

101 Senlac Road – Application under Funeral, Burial and Cremation Services Act, 2002 and Site Plan Control – Final Report

Date: October 25, 2021

To: North York Community Council

From: Director, Community Planning, North York District
Ward 18 - Willowdale

Planning Application Number: 20 171769 NNY 18 SA

SUMMARY

The applicant proposes to construct a one-storey columbarium at the York Cemetery and 17 new parking spaces, including one accessible parking space. The application requires City Council consideration under the *Funeral, Burial and Cremation Services Act, 2002* (the "*FBCS Act*") and is subject to site plan approval under the *City of Toronto Act, 2006*. At the request of the local Councillor, staff were directed to report to City Council, through North York Community Council, as per the 'bump up' provision in By-law No. 483-2000 for Site Plan Control applications.

Matters related to the establishment, alteration and expansion of cemeteries, burial sites and crematoriums are addressed under the *FBCS Act* and *Ontario Regulation 30/11* (the "*Regulation*"). The *FBCS Act* requires the registrar's consent together with the approval of the local municipality for a proposal to establish, alter, or increase the capacity of a cemetery. The applicant is required to obtain the City's approval, prior to requesting approval from the registrar. The *FBCS Act* also specifies that a local municipality that receives such a request shall grant the approval if, in the municipality's opinion, it is in the public interest. City of Toronto By-law 580-2009 does not delegate to the Chief Planner the authority to make findings of public interest on behalf of the municipality under the *FBCS Act*. Therefore, the determination and approval must be made by City Council.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council find that the request to construct a one-storey columbarium contemplated in File No. 20 171769 NNY 18 SA, at the York Cemetery located at 101

Senlac Road is in the public interest and approve the application under the *Funeral, Burial and Cremation Services Act, 2002* and *Ontario Regulation 30/11*.

2. City Council direct that the City Clerk publish notice of Council's decision in Recommendation 1 in accordance with the *Funeral, Burial and Cremation Services Act, 2002*.

3. City Council direct that the City Clerk provide notice of Council's decision in Recommendation 1 to the Registrar and to the applicant under the *Funeral, Burial and Cremation Services Act, 2002*, together with supporting materials, including a copy of the Report of the Director, Community Planning North York District, dated October 25, 2021.

4. City Council delegate back to the Chief Planner and Executive Director, City Planning, or his designate the authority to issue the Notice of Approval Conditions contained in Attachment 5 of the October 25, 2021 report from the Director, Community Planning, North York District, upon expiry of the appeal period following Clerk's notice and no appeal having been filed under the *Funeral, Burial and Cremation Services Act, 2002*.

5. City Council delegate back to the Chief Planner and Executive Director, City Planning, or his designate the authority to issue final Site Plan Approval.

FINANCIAL IMPACT

The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

PROPOSAL

The application proposes to construct a one-storey columbarium on the eastern side of the York Cemetery located at 101 Senlac Road. A columbarium is a structure designed for the purposes of interring cremated human remains in niches or compartments. To service this development, the application proposes to provide 17 new parallel parking spaces and one accessible parking space located at the front of the new building within the interior roadway. The new parallel parking spaces are located south and west of the proposed columbarium within the interior roadway. The proposed columbarium is 6.43 metres in height and has a gross floor area of 930 square metres.

See Attachment 2 for a location map of the site, Attachment 4 for the existing zoning by-law map, Attachment 6 for the site plan, and Attachment 7 for the elevations of the proposal.

Attachment No. 1 to this report contains additional project statistics and the submitted materials are available on the City's Application Information website:

<http://app.toronto.ca/AIC/index.do?folderRsn=9%2BXHKvt9RtlTFnC2xEYDTw%3D%3D>

APPLICATION BACKGROUND

Application Submission Requirements

The following reports were submitted as part of the complete application:

- Arborist Report and Tree Preservation Plan;
- Archaeological Assessment;
- Heritage Impact Statement;
- Bird Friendly Study;
- Functional Servicing and Stormwater Management Report;
- Hydrological Report; and
- Groundwater Report.

Agency Circulation Outcomes

The application together with the applicable reports noted above, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate conditions of Site Plan Control approval.

POLICY CONSIDERATIONS

Funeral, Burial and Cremation Services Act, 2002

Matters related to the establishment, alteration and expansion of cemeteries, burial sites and crematoriums are addressed under the *Funeral, Burial and Cremation Services Act, 2002* (the "*FBCS Act*") and *Ontario Regulation 30/11* (the "*Regulation*"). The application proposes to construct a one-storey columbarium with a gross floor area of 930 square metres. Section 1 of the *FBCS Act* defines "a columbarium as a structure designed for the purposes of interring cremated human remains in niches or compartments".

Section 145(1) of the *Regulation* defines a "small scale columbarium" as a columbarium having a total volume of less than 15 cubic metres, not including markers affixed to the structure. The *Regulation* requires a cemetery operator to ensure that any building other than a small scale columbarium to be installed in the cemetery to be at least 4.57 metres from any in-ground grave or scattering ground. The proposed columbarium would have yard setbacks of 16.5 metres and 10.0 metres from the nearest burials and scattering grounds.

Section 83(1) of the *FBCS Act* requires the registrar's consent together with the approval of the local municipality for a proposal to alter, or increase the capacity of a cemetery. Section 83(2) of the *FBCS Act* requires the applicant to obtain the City's approval prior to requesting approval from the registrar. The registrar is a person appointed under Section 3 of the *FBCS Act*.

Pursuant to Section 84(1) of the *FBCS Act*, a local municipality that receives a request for an approval to establish, alter or increase the capacity of a cemetery in the municipality shall grant the approval if, in the municipality's opinion, it is in the public interest.

Section 84(4) requires the City to send a copy of its decision with reasons to the registrar and to the applicant and to publish notice of the City's decision in a local newspaper. By publishing notice of the City's decision the public is aware of the decision made and has an opportunity to appeal the decision to the Ontario Land Tribunal 15 days after the publication of this notice.

City of Toronto By-law 580-2009 did not delegate to the Chief Planner authority to make findings of public interest on behalf of the municipality under the *FBCS Act*. Therefore, the determination of the public interest and the approval of the request for the proposal under the *FBCS Act* must be made by City Council.

Site Plan Control

Site Plan approval is also required for the proposed columbarium. Once the appeal period lapses and no appeals have been filed under the *FBCS Act*, the City may issue the Notice of Approval Conditions for the Site Plan Control application and the applicant may work towards satisfying each of the pre-approval conditions required for the final Statement of Approval.

Provincial Land-Use Policies: Provincial Policy Statement and Provincial Plans

Provincial Policy Statements and geographically specific Provincial Plans, along with municipal Official Plans, provide a policy framework for planning and development in the Province. This framework is implemented through a range of land use controls such as zoning by-laws, plans of subdivision and site plans.

