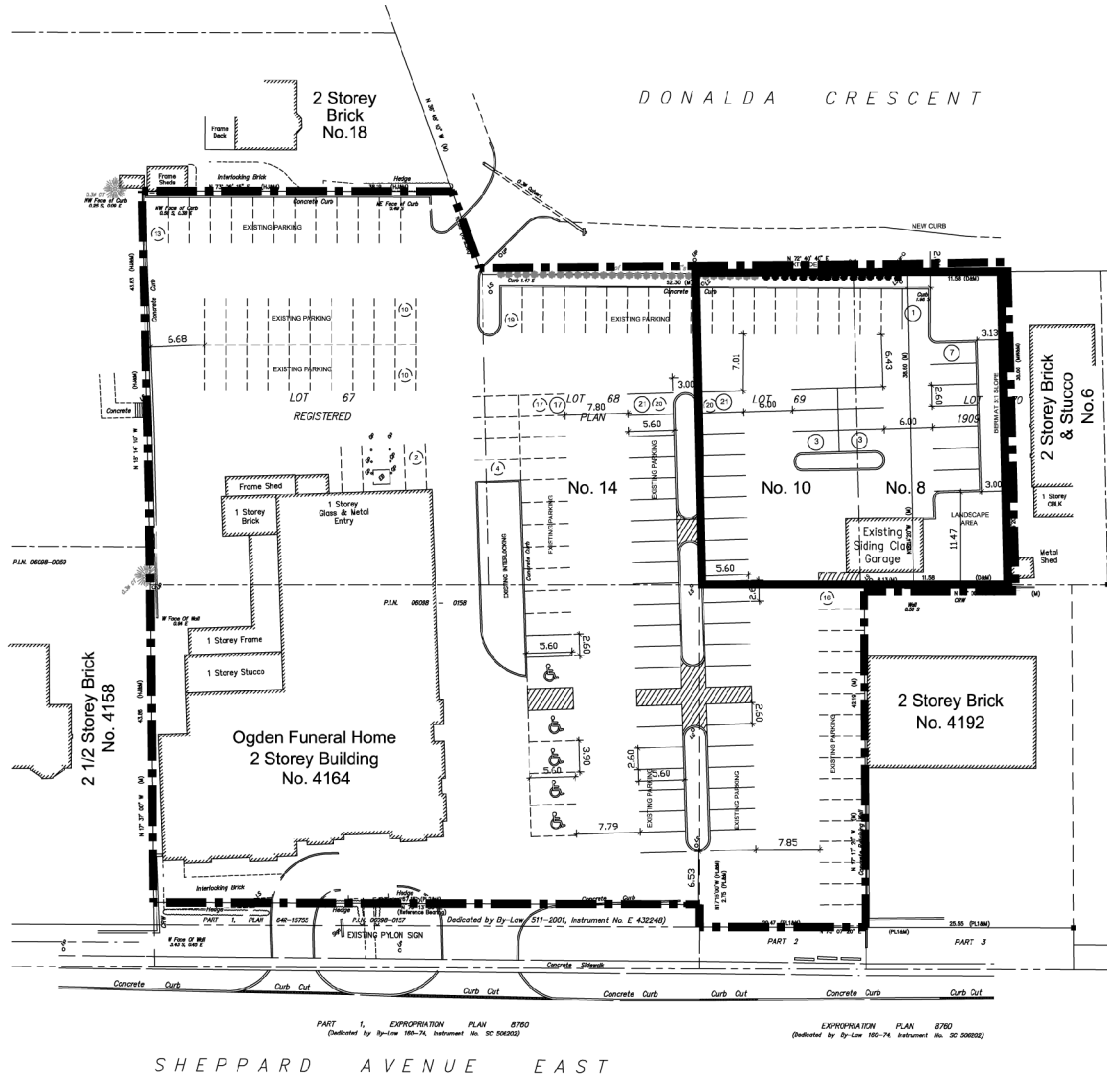
SIGNATURE



Allen Appleby, Director
Community Planning, Scarborough District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Official Plan
Attachment 3: Zoning
Attachment 4: Application Data Sheet
Attachment 5: Draft Official Plan Amendment
Attachment 6: Draft Zoning By-law Amendment
Attachment 7: Draft Site Plan Control By-law

