

42 Donalda Crescent Committee of Adjustment Application

Date: July 2, 2025

To: Chair and Committee Members, Committee of Adjustment, Scarborough District

From: Director, Community Planning, Scarborough District

Ward: Scarborough Agincourt

File No: A0109/25SC

Hearing Date: July 9, 2025

RECOMMENDATIONS

Community Planning staff recommend that should the Committee of Adjustment approve this application, the following conditions be imposed:

1. The applicant must obtain the necessary permits for the removal of any trees. In compensation for the removal of the two existing trees, the applicant must plant two replacement trees in the rear yard, to the satisfaction of the Supervisor, Urban Forestry, Tree Protection and Plan Review, Scarborough District.
2. The Owner shall build substantially in accordance with the following drawings:
 - a) Site Plan Drawing No. SP01 prepared by Mi-Ko Urban Consulting Inc., dated February 10, 2025, and as generally illustrated on Figure 1 attached to the report from the Director, Community Planning, Scarborough District, July 2, 2025.
 - b) Proposed Front Elevation Drawing No. A05 prepared by Mi-Ko Urban Consulting Inc., dated December 03, 2024, and as generally illustrated on Figure 2 attached to the report from the Director, Community Planning, Scarborough District, July 2, 2025.
 - c) Proposed North Elevation Drawing No. A06 prepared by Mi-Ko Urban Consulting Inc., dated December 03, 2024, and as generally illustrated on Figure 3 attached to the report from the Director, Community Planning, Scarborough District, July 2, 2025.
 - d) Proposed Rear Elevation Drawing No. A07 prepared by Mi-Ko Urban Consulting Inc., dated December 03, 2024, and as generally illustrated on Figure 4 attached to the report from the Director, Community Planning, Scarborough District, July 2, 2025.

- e) Proposed South Elevation Drawing No. A08 prepared by Mi-Ko Urban Consulting Inc., dated December 03, 2024, and as generally illustrated on Figure 5 attached to the report from the Director, Community Planning, Scarborough District, July 2, 2025.

Any other zoning non-conformities that may appear on these plans that are not reflected in the written decision are not otherwise authorized.

APPLICATION

The application proposes to construct a new 1.5 storey rear yard garden suite. There are no alterations proposed for the existing two-storey dwelling.

COMMENTS

The subject property is located on the west side of Donalda Crescent, generally north of Sheppard Avenue East and west of Midland Avenue in the Agincourt Community. The property is designated *Neighbourhoods* on Map 19 in the Toronto Official Plan, and is zoned Residential Detached (RD) in the city-wide Zoning By-law 569-2013, as amended.

Site and Area Specific Policy (SASP) 670 of the Official Plan establishes development criteria for garden suites in *Neighbourhoods*. Subsection b) iv) of SASP 670 states the development and design of a garden suites should not result in the injury or removal of a healthy tree protected under Municipal Code Chapters 608, 658, and 813 on the subject property or adjacent properties. The location and massing of the proposed garden suite is on lands where two trees of over 30 cm diameter are located. The Arborist Report submitted in support of the application indicates the aforementioned trees are in poor condition and would require a permit for removal. Urban Forestry staff has reviewed the Arborist Report, and concurs with the report's recommendations. As such, Urban Forestry will be issuing permits to remove the two trees under Municipal Code Chapter 813.

Subsection b) ix. of SASP 670 encourages the planting of new trees as part of the development of a garden suite. This policy direction also aligns with the City's objectives for urban forest protection, climate resiliency, and the preservation of landscaped open space. Community Planning staff recommend that the applicant plant two replacement trees in the rear yard to compensate for the removal. The replacement planting shall be to the satisfaction of the Supervisor, Urban Forestry, Tree Protection and Plan Review, Scarborough District.

Community Planning staff also recommends that the decision be tied to the subject Site Plan and Elevation Plans (as shown in Figure 1 to Figure 5) to ensure that the proposed dwelling is built substantially in accordance with the submitted drawings as they relate to the overall proposed garden suite. For greater certainty, it should also be specified that

other zoning non-conformities that may appear on these plans that are not reflected in the written decision are not otherwise authorized.