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of the Plans represent minimum standards. Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the Plans.

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS and conform with Provincial Plans.

The Provincial Policy Statement (2020)

The Provincial Policy Statement (2020) (the "PPS") provides policy direction province-wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- the efficient use and management of land and infrastructure;
- ensuring the sufficient provision of housing to meet changing needs including affordable housing;
- ensuring opportunities for job creation;
- ensuring the appropriate transportation, water, sewer and other infrastructure is available to accommodate current and future needs; and
- protecting people, property and community resources by directing development away from natural or human-made hazards.

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.6 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans."

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) came into effect on August 28, 2020. This was an amendment to the Growth Plan for the Greater Golden Horseshoe, 2019. The Growth Plan (2020) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part. The Growth Plan (2020), establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the Planning Act.

The Growth Plan (2020), builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2020), take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. In accordance with Section 3 of the Planning Act all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan (2020). Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan (2020).

Toronto Official Plan

The City of Toronto Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location, and built form compatibility of different land uses and the provision of municipal services and facilities. Authority for the Official Plan derives from the *Planning Act* for Ontario. The PPS recognizes the Official Plan as the most important document for its implementation.

This application has been reviewed against the policies of the City of Toronto Official Plan as follows:

Chapter 2 - Shaping the City

Section 2.3.2 of the Official Plan considers the area as part of the *Green Space System* which is comprised of lands with a *Parks and Open Space Areas* designation. These areas include parks and cemeteries and have significant natural heritage or recreational value and which are connected. This section states that these areas should be protected, improved and added to whenever feasible.

Green Space System policies in Chapter 2, including Policy 2.3.2.1, provides that actions will be taken to improve, preserve and enhance the *Green Space System* by:

- b) maintaining and increasing public access to privately owned lands, where appropriate;
- c) restoring, creating and protecting a variety of landscapes.

Chapter 4 - Land Use Designations

The Toronto Official Plan, on Map 16, designates the site as *Parks and Open Space Areas* (see Attachment 3). *Parks and Open Space Areas* are considered areas which offer a range of experiences where people can take a break from the bustle of city life. These areas contain many of the City's natural habitat areas, recreation trails, stormwater management facilities and include some privately owned lands which adjoin a ravine or the waterfront.

The policies for *Parks and Open Space Areas* in Chapter 4, including Policy 4.3.6, indicate that development provided for in *Parks and Open Space Areas* will:

- a) protect, enhance or restore trees, vegetation and other natural heritage features and maintain or improve connectivity between natural heritage features;
- b) preserve or improve public visibility and access, except where access will damage sensitive natural heritage features or areas, or unreasonably restrict private property rights;
- c) maintain, and where possible create linkages between parks and open spaces to create continuous recreational corridors;

- d) maintain or expand the size and improve the usability of publicly owned *Parks and Open Space Areas* for public parks, recreational and cultural purposes;
- e) respect the physical form, design, character and function of *Parks and Open Space Areas*; and
- f) provide comfortable and safe pedestrian conditions.

The Official Plan is available on the City's website here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

Zoning

The site is zoned Open Space - Cemetery Zone (OC) under the City wide Zoning By-law No. 569-2013. A columbarium is permitted in the OC zone. The OC zone sets out provisions for development standards, including maximum height, maximum floor space index (FSI), and separation distances from lot lines and other lots in the Residential Zone category. See Attachment 4 for the existing zoning by-law map.

The City of Toronto Zoning By-law No. 569-2013 can be found here:

<https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

COMMENTS

Provincial Policy Statement and Provincial Plans

The proposal has been reviewed and evaluated against the PPS (2020) and the Growth Plan (2020). Staff have determined that the proposal is consistent with the PPS and conforms with the Growth Plan. These policy documents provide for policies to manage land use patterns efficiently in order to achieve an appropriate affordable and market-based range and mix of uses that include institutional uses, such as cemeteries. The application is consistent with the PPS (2020) and conforms with the Growth Plan (2020).

Policy 4.6 of the PPS states that the official plan is the most important vehicle for implementation of the PPS. Comprehensive, integrated and long-term planning is best achieved through official plans. As noted in the Comments section of the report, the proposal conforms to the Official Plan.

Setbacks and Landscaping

The Official Plan requires that development within *Parks and Opens Space Areas* be reviewed in accordance with Section 4.3.6 to achieve city-building objectives, including the protection and enhancement of natural features, maintaining connections and

access to the public, and to protect the physical form, design, character and function of *Parks and Open Space Areas*. The physical character of cemetery sites provide for natural features which include ample green space, plantings, and trees. These sites are generally accessible for public use.

The proposed columbarium would have direct pedestrian and vehicle access from Beecroft Road to the east and Senlac Road to the west connecting to the main private roadway named Cemetery Boulevard. This boulevard has a physical character that incorporates plantings, trees, and green space. The application would incorporate this physical character by providing setbacks that limit the number of impacted trees from the development, new plantings, and area for pedestrian access.

The building incorporates setbacks from the roadways and a front main wall that jogs along the west and south side. These articulations on the building would provide space for the pedestrian walkway along the building face that would comfortably connect pedestrians with the existing walkway to the west of the site. The development's front walkway area would provide a curb cut for pedestrians that is parallel to the boulevard's pedestrian island within the roadway which connects the cemetery between Senlac Road and Beecroft Road. These setbacks and jogs along the building would also provide for a seating area and an area for new plantings.

The proposed columbarium would have setbacks that comply with the minimum setback requirements of 4.57 metres from any burial or scattering ground as set out in the *FBCS Act*. The south side yard would have a setback of 10 metres and the west side yard would have a setback of 16.5 metres. These setbacks would provide adequate separation distance from any burial or scattering grounds in accordance with the *FBCS Act*.

The application would encourage active transportation with the inclusion of 3 new bicycle racks. The development would also incorporate permeable walkways and a permeable accessible parking space in order to improve drainage and stormwater runoff. The Site Plan Agreement will secure several features, including cycling infrastructure, cool roof and solar panels, tree and native plantings, permeable paving, and bird friendly glazing.

Parking

The application proposes 18 new parking spaces, including 17 parallel spaces and 1 accessible space. The application also proposes 3 bicycle parking spaces in order to encourage cycling use.

The site is accessed off Senlac Road to the west and Beecroft Road to the east onto a private roadway called Cemetery Boulevard. The application is required to provide 17 parking spaces, including 1 additional accessible parking space. The accessible parking space is located directly in front of the proposed columbarium. The additional parallel

parking spaces are located south and west of the proposed columbarium located within the interior roadway. The proposed number of spaces comply with the minimum required in the Zoning By-law. Transportation Services staff has reviewed the location of the proposed parallel parking spaces and have no concerns.