Attachment 1: Site Plan

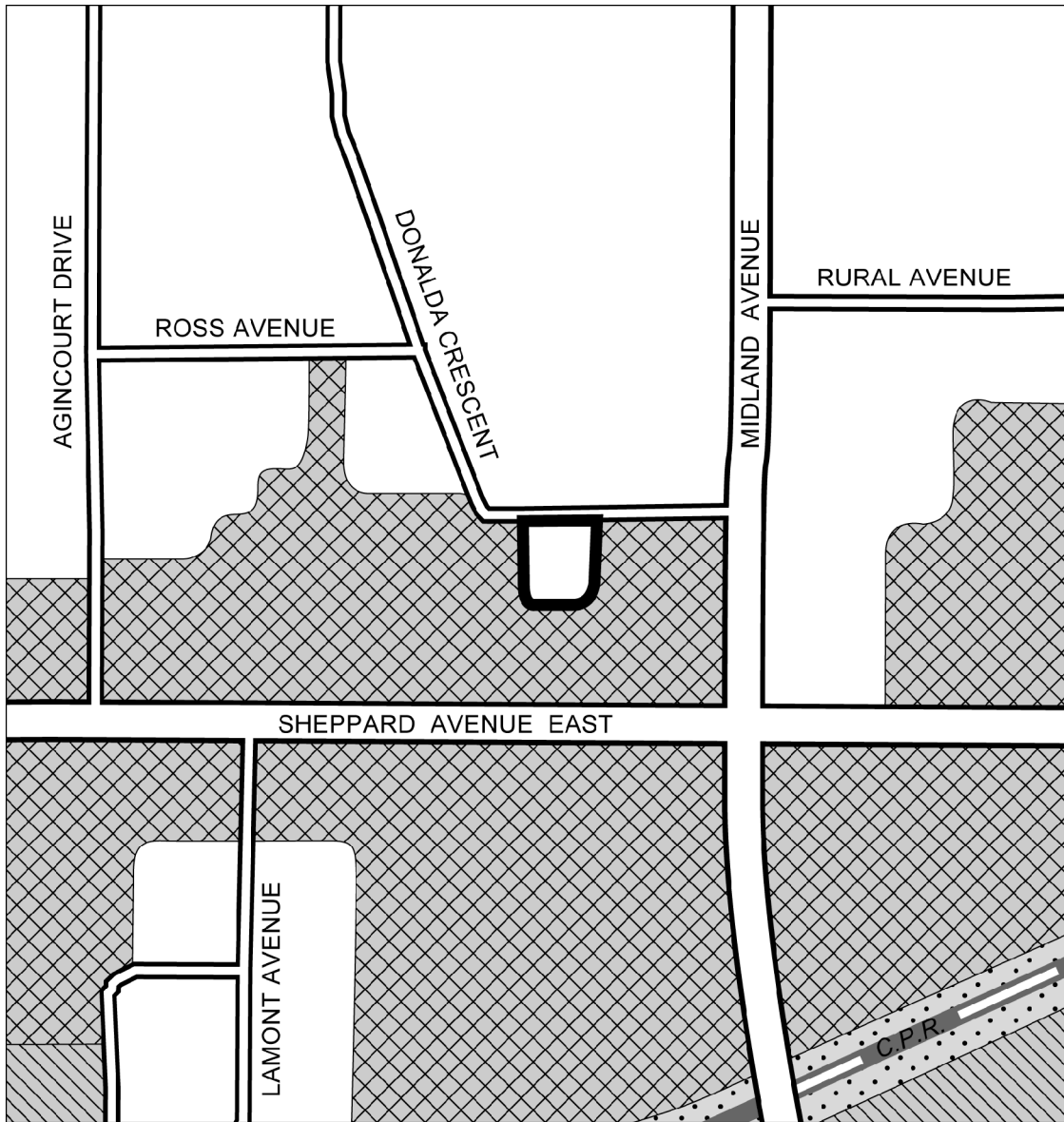


 Lands Subject to OPA / Zoning
 Lands Subject to SPA

Site Plan
 Applicant's Submitted Drawing
 Not to Scale  3/29/10

8 and 10 Donaldda Crescent
 File # 10-104649 OZ

Attachment 2: Official Plan



Toronto City Planning
Official Plan

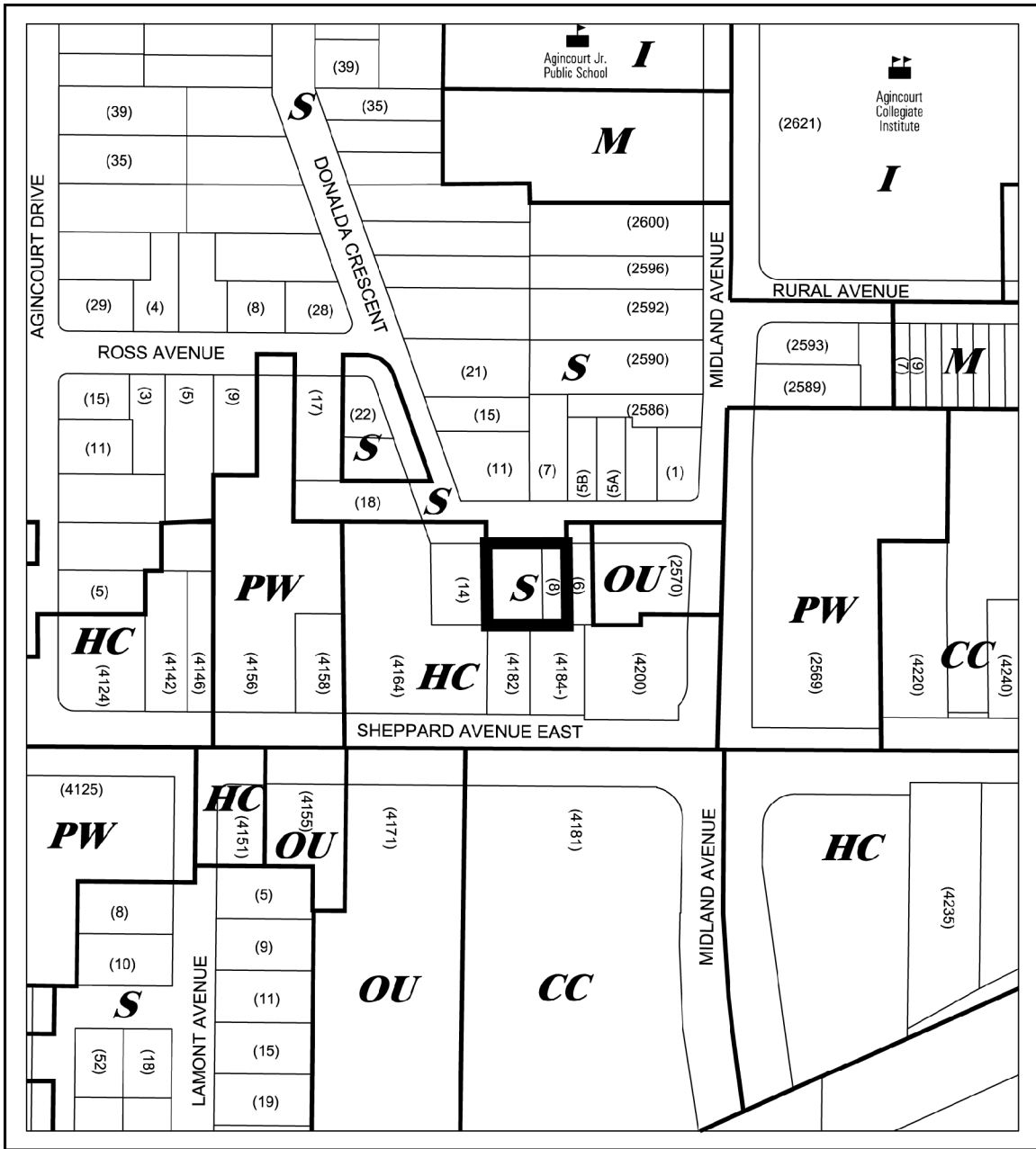
8 and 10 Donalda Crescent

File # 10-04649 OZ

- | | |
|--|---|
|  Site Location |  Utility Corridors |
|  Neighbourhoods | |
|  Mixed Use Areas | |
|  Employment Areas | |


 Not to Scale
 3/5/10

Attachment 3: Zoning



TORONTO City Planning Division
Zoning

8 and 10 Donalda Crescent
 File # 10-104649 0Z

S Single Family Residential
HC Highway Commercial
CC Community Commercial
OU Office Uses

PW Place(s) Of Worship

Agincourt Community By-law
 Not to Scale
 3/5/10



Attachment 4: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	10 104649 ESC 41 OZ
Details	OPA & Rezoning, Standard	Application Date:	10 104654 ESC 41 SA January 14, 2010

Municipal Address: 8 DONALDA CRES
 Location Description: PL 1909 PT LT70 **GRID E4105

