



STAFF REPORT ACTION REQUIRED

8 & 10 Donalda Crescent – Official Plan & Rezoning Application - Preliminary Report

Date:	March 31, 2010
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 41 – Scarborough-Rouge River
Reference Number:	10 104649 ESC 41 OZ

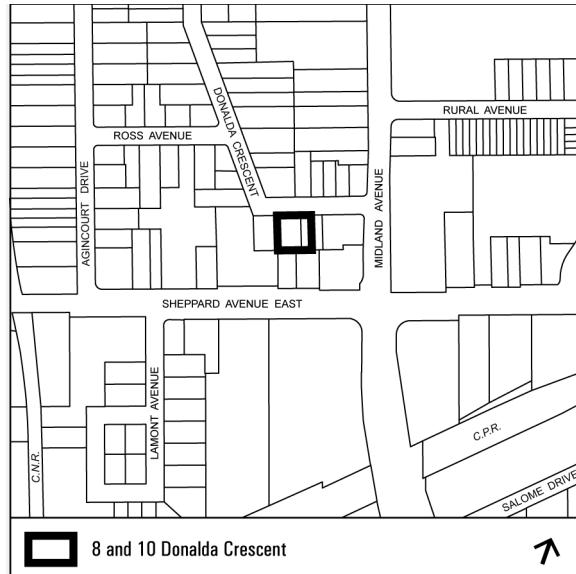
SUMMARY

The 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 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 is developed with a one-storey dwelling proposed to be demolished.

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 normal planning review process including the scheduling of a community consultation meeting and the preparation of a final report once all required information is submitted and issues raised during the review have been satisfactorily addressed.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 8 & 10 Donalda Crescent, 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.

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 service 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 north-east 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.

Pre-Application Consultation

Pre-application consultation meetings were held with the applicant to discuss complete application submission requirements.

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 27 surface parking spaces (Attachment 1: Site Plan).

Site and Surrounding Area

The lands subject to this application have 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 Donald 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 in the front yard and three mature trees 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 dwelling used as a 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. 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 lands are identified as Avenues on Map 2 Urban Structure. Avenues are important corridors along major streets where re-urbanization is anticipated and encouraged to create new housing and job opportunities while improving the pedestrian environment, the look of the street, shopping opportunities and transit service for community residents.

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 designated as Mixed Use (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. However, in considering an official plan and zoning by-law amendment for these lands, staff will recommend that these lands be subject to site plan control. The applicant has submitted a site plan approval application (10 104654 ESC 41 SA). The site plan application will be reviewed, and pending approval of the official plan and rezoning applications, the lands will be placed under site plan control.

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 will be 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 and transition to the adjacent residential uses on the north side will be addressed in detail.

Tree Preservation

There are three mature trees on site that may be subject to the City’s Tree Preservation By-law. The submitted landscape plan shows that the trees will be preserved and illustrate tree protection measures for these three trees.

Heritage Preservation

The application has been circulated to Heritage Preservation Services (HPS) for review and comment. Heritage Preservation Services staff have determined that the property is in an area of archaeological potential and have requested that the applicant submit an Archaeological Assessment.

Reasons for the Application

An official plan amendment and zoning 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.

COMMENTS

Application Submission

In addition to the applicant's planning rationale report, no other reports or studies were submitted. A notification of incomplete application was issued on February 12, 2010. The submission of an Archaeological Assessment would fulfil the requirements of a complete application.

Issues to be Resolved

Official Plan

The subject site is designated "Neighbourhoods", where redevelopment proposals are to respect and reinforce the existing physical character of the neighbourhood. However, the remaining lands south of Donald Crescent are all designated Mixed Use and fall within an Avenue.

Staff will review the application within the context of the applicable official plan policies to determine the appropriateness of the proposed official plan amendment and rezoning application and the impact it may have on the surrounding area.

Transit

This segment of Sheppard Avenue is within the proposed Sheppard Avenue East Light Rail Transit Line (Sheppard LRT), for which construction has started. The Sheppard LRT is proposed to extend from Don Mills station to Meadowvale Road. Once completed, the Sheppard East LRT will provide an enhanced level of public transit within the Sheppard Corridor and a direct connection to the Sheppard Subway.

There are two LRT stops proposed in proximity to the subject lands; one at Midland Avenue and the other at Agincourt GO Station. Staff will review the application to ensure that the proposal takes into consideration the Sheppard LRT design.

Parking and Traffic

The site will be connected to the adjacent parking on the west side through extension of the existing drive aisle. The applicant is proposing to maintain the existing vehicular access to the Ogden Funeral Home north parking lot from Donald Crescent and right in/right out access only to Sheppard Avenue East given the future restriction of the proposed Sheppard Avenue East Light Rail Transit Line (Sheppard LRT). The appropriateness of maintaining the Donald Crescent access in relation to the existing and future access and parking conditions will be determined through the review of the application.