Servicing

Engineering and Construction Services staff are satisfied with the proposed servicing of the development. Post-approval conditions contained in the Notice of Approval Conditions will require the applicant to construct and maintain the development in accordance with the approved stormwater management measures/facilities and site grading plans and reports. As part of the post-approval conditions, Engineering staff will also require that certification be provided to the Chief Engineer and Executive Director of Engineering and Construction Services by the Professional Engineer who designed and supervised the construction of the stormwater management facilities and site grading.

Parkland

The Official Plan contains policies to ensure that Toronto's systems of parks and open spaces are maintained, enhanced and expanded. Map 8B of the City of Toronto Official Plan shows local parkland provisions across the City. In accordance with Chapter 415, Article III of the Toronto Municipal Code, the applicant is required to satisfy the parkland dedication requirement through cash-in-lieu. The proposal is subject to a 2% parkland dedication.

The value of the cash-in-lieu of parkland dedication will be appraised through Real Estate Services. The appraisal will be conducted upon the submission of an application for the first above ground building permit and is valid for six months. Payment will be required prior to the issuance of said permit.

Archaeological Assessment

An archaeological resource assessment identifies and evaluates the presence of archaeological resources also known as archaeological sites. The site has archaeological resource potential and an archaeological assessment has been completed.

The archaeological assessment outlines a historical review of the property with Euro-Canadian settlement history and Indigenous settlement of the property and surrounding area. The archaeological assessment report outlines that a Stage 1 background assessment was undertaken. This assessment entails a consideration of the proximity of previously registered archaeological sites and the environmental setting of the property, along with nineteenth and twentieth-century settlement trends. Based on this research, the Stage 1 assessment concluded that the property retains potential for historical Euro-Canadian archaeological resources, while the potential for Indigenous

resources is low. To determine potential for Indigenous resources potential, several characteristics are assessed, including access to water or other geographic characteristics, elevated topography, pockets of well-drained sandy soil, distinctive land formations that may have been special or spiritual places for Indigenous populations, physical indicators such as burials, structures, or rock paintings, and resource areas including quartz, or copper.

The archaeological assessment also included a Stage 2 field assessment which entails a test pit survey at five metre intervals and 10 metres when disturbance was encountered. The Stage 2 assessment found that no archaeological resources or intact soil profiles were encountered during the course of the survey.

The 'Standards and Guidelines for Consultant Archaeologists' (administered by the Ministry of Heritage, Sport, Tourism and Culture Industries) defines a buffer of 100 metres around registered historical sites. The site is within the vicinity of the Michael Sheppard House within the York Cemetery grounds, approximately 175 metres west of the subject site. A plaque commemorating the building indicates it was built in the early 1850s. The archaeological assessment does not recommend any further assessment of the subject property and identifies no impacts or concerns with the proposal.

Heritage Planning staff concur with this determination and has provided post-approval conditions to be contained in the Notice of Approval Conditions and secured in the Site Plan Agreement that require the Owner of the site to contact the Ministry of Heritage, Tourism, Sport and Culture Industries and Heritage Planning in the event deeply buried and/or previously undocumented archaeological remains are encountered during construction.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Article III (Private Tree By-law). There are a total of 42 total trees associated with the development site. Twelve of these trees are designated for 'Preserve' which are considered trees far enough away from the development that do not require additional protection methods.

There are a total of 14 trees that are designated 'Protect' which are located within close proximity to the proposed construction and are required to be protected behind tree protection fencing in accordance with the City of Toronto's *Tree Protection Policy and Specifications for Construction Near Trees*. Trees designated 'Protect' must have protection fencing around the entirety of the tree's Tree Protection Zone ("TPZ") prior to the commencement of the proposed construction and shall remain in place for the duration of the project. Trees designated 'Protect' are proposed to be protected without injury.

There are a total of 3 trees that are designated for 'Injure' which will undergo encroachment of their TPZ in order to facilitate the proposed development. Trees

designated 'Injure' only pertain to trees that are by-law regulated. There are a total of 10 trees designated for 'Removal'.

Urban Forestry staff are in agreement with the contents outlined in the Arborist Report and Landscaping Plan and require permits for a total of 13 trees in order to facilitate the proposed development, including 10 trees for removal and 3 trees for injury. There are a total of 33 proposed trees within the site. As part of pre-approval conditions contained in the Notice of Approval Conditions, Urban Forestry are requiring the submission of an application to remove 10 privately owned trees and an application to injure 3 privately owned trees.

Toronto Green Standard

City Council has adopted the four-tier Toronto Green Standard (the "TGS"). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the TGS. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

The applicant is required to meet Tier 1 of the TGS. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2050 or sooner. Performance measures for the Tier 1 development features which will be secured through the architectural and landscaping drawings include cycling infrastructure, cool roof and solar panels, tree and native plantings, permeable paving, and bird friendly glazing.

Conclusion

The proposal has been reviewed against the policies of the PPS (2020), the Growth Plan (2020), and the Toronto Official Plan. Staff are of the opinion that the proposal is consistent with the PPS (2020) and does not conflict with the Growth Plan (2020). Furthermore, the proposal conforms with the Toronto Official Plan, particularly as it relates to the protection and enhancement of landscapes and trees in *Parks and Open Space Areas* and encourages public access to privately owned sites.

The proposal represents an appropriate and efficient use of land that would address current space limits within the York Cemetery grounds, while providing adequate setbacks in accordance with the *FBCS Act*. The proposal is in accordance with site plan matters to be considered under Section 41 of the *Planning Act* and Section 114 of the *City of Toronto Act, 2006*. Planning staff recommend approval, in principle, of the proposed Site Plan Control application, subject to the conditions provided in Attachment 5. Staff recommend that City Council endorse the Notice of Approval Conditions in Attachment 5 and delegate final approval of the Site Plan application back to staff.

For the foregoing reasons, Staff recommend that City Council find the request to construct a one-storey columbarium related to the establishment, alteration and expansion of cemeteries, burial sites and crematoriums to be in the public interest and grant approval of the request pursuant to the *Funeral, Burial and Cremation Services Act, 2002* and *Ontario Regulation 30/11*. Staff also recommend that notice of the decision be published and that the Registrar be notified as required by the *FBCS Act*.

CONTACT

Michael Romero, Planner
Tel. No. 416-395-6747
E-mail: Michael.Romero@toronto.ca

SIGNATURE

David Sit, MCIP RPP
Director, Community Planning, North York District

ATTACHMENTS

City of Toronto Data/Drawings
Attachment 1: Application Data Sheet
Attachment 2: Location Map
Attachment 3: Official Plan Land Use Map
Attachment 4: Existing Zoning By-law Map
Attachment 5: Proposed Notice of Approval Conditions

Applicant Submitted Drawings
Attachment 6: Site Plan
Attachment 7: Elevations

Attachment 1: Application Data Sheet

Municipal Address: 101 Senlac Road Date Received: July 23, 2020

Application Number: 20 171769 NNY 18 SA

Application Type: Site Plan Control

Project Description: Site Plan application to permit a one-storey building, approximately 930 m² in area, "York Cemetery". The proposal includes 17 parallel parking spaces and one accessible parking space.