Project Description: The applicant proposes to amend the official plan and the zoning of the lands at 8 and 10 Donalda Crescent in order to combine the parcels with the Ogden Funeral Home lands located at 4164 Sheppard Avenue East, to provide additional surface parking. The property at 10 Donalda is mostly paved and contains two sheds and one detached garage while 8 Donalda Crescent contains a one-storey dwelling proposed to be demolished.

Applicant:	Agent:	Architect:	Owner:
LORNE ROSS PLANNING SERVICES INC. LORNE ROSS			SHARON IRENE & GORDON LESLIE MCILMOYLE

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	
Zoning:	S-Single Family Residential	Historical Status:	
Height Limit (m):		Site Plan Control Area:	N

PROJECT INFORMATION

Site Area (sq. m):	1449	Height:	Storeys:	0
Frontage (m):	37.5		Metres:	0
Depth (m):	38.6			
Total Ground Floor Area (sq. m):	0			Total
Total Residential GFA (sq. m):	0		Parking Spaces:	32
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	0			
Lot Coverage Ratio (%):	0			
Floor Space Index:	0			

DWELLING UNITS

Tenure Type:
 Rooms: 0
 Bachelor: 0
 1 Bedroom: 0
 2 Bedroom: 0
 3 + Bedroom: 0
 Total Units: 0

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	0	0
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

CONTACT: PLANNER NAME: Cynthia Owusu-Gyimah, Planner
TELEPHONE: (416) 396-7034

Attachment 5: Draft Official Plan Amendment

Authority: Scarborough Community Council Item ~ [or Report No. ~, Clause No. ~]
as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

To adopt an amendment to the Official Plan for the City of Toronto
respecting the lands known municipally in the year 2009, as
8 & 10 Donalda Crescent

WHEREAS authority is given to Council under the *Planning Act*, R.S.O. 1990, c.P.
13, as amended, to pass this By-law;

WHEREAS Council of the City of Toronto has provided adequate information to the
public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The attached Amendment No. 134 to the Official Plan is hereby adopted pursuant to
the *Planning Act*, as amended.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