CONTACT

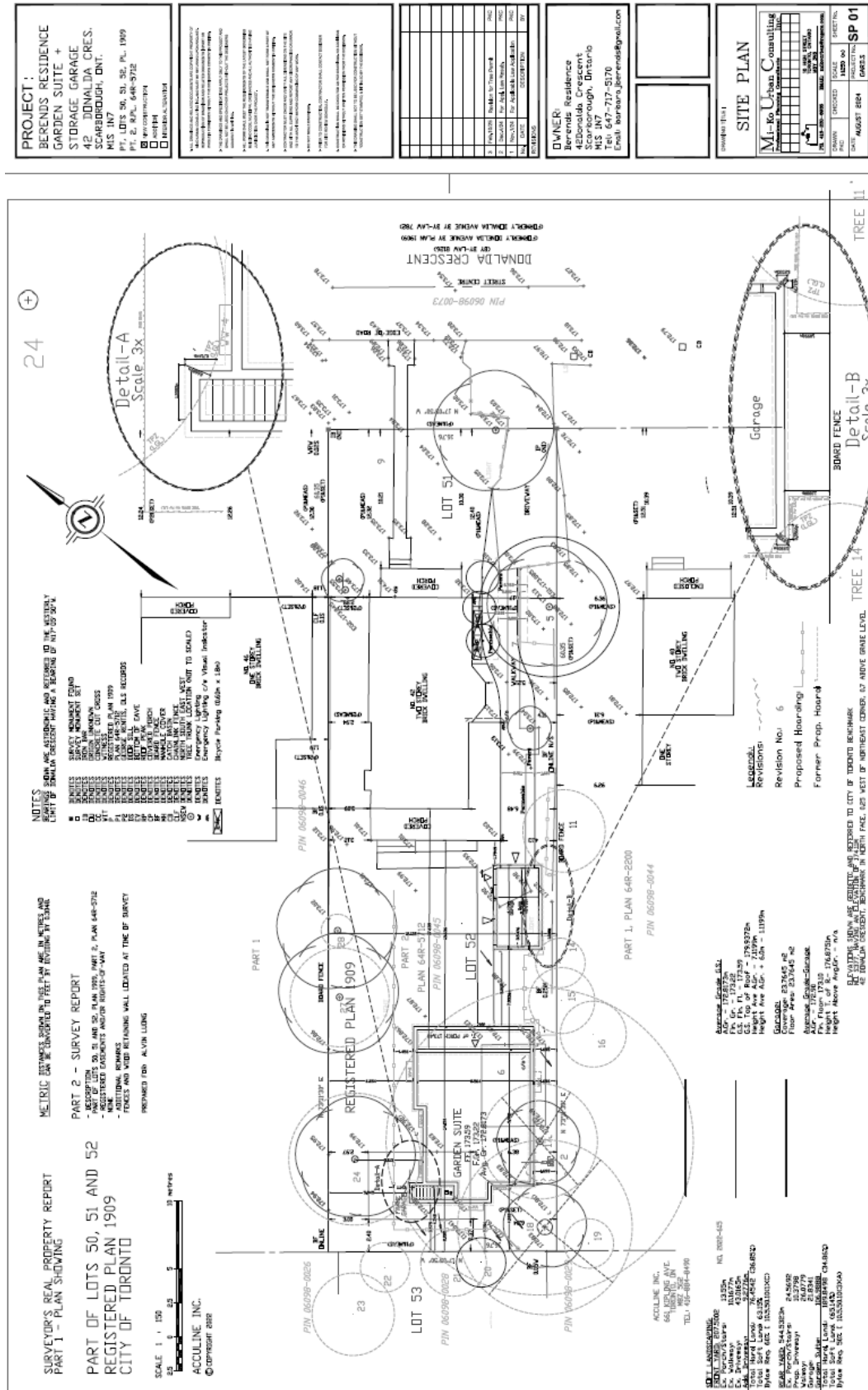
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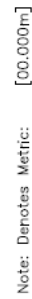
SIGNATURE



Signed by Henry Tang, Manager, Community Planning for
Christian Ventresca, Director, Community Planning, Scarborough District

Attachments:
Figure 1: Site Plan



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NOTES:

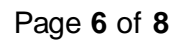
1. CONTRACTOR TO CHECK ALL DIMENSIONS, SPECIFICATIONS, ETC. ON SITE AND SHALL BE RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO THE ENGINEER AND/OR TESTER.

2. THESE PLANS ARE TO REMAIN THE PROPERTY OF THE DESIGNER AND MUST BE RETURNED UPON REQUEST. THESE PLANS MUST NOT BE USED IN ANY OTHER LOCATION WITHOUT THE WRITTEN APPROVAL OF THE DESIGNER.

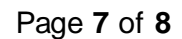
3. ALL WORKS TO BE IN ACCORDANCE TO THE ONTARIO BUILDING CODE.

EAST ELEVATION

42 Donalda Crescent – Committee of Adjustment Staff Report



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