Applicant	Agent	Architect	Owner
CARRIER MAUSOLEUMS CONSTRUCTION INC	CARRIER MAUSOLEUMS CONSTRUCTION INC	Raimondo + Associates Architects Inc.	MOUNT PLEASANT GROUP OF CEMETERIES

EXISTING PLANNING CONTROLS

Official Plan Designation:	Other Open Spaces	Site Specific Provision:	N
Zoning:	OC	Heritage Designation:	N
Height Limit (m):	15.0	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 294,439 Frontage (m): 406 Depth (m): 789

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	3,259		930	4,189
Residential GFA (sq m):				
Non-Residential GFA (sq m):	3,259		930	4,189
Total GFA (sq m):	3,259		930	4,189
Height - Storeys:	1	1	1	1
Height - Metres:			6.43	6.43

Lot Coverage Ratio (%): 0.315 Floor Space Index: 0.0031

Floor Area Breakdown Above Grade (sq m) Below Grade (sq m)

Residential GFA:
 Retail GFA:
 Office GFA:
 Industrial GFA:
 Institutional/Other GFA: 4,189

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:				
Other:				
Total Units:				

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:					
Total Units:					

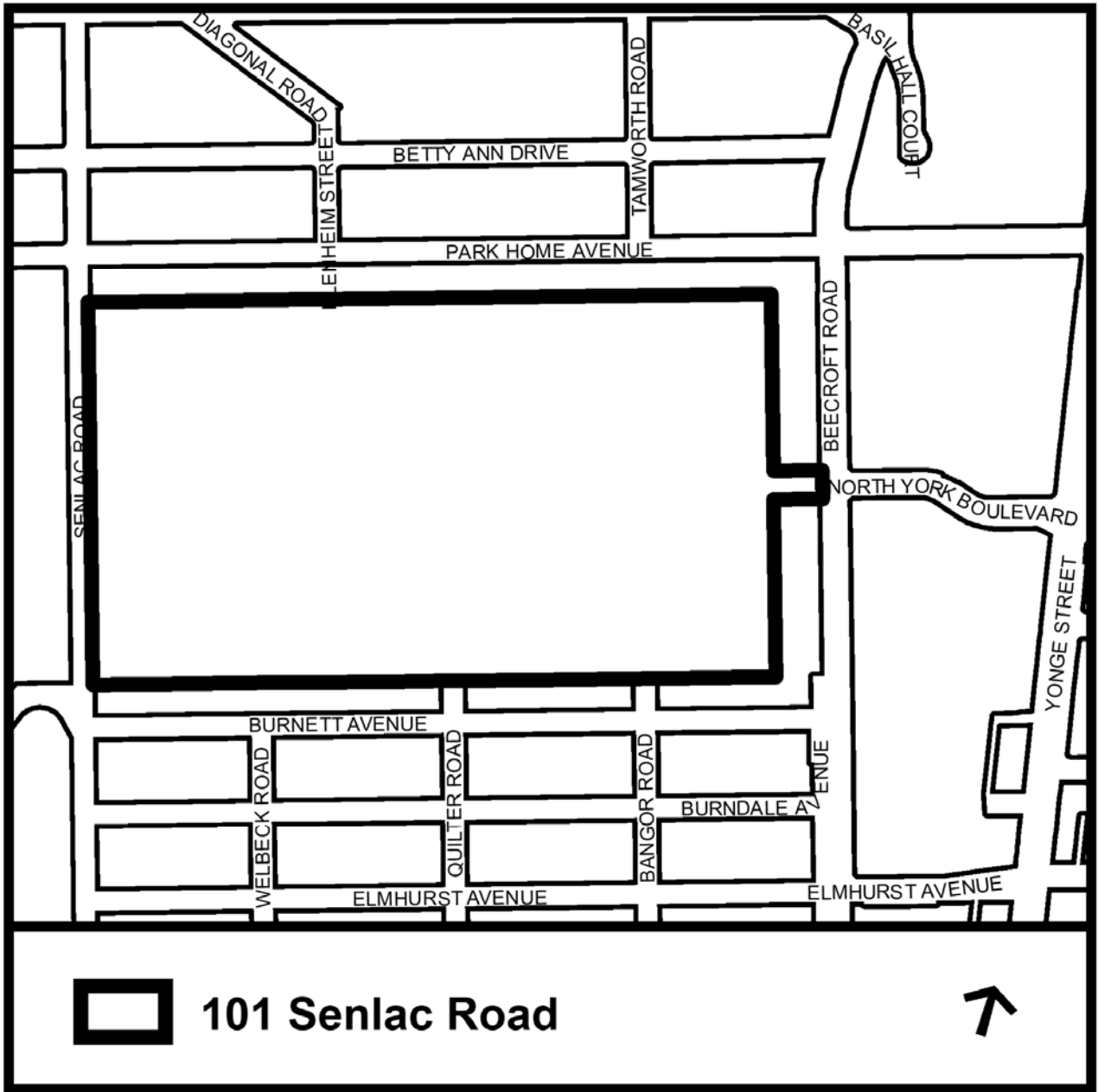
Parking and Loading

Parking Spaces:	151	Bicycle Parking Spaces:	3	Loading Docks:	0
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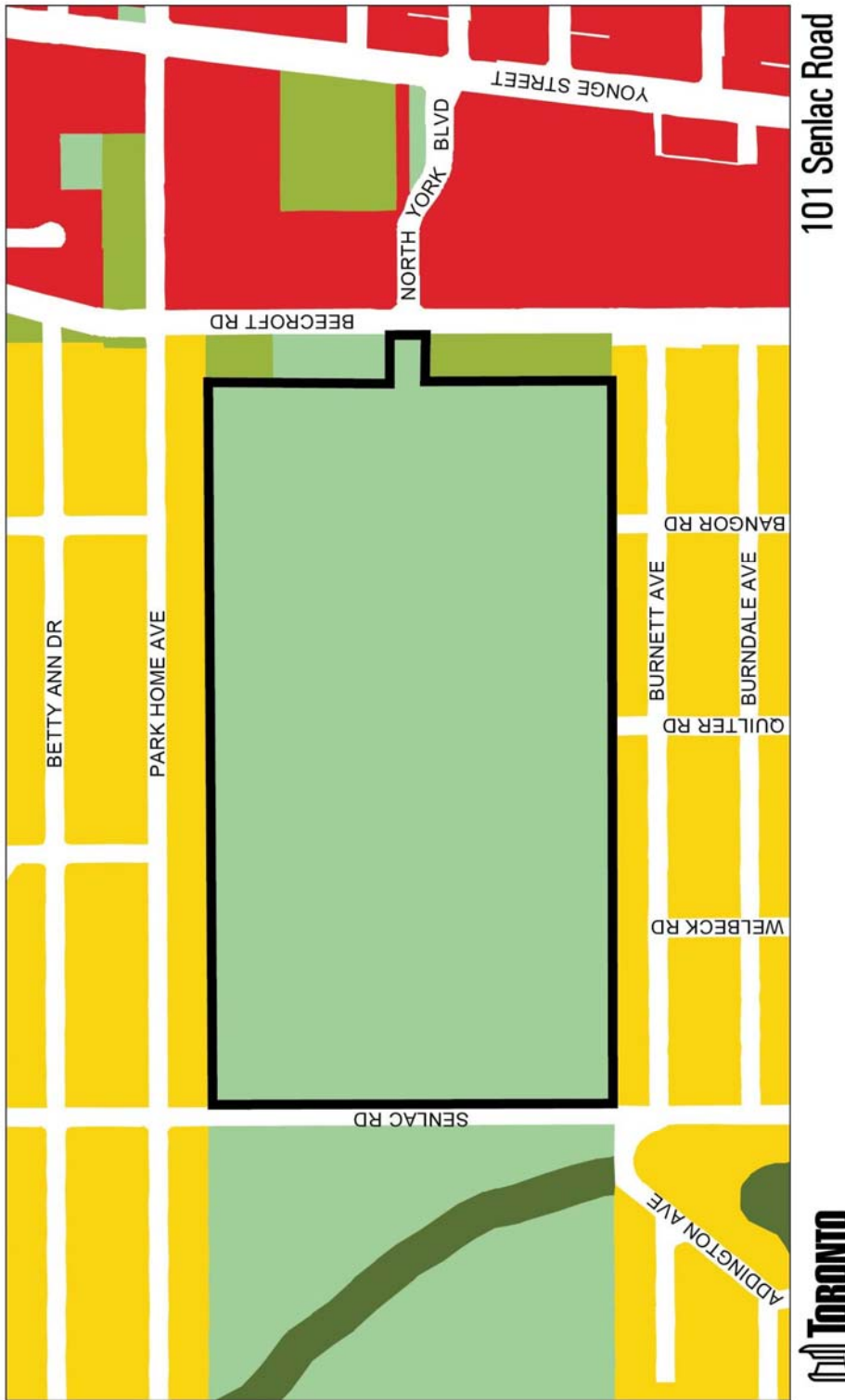
CONTACT:

Michael Romero, Planner
 416-395-6747
 Michael.Romero@toronto.ca

Attachment 2: Location Map

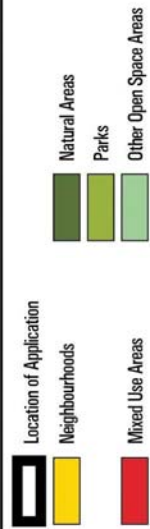


Attachment 3: Official Plan Land Use Map



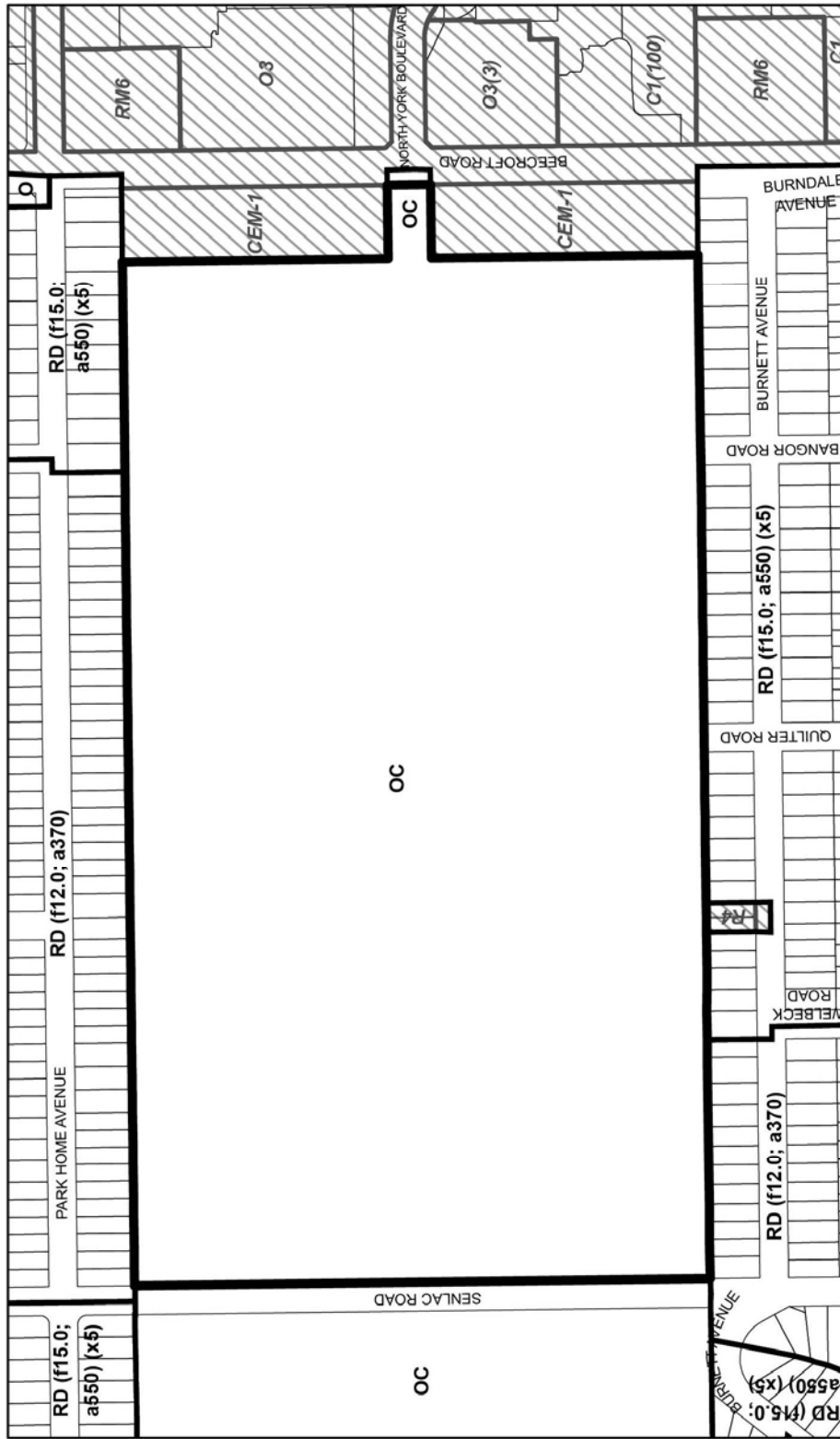
Official Plan Land Use Map #16

File # 20 171769 NMY 18 SA



Not to Scale
09/15/2021

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

101 Senlac Road

File # 20 171769 NNY 18 SA

-  Location of Application
-  Residential Detached
-  Open Space
-  Open Space Cemetery
-  See Former City of North York By-law No. 7625
-  R4 One-Family Detached Dwelling Fourth Density Zone
-  RIM6 Multiple-Family Dwellings Sixth Density Zone
-  C1 General Commercial Zone
-  O1 Open Space Zone
-  O3 Semi-Public Open Space Zone
-  CEM-1 General Cemetery Zone