**AMENDMENT NO. 134 TO THE OFFICIAL PLAN
OF THE CITY OF TORONTO**

**LANDS MUNICIPALLY KNOWN IN THE YEAR 2010 AS
8 & 10 DONALDA CRESCENT**

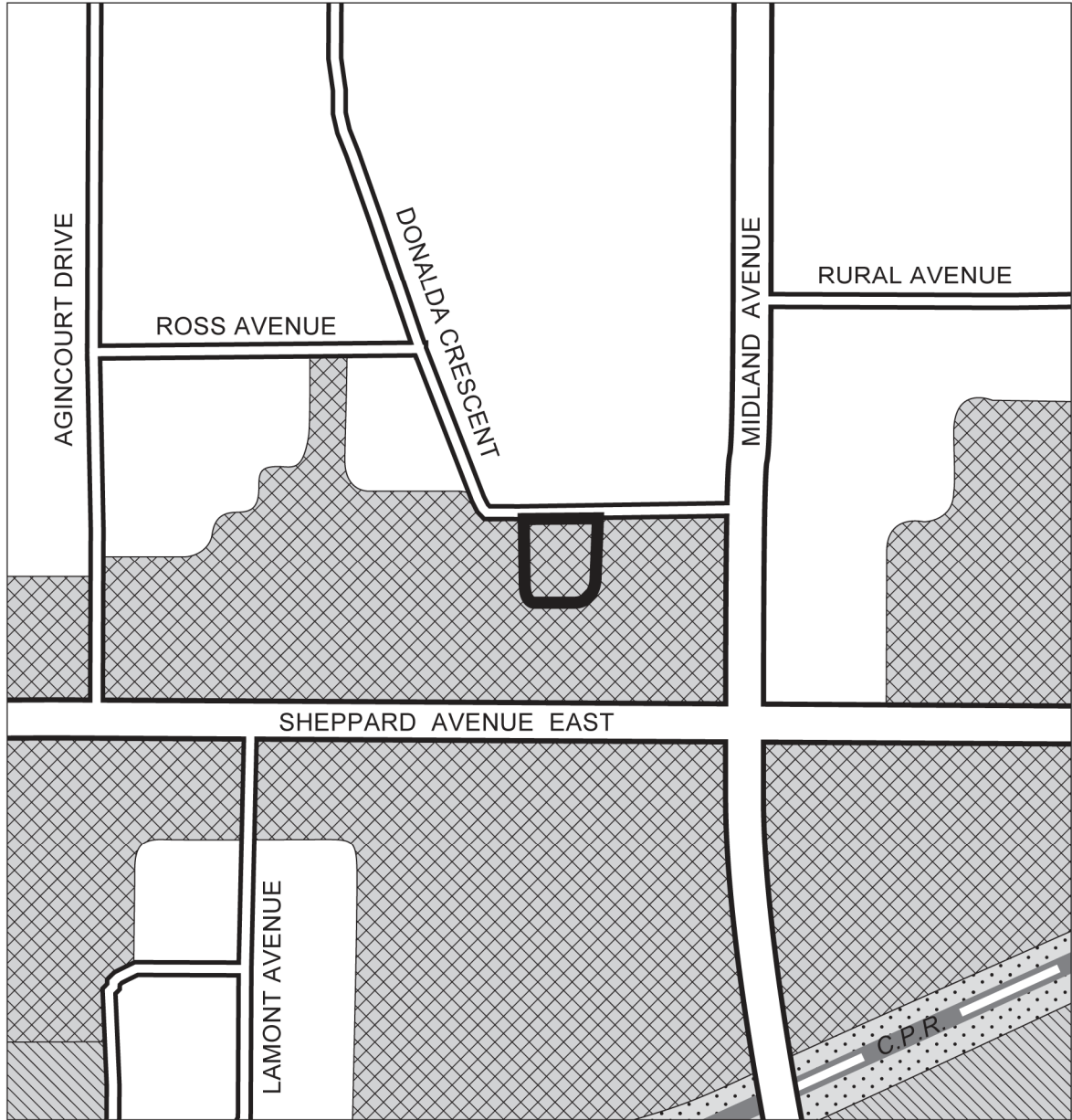
The following text and schedule constitute Amendment No. 134 to the Official Plan for the City of Toronto.

OFFICIAL PLAN AMENDMENT

The Official Plan of the City of Toronto is amended as follows:

1. Map 19, Land Use Plan, is amended by re-designating the lands known municipally as 8 and 10 Donalda Crescent from *Neighbourhoods* to *Mixed Use Areas*, as shown on the attached Schedule 1.