Toronto Green Standard

Staff will be encouraging the applicant to review sustainable development opportunities by utilizing the Toronto Green Standard, adopted by City Council in July 2006.

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

CONTACT

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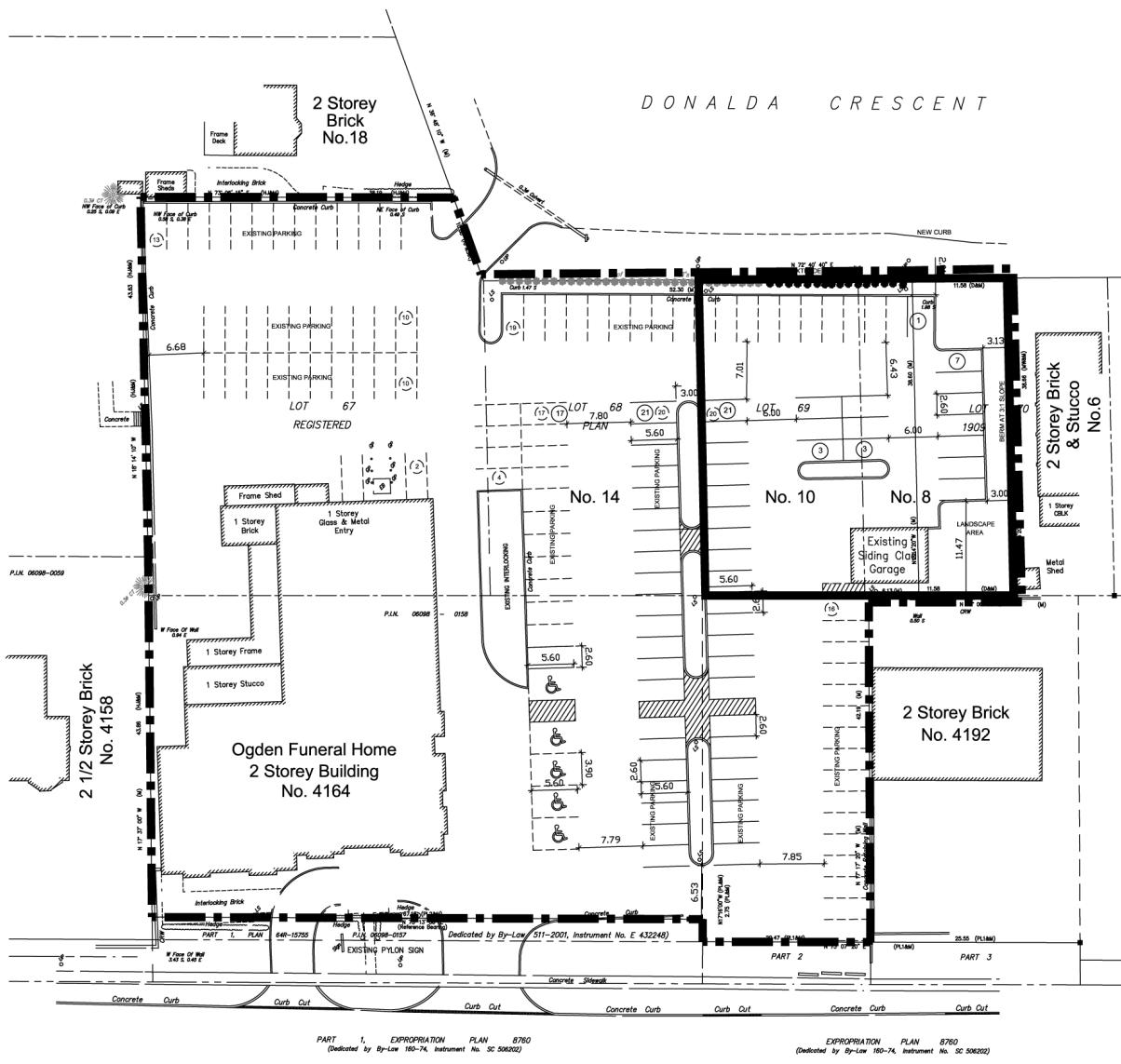
SIGNATURE