Map to Scale
 Extracted: 09/14/2021

Attachment 5: Proposed Notice of Approval Conditions

The City Planning Division, North York District, has completed the review of your proposal for a one-storey columbarium at 101 Senlac Road, as outlined in the following plans and drawings:

Drawing No.	Drawing Name	Prepared By	Drawing & Revision Date
A101	New 1-Way Road Plan	Raymond + Associates Architects Inc	July 17, 2021 Revision 6
A102	Subject Site Plan	Raymond + Associates Architects Inc	July 17, 2021 Revision 6
A105	Roof Plan	Raymond + Associates Architects Inc	July 17, 2021 Revision 6
A200	Elevations	Raymond + Associates Architects Inc	July 17, 2021 Revision 6
A300	Cross Sections	Raymond + Associates Architects Inc	July 17, 2021 Revision 6
L1	Landscape Plan	Snow Larc Landscape Architecture Ltd	September 21, 2021 Revision 5
TPP1	Tree Inventory and Protection Plan	Snow Larc Landscape Architecture Ltd	September 21, 2021 Revision 5
C-101	Grading and Erosion Sediment Control Plan	Stantec	July 26, 2021 Revision D
C-102	Servicing Plan	Stantec	July 26, 2021 Revision D
C-103	Servicing Plan	Stantec	July 26, 2021 Revision D
C-104	Servicing Plan	Stantec	July 26, 2021 Revision D
C-501	Details	Stantec	July 26, 2021 Revision D
C-502	Details	Stantec	July 26, 2021 Revision D

The issuance of the City's Notice of Approval Conditions letter does not constitute site plan approval. The Chief Planner's designate, the Director of Community Planning will be in a position to issue approval of the plans and drawings listed herein and to satisfy applicable law requirements of Section 41(16) of the *Planning Act* and Section 114 of the *City of Toronto Act, 2006*, once the Owner has satisfied all of the pre-approval conditions set out herein.

It is the Owner's responsibility to work with the respective City divisions to satisfy the pre-approval conditions set out below. Please note that if the pre-approval conditions are not fulfilled within two (2) years of the date of this notice, then this notice is no longer valid and a new submission is required unless a written request for time extension is received and granted by the Chief Planner or his designate.

PRE-APPROVAL CONDITIONS

LEGAL SERVICES – Stephanie Morrow (416) 397-5379

1. The Owner shall enter into the City's standard site plan agreement to and including registration of the site plan agreement on title to the subject lands by the City at the Owner's expense.

CITY PLANNING – Michael Romero (416) 395-6747

2. The Owner shall obtain the consent of the Registrar to increase the capacity of the York Cemetery, in accordance with the Funeral, Burial, Cremation Services Act, 2002, Ontario Regulation 30/11.

3. The Owner shall submit to the Chief Financial Officer and Treasurer as a deposit a letter of credit or certified cheque in the amount of \$112,000.00 to the satisfaction of the Director, Community Planning, North York District, for landscaping, including (but not limited to) any planting, fencing, decorative paving, retaining walls, terraces, and/or other landscape features.

The letter of credit shall be in a form satisfactory to the Treasurer in accordance with its standard format for letters of credit as of the date of submission of the letter of credit to the City, and which shall provide for automatic renewal rights at the end of term, to complete all outstanding work required by these conditions. The deposit shall be returned to the Owner at such time as the Director, Community Planning, North York District is satisfied that the property has been developed in accordance with the approved drawings and the conditions of approval.

URBAN FORESTRY – Quinn Dunn (416) 338-6925

4. The Owner shall submit an application to remove ten (10) privately owned trees and an application to injure three (3) privately owned trees.

B. POST APPROVAL CONDITIONS

ENGINEERING AND CONSTRUCTION SERVICES

1. The Owner shall remove all existing accesses, curb cuts, traffic control signs, etc. along the development site frontage that are no longer required and reinstate the boulevard within the right-of-way, in accordance with City standards and to the satisfaction of the Chief Engineer and Executive Director of Engineering and Construction Services.

2. The Owner shall provide and maintain off-street vehicular loading and parking facilities and access driveways in accordance with the approved plans and drawings, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.

3. The Owner must install and maintain appropriate signage and pavement markings on-site directing such as but not limited to: vehicle stopping and circulation, designated disabled parking, loading, and pedestrian walkways, to the satisfaction of the General Manager of Transportation Services
4. The Owner shall ensure that any refuse and recyclable materials generated by the building are collected by a private refuse collection firm.
5. The Owner shall construct and maintain stormwater management measures/facilities and site grading as recommended in the accepted Functional Servicing Report, revision 2, dated February 26, 2021, prepared by Stantec Consulting Ltd., Stormwater Management Report, revision 2, dated February 26, 2021, prepared by Stantec Consulting Ltd., and Grading and Erosion Sediment Control Plan, Drawing No. C-101, Revision D, dated July 26, 2021, prepared by Stantec Consulting Ltd.
6. The Owner shall construct and maintain site servicing indicated on the accepted Servicing Plan, Drawing No. C102-C104, Revision D, dated July 26, 2021, prepared by Stantec Consulting Ltd.
7. The Owner shall provide certification to the Chief Engineer and Executive Director of Engineering and Construction Services by the Professional Engineer who designed and supervised the construction that the stormwater management facilities and site grading have been constructed in accordance with the accepted Stormwater Management Report and the accepted Grading Plans by Stantec Consulting Ltd.
8. The Owner shall provide certification to the Chief Engineer and Executive Director of Engineering and Construction Services by the Professional Engineer who design and supervised the construction that the site servicing facilities have been constructed in accordance with the accepted drawings by Stantec Consulting Ltd.
9. The Owner shall provide two (2) certification letters, signed and stamped by the Mechanical Engineer and Structural Engineer, to the satisfaction of the Chief Engineer & Executive Director, Engineering and Construction Services, that the building has been constructed slab-on-grad that does not require a private water drainage system. Refer to Attachment A and Attachment B for the letter templates.
10. The Owner acknowledges and agrees that Staff have reviewed this application on the understanding it will comprise one parcel of land upon completion. The Owner shall not convey or transfer any part of the Development Site in any other manner than that agreed to above if to do so would result in either the retained parcel or the conveyed or the transferred parcel ceasing to comply with Chapters 681 or 851 of the City of Toronto Municipal Code, as amended, which prohibit a private service connection, that connects to a municipal water or sewer system, from servicing more than one property. Each parcel shall have separate service connections to the municipal water and sewer systems, including any associated stormwater management systems, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, at the sole cost to the Owner. Further, the Owner shall prepare all plans and studies as required by the City for the servicing at the sole cost of the Owner.