Schedule 1



Official Plan Amendment # 134

Revisions to Land Use Map 19 to Redesignate lands from Neighbourhoods to Mixed Use Areas

8 and 10 Donaldda Crescent

File # 10-04649 02

-  Site Location
-  Neighbourhoods
-  Mixed Use Areas
-  Employment Areas
-  Utility Corridors



Not to Scale
6/24/10

Attachment 6: Draft Zoning By-law Amendment

Authority: Scarborough Community Council Item ~ [or Report No. ~, Clause No. ~]
as adopted by City of Toronto Council on ~, 20~
Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

To amend Agincourt Community Zoning By-law No. 10076, as amended,
with respect to the lands municipally known as, **8 & 10 Donalda Crescent**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. **SCHEDULE “A”** of the Agincourt Community By-law No. 10076, as amended, is hereby amended by deleting the existing Zone Provisions and Performance Standards from the subject lands and replacing it with the following zoning, as shown on Schedule “1” to this By-law:

HC-24-28-32-71-86

2. **SCHEDULE “C”, EXCEPTIONS LIST**, is amended by adding the following EXCEPTION 40 to the lands as shown outlined on Schedule “2” to this By-law.

40. On those lands identified as Exception No. 40, on Schedule “C”, the following provisions shall apply:

(a) Only the following uses are permitted:

- Surface parking for a funeral home
- **Accessory Building.**

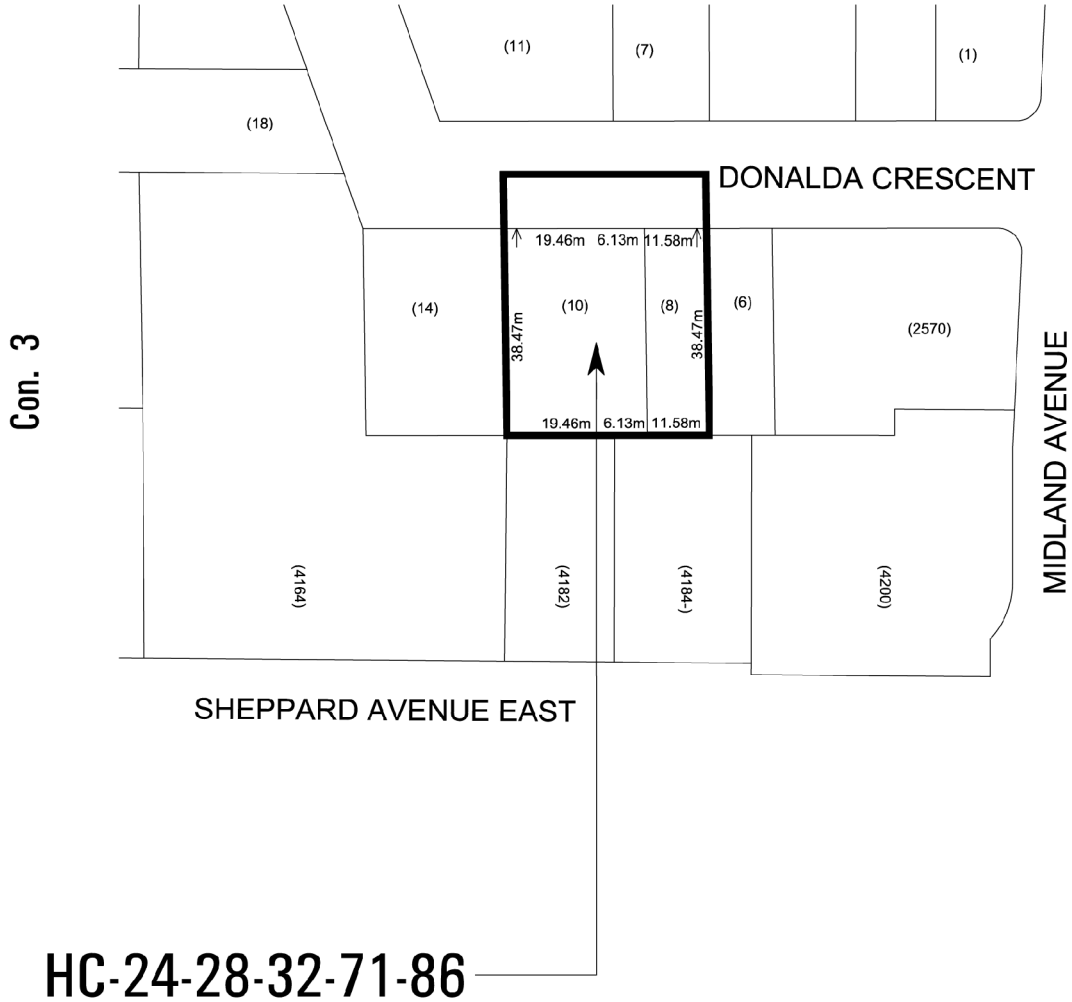
ENACTED AND PASSED this ~ day of ~, A.D. 2010.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