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 1: Site Plan



Site Plan

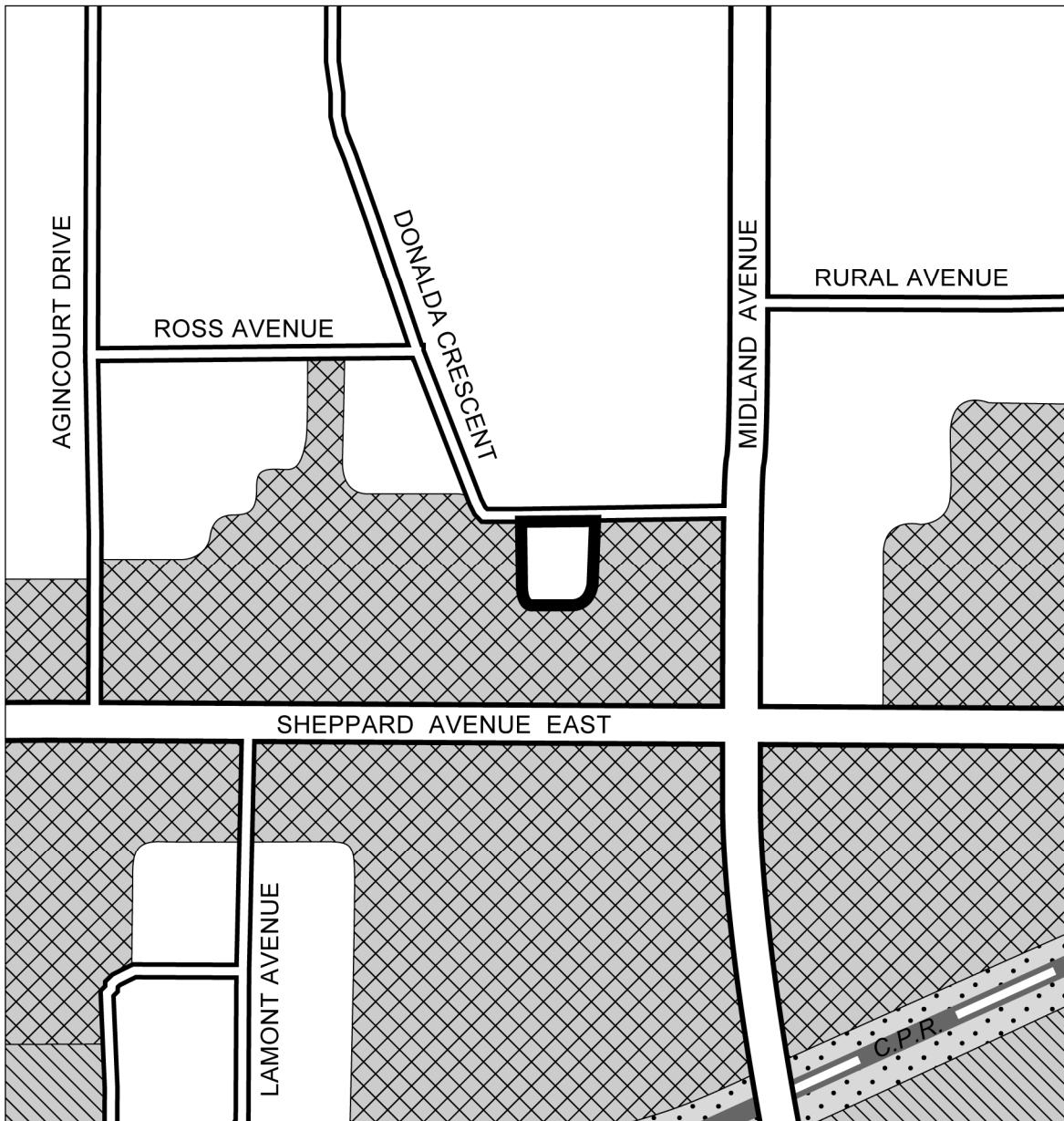
Applicant's Submitted Drawing

Not to Scale
3/29/10

8 and 10 Donald Crescent

File # 10-104649 OZ

Attachment 2: Official Plan



TORONTO City Planning
Official Plan

8 and 10 Donalda Crescent

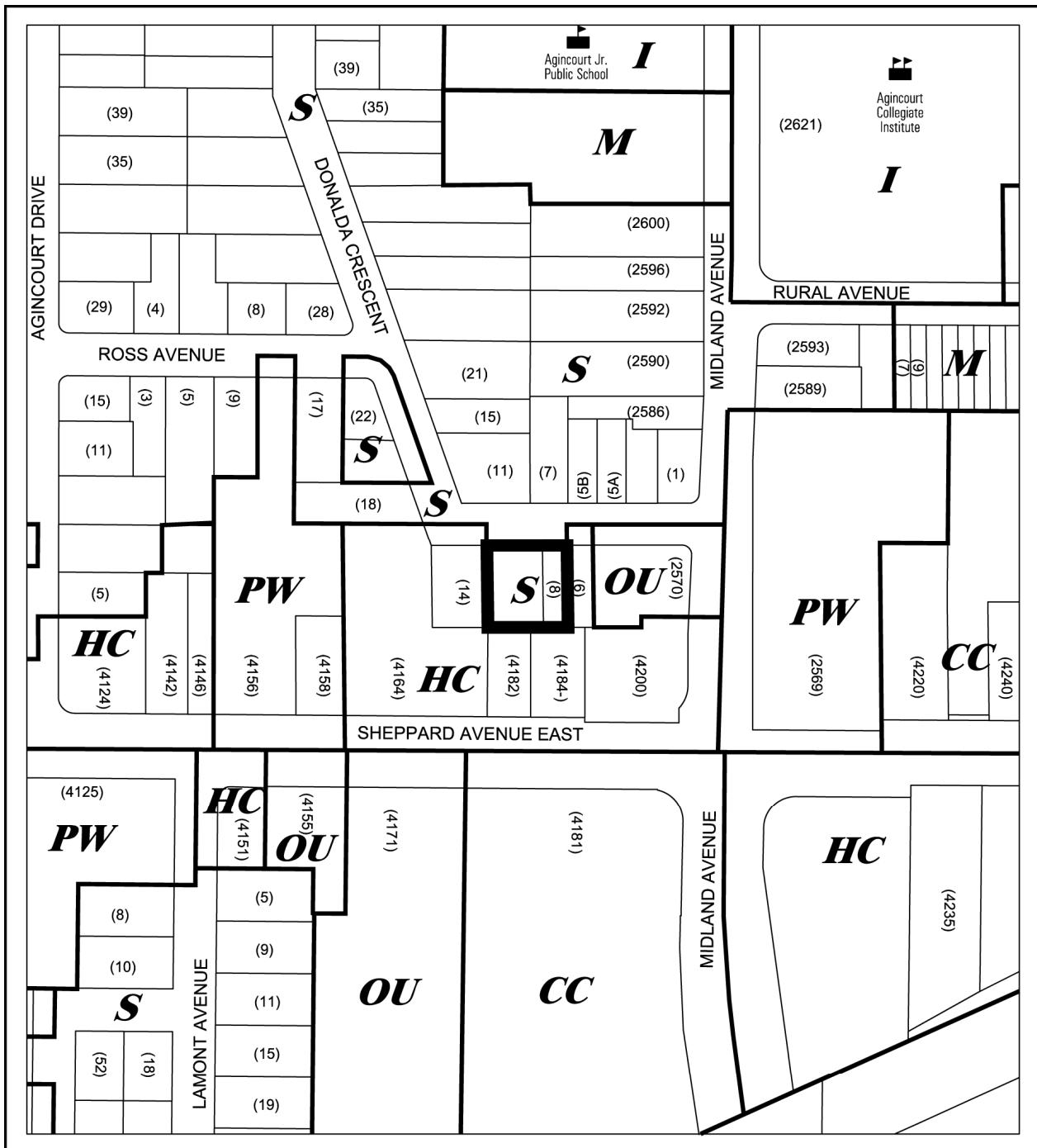
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| | Site Location |
| | Neighbourhoods |
| | Mixed Use Areas |
| | Employment Areas |

Utility Corridors

↑
Not to Scale
3/5/10

Attachment 3: Zoning



TORONTO
City Planning
Division
Zoning

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

PW Place(s) Of Worship

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

8 and 10 Donalda Crescent
File # 10-104649 OZ

Attachment 4: Application Data Sheet

Application Type Details	Official Plan Amendment & Rezoning, Site Plan Approval OPA & Rezoning, Standard	Application Number: 10 104649 ESC 41 OZ 10 104654 ESC 41 SA
Municipal Address:	8 & 10 DONALDA CRES	Application Date: January 14, 2010
Location Description:	PL 1909 PT LT70 **GRID E4105	
Project Description:	Proposal to combine the parcels at 8 and 10 Donald Crescent to provide additional surface parking for Ogden Funeral Home at 4164 Sheppard Avenue East. The existing dwelling at 8 Donald Crescent would be demolished. The applicant is also proposing to include the property at 4182 Sheppard Avenue east for additional parking. All three parcels will be integrated with the existing funeral home parking through drive aisles.	
Applicant:	Agent:	Architect:
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:	27
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:	FLOOR AREA BREAKDOWN (upon project completion)		
	Above Grade	Below Grade	
Rooms:	0	Residential GFA (sq. m):	0
Bachelor:	0	Retail GFA (sq. m):	0
1 Bedroom:	0	Office GFA (sq. m):	0
2 Bedroom:	0	Industrial GFA (sq. m):	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0
Total Units:	0		

CONTACT:

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