URBAN FORESTRY

11. The Owner must submit to Urban Forestry supervisor at tpprnorth@toronto.ca a letter/email with photos documenting that the installed tree protection hoarding and signage has been installed for the City and privately owned trees as prescribed in the approved Arborist Report and Tree Protection plan and in accordance with the City of Toronto's Tree Protection Policy and Specifications for Construction Near Trees, and to the satisfaction of Urban Forestry on behalf of the General Manager of Parks, Forestry & Recreation. This letter/email should be submitted prior to construction beginning.
12. The Owner agrees to strictly adhere to the Tree Protection Specifications contained in the approved Arborist Report and Tree Preservation Plan and as per the City of Toronto's Tree Protection Policy and Specifications for Construction near Trees.
13. The Owner agrees to notify all builders, contractors and agents of all tree protection requirements where any part of the development will be carried out by them on behalf of the owner to the satisfaction of Urban Forestry on behalf of the General Manager of Parks, Forestry & Recreation.
14. The Owner agrees to ensure that all tree protection barriers are maintained in good condition, and are not to be moved, altered or removed until all construction activities have been completed and removal of the barriers has been approved by Urban Forestry on behalf of the General Manager of Parks, Forestry & Recreation. Provided the approved tree protection is maintained as specified in the approved Arborist Report and Tree Protection Plan and in accordance with the City of Toronto's Tree Protection Policy and Specifications for Construction near Trees, the Tree Security Deposit may be released at the completion of construction. If it is discovered that there is unauthorized encroachment within a tree protection zone, or a tree was not protected in accordance with the above noted documents, the deposit will be retained for an extended period. Should the tree's condition decline as a result of construction and/or encroachment the deposit may not be refundable.
15. Upon completion of construction activities, the Owner shall notify Urban Forestry, at tpprnorth@toronto.ca prior to the removal of the protection hoarding the trees to be preserved according to the approved Tree Protection Plan, to arrange for an inspection of the site.
16. The Owner shall have a qualified company implement and maintain tree planting on the subject land in accordance with the approved plans to the satisfaction of Urban Forestry, on behalf of the General Manager of Parks, Forestry and Recreation. All trees must be planted as per the plans approved by Urban Forestry, and must arrive on site in Ball and Burlap condition with a minimum caliper of 70mm (or as specified on the approved planting plan). Prior to planting, each tree shall have the burlap untied/unwrapped from the upper portion of the root ball (along with part of the wire cage if necessary), and soil brushed away or removed from the top of the root ball until the first proper root is identified, indicating the top of the original/permanent root crown. The tree is then to be planted with this level considered as the top of the root ball for all other instructions. Any tree found planted with the actual root crown more than 2.5cm

below finished grade may be rejected and require replacement or replanting at the City's discretion.

17. Upon the planting of the new trees on the subject land, the Owner shall assume the full responsibility for the maintenance and health of the private trees and shall take no action or permit any action that will injure, damage, destroy or prevent the trees from maturing to the point that the trunk of the tree measures 30 cm in diameter or more, measured at 1.4 m above ground level.

18. Any proposed revisions/alterations to the approved plans or permits that affect trees must be approved by Urban Forestry on behalf of the General Manager of Parks, Forestry & Recreation.

HERITAGE PLANNING

19. In the event that deeply buried and/or previously undocumented archaeological remains are encountered on the property during construction activities, the Heritage Operations Unit of the Ministry of Heritage, Tourism, Sport and Culture Industries, must be notified immediately at (416) 212-8886 as well as the City of Toronto, Heritage Planning Unit at (416) 392-4395.

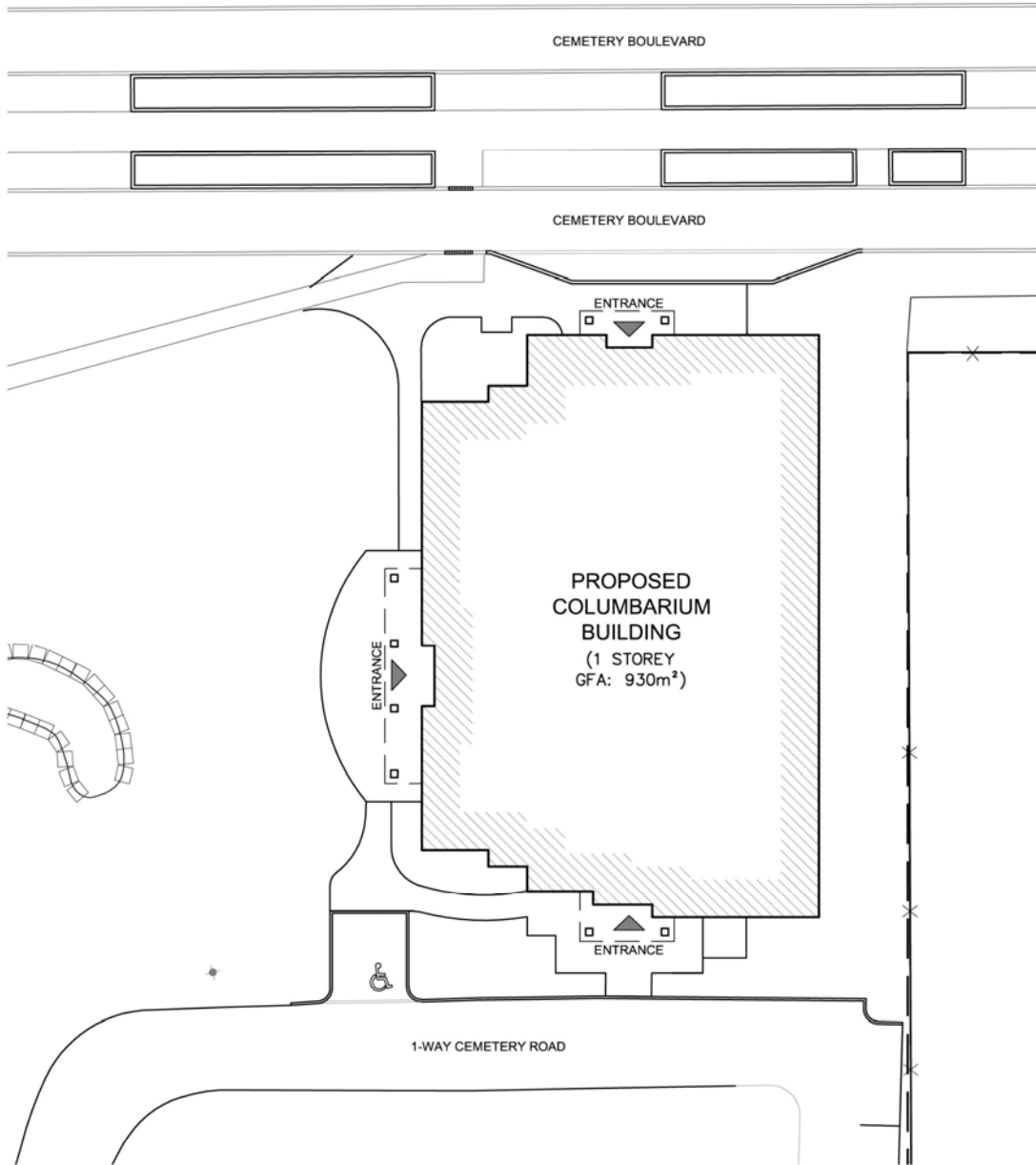
20. In the event that human remains are encountered during construction, the proponent should immediately contact both the Ministry of Heritage, Tourism, Sport and Culture Industries, and the Registrar of Burial Sites, War Graves, Abandoned Cemeteries and Cemetery Closures, of the Ministry of Government and Consumer Services, (416) 212-7499.