Schedule "1"
Lot 27



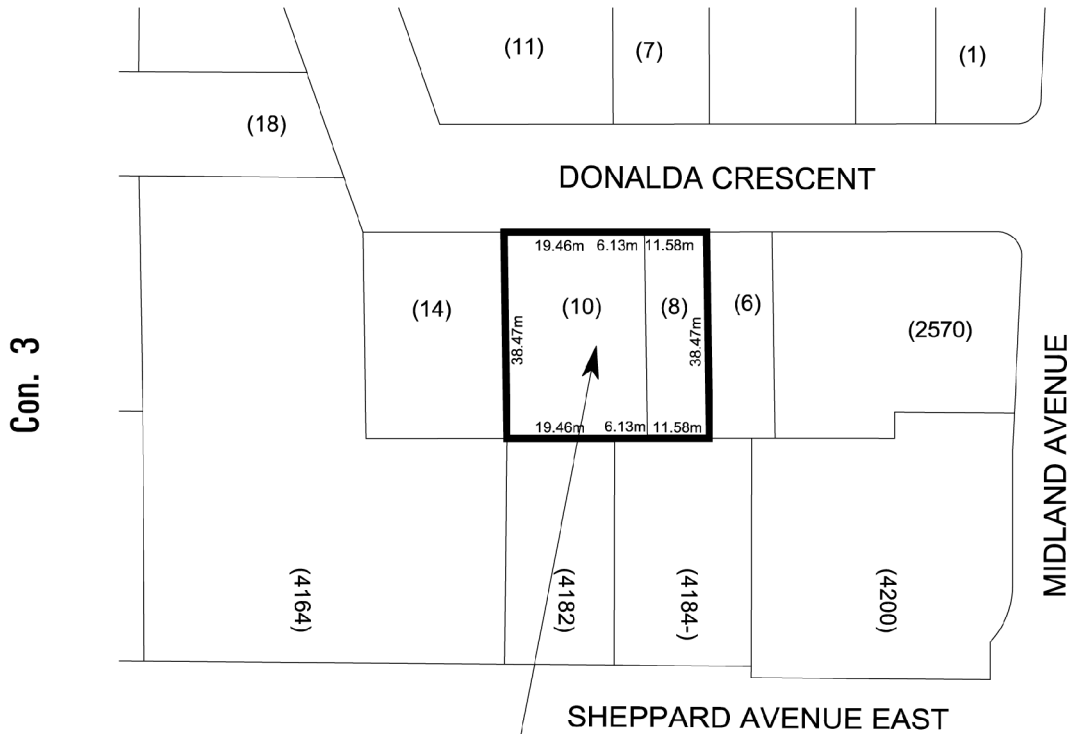
TORONTO Urban Development Services
Zoning By-Law Amendment