21. If any expansions to the boundaries of the subject property are proposed, further archaeological assessment work may be required.

BELL CANADA

22. The Owner agrees that should any conflict arise with existing Bell Canada facilities or easements within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.

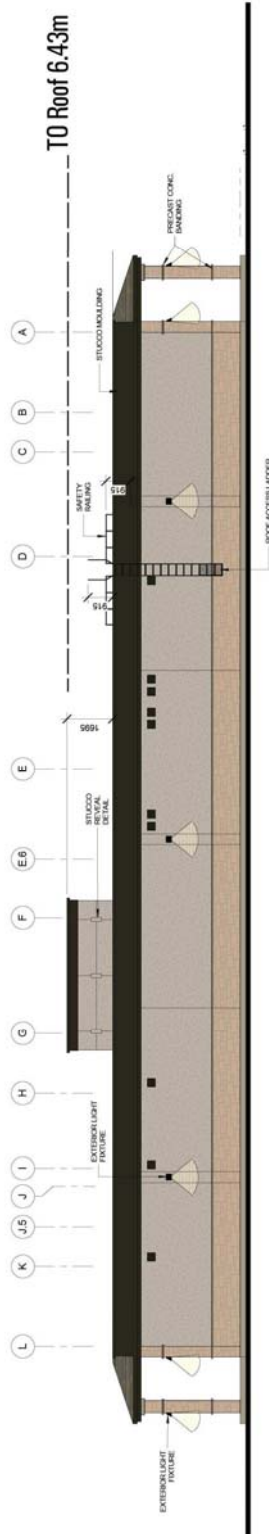
Attachment 6: Site Plan



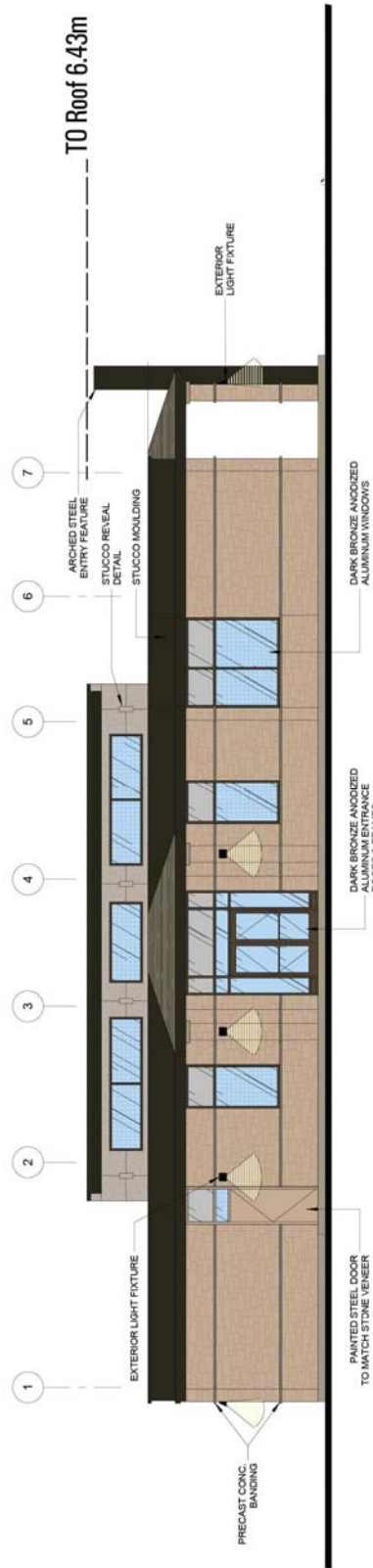
Site Plan



Attachment 7: Elevations



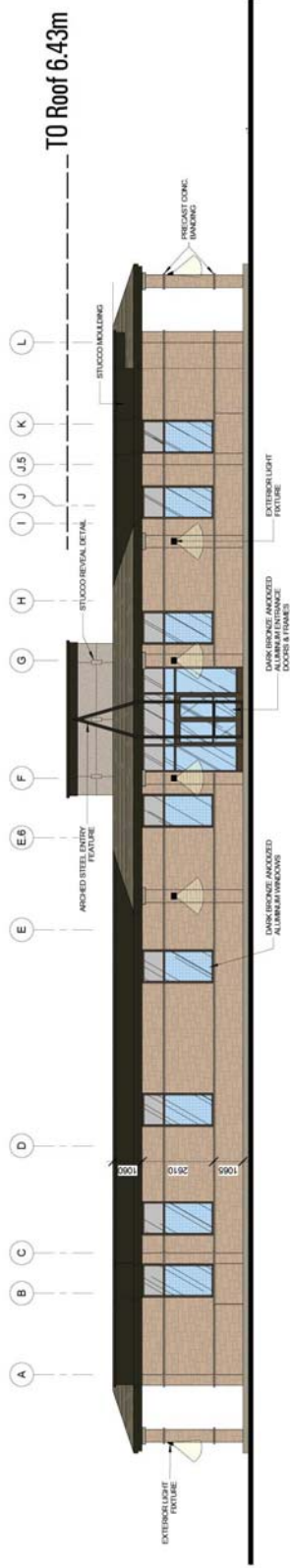
East Elevation



North Elevation



South Elevation



West Elevation