8 and 10 Donalda Crescent
File # 10-104649 0Z

 Area Affected By This By-Law

Agincourt Community By-law
Not to Scale
6/23/10


Schedule "2"
Lot 27



Exception No. 40

TORONTO Urban Development Services
Zoning By-Law Amendment

8 and 10 Donalda Crescent

File # 10-104649 0Z

 Area Affected By This By-Law

Agincourt Community By-law
Not to Scale
6/23/10



Attachment 7: Draft Site Plan Control By-law

Authority: Scarborough Community Council Item ~ [or Report No. ~, Clause No. ~]
as adopted by City of Toronto Council on ~, 20~
Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~ 2010

**To amend Site Plan Control By-law No. 21319, as amended, of the former City of Scarborough, to designate a Site Plan Control Area, with respect to the lands known municipally in the year 2009 as,
8 and 10 Donalda Crescent**

WHEREAS authority is given to Council by Section 41 of the *Planning Act*, R.S.O. 1990, as amended, and Section 114 of the *City of Toronto Act*, 2006, to designate the whole or any part of the area covered by an Official Plan as a Site Plan Control Area;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. By-law no. 21319 is amended by designating the land shown outlined by a heavy black line on Schedule '1' of this By-law as a Site Plan Control Area.

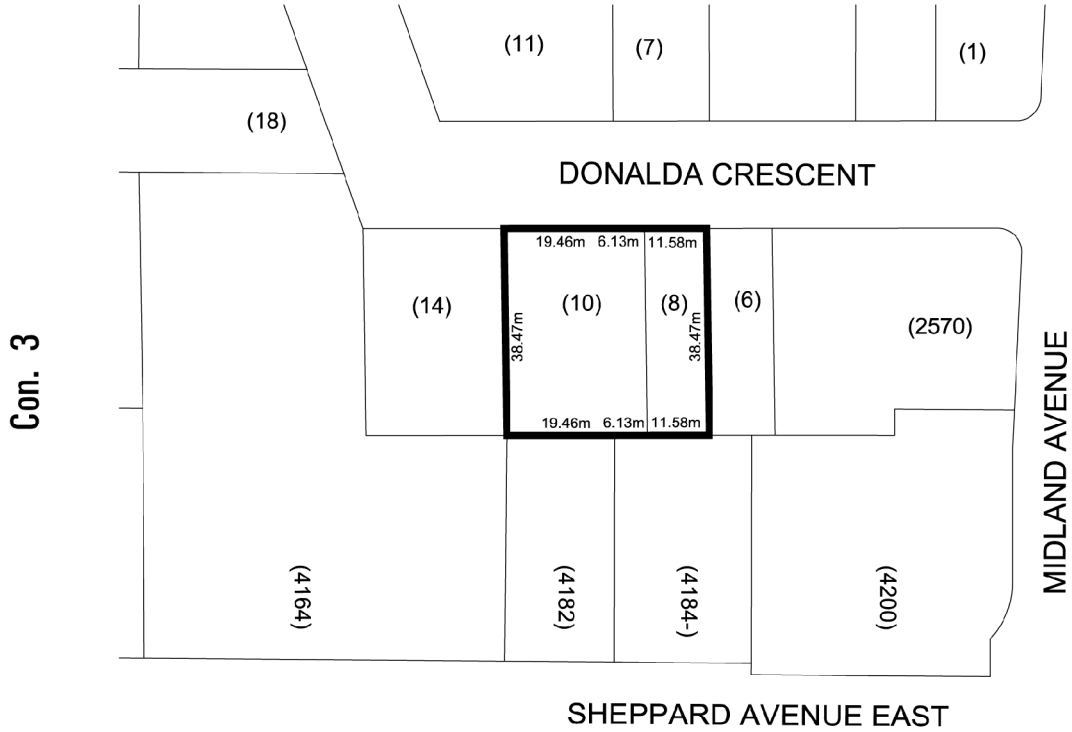
ENACTED AND PASSED this ~ day of ~, A.D. 2010.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

Schedule "1"
Lot 27



TORONTO Urban Development Services
Site Plan Control By-law

8 and 10 Donalda Crescent
File # 10-104649 0Z

 Area Affected By This By-Law

Agincourt Community By-law
Not to Scale
6/23/10