

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 21, 2018

Item 4, Report No. 6, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 21, 2018.

4 SITE DEVELOPMENT FILE DA.17.009 MOUNT PLEASANT GROUP OF CEMETERIES VICINITY OF JANE STREET AND HIGHWAY 407

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated February 6, 2018:

Purpose

To seek approval from the Committee of the Whole for Site Development File DA.17.009 (Mount Pleasant Group of Cemeteries) on the subject lands shown on Attachments #1 and #2, to permit a new two-storey addition to an existing mausoleum building, as shown on Attachments #3 to #5.

Recommendations

1. THAT Site Development File DA.17.009 (Mount Pleasant Group of Cemeteries) BE APPROVED; to permit a new two-storey addition (2,930 m² of Gross Floor Area) and containing 1,375 crypts to an existing mausoleum building, as shown on Attachments #3 to #5, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the Owner shall satisfy all Ministry of Transportation Ontario requirements; and
 - ii) the Owner shall satisfy all Toronto and Region Conservation Authority requirements.
2. THAT a copy of the Council Minutes and Staff Report be sent to the Owner and the Registrar at the Ministry of Consumer and Commercial Relations, in accordance with the requirements of the *Cemeteries Act Revised R.S.O. 1990*.
3. THAT a notice of the Council decision to approve Site Development File DA.17.009 be placed in a local newspaper by the City Clerk, within 15 days of the decision date, in accordance with the requirements of the *Cemeteries Act Revised R.S.O. 1990* at the full cost of the Owner.

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Report Highlights

- The Owner is proposing a two-storey 2,930 m² addition to an existing mausoleum building that will contain 1,375 crypts.
- The Development Planning Department supports the development proposal as it conforms to Vaughan Official Plan 2010, complies with Zoning By-law 1-88 and City staff are satisfied with the proposed site plan and building elevations, subject to recommendations in this report.

Background

The 2.19 ha subject lands are currently occupied by the Beechwood Cemetery, which is operated by the Mount Pleasant Group of Cemeteries, as shown on Attachments #1 and #2. The subject lands are located on the east side of Jane Street, south of Highway 407 and are municipally known as 7241 Jane Street. The surrounding land uses are shown on Attachment #2.

Previous Reports/Authority

[Committee of Adjustment Minor Variance](#) A269/15

[Committee of Adjustment Minor Variance](#) A358/13

Minor Variance application A358/13 was approved by Committee of Adjustment (CofA) to permit the construction of a new cemetery maintenance building with a 5 m minimum interior side setback to the south lot line. Minor Variance application A269/15 was approved by the CofA to permit a 5 m reduced interior side yard setback to the south lot line, and to permit a minimum of 4 parking spaces for the maintenance building, where the Zoning By-law requirement is 9 parking spaces. The conditions for application A358/13 were not fulfilled within the specified timeframe, therefore, the Owner submitted Minor Variance application A269/15.

Analysis and Options

The development proposal conforms to Vaughan Official Plan 2010 and Zoning By-law 1-88

The subject lands are designated “Parkway Belt West Lands” and “Natural Area” by Vaughan Official Plan 2010 (VOP 2010), which permit linear facilities such as transportation, communications and utility infrastructure, and a linked system of public and private open spaces. The cemetery lands are considered to be private open space, and therefore, the proposed expansion of the existing mausoleum building conforms to VOP 2010.

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The subject lands are designated “General Complementary Use Area” by the Parkway Belt West Plan which permits private institutional uses which preserve the open space character of the area. The proposed addition conforms to the Parkway Belt West Plan.

The subject lands are split-zoned PB2 Parkway Belt Complementary Use Zone and OS1 Open Space Conservation Zone, by Zoning By-law 1-88, as shown on Attachment #2. The proposed mausoleum building complies with Zoning By-law 1-88.

The Site Development application has been reviewed and is satisfactory subject to the comments in this report.

Access and Building Elevations

Vehicular access to the site is provided from Jane Street. No changes are being proposed to the existing access by this application. York Region has reviewed the subject application and have advised they have no concerns with the current access. The proposed mausoleum is oriented with the main front entrance facing an existing internal driveway. Four new parking spaces an asphalt paved area will be constructed on the north side of the driveway to provide parking and access to the building, as shown on Attachment #3.

The proposed building elevations shown on Attachment #5 consist of a two-storey flat roof building, which is in keeping with the current built form of the other existing mausoleum buildings on the subject site. The proposed building addition will be connected at the second floor level to an existing mausoleum (Mausoleum of the Saints) as shown on Attachments #3 to #5. The building materials are consistent with the existing mausoleum buildings on the subject lands and include architectural concrete block, decorative molding, an aluminum curtain wall with thermal glazing and acrylic parging on cement board. Windows are provided on the south, east and west elevations in order to articulate the building addition. The proposed addition to the existing mausoleum building will provide an additional 1,375 crypts, as shown on Attachments #3 and #4.

The Development Planning Department is satisfied with the final site plan, building elevations, and landscape plan which facilitates a development that is compatible with the surrounding land uses.

Development Engineering Department

The Development Engineering Department has reviewed the proposed development and have approved the site plan, grading and servicing plan, sediment and erosion control plan and Functional Servicing Letter.

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Office of the City Solicitor, Real Estate Department

The Real Estate Department has advised the Owner is required to pay to the City of Vaughan by way of certified cheque, a Cash-In-Lieu of Parkland Dedication equivalent to 2% of the value of the subject lands, prior to issuance of a Building Permit, in accordance with Section 42 of the *Planning Act*. The Owner shall submit an appraisal of the subject lands prepared by an accredited appraiser for approval by the Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment.

Environmental Services Department, Solid Waste Management Division

The Solid Waste Management Division has reviewed the site plan and has no comments or concerns regarding the development proposal.

Toronto and Region Conservation Authority (TRCA)

The TRCA has reviewed the Erosion and Sediment Control Plan prepared by Stantec Consulting Ltd., revised date August 14, 2017, and are satisfied with the Plan. Prior to the execution of the Site Plan Letter of Undertaking, all TRCA erosion and sediment control requirements must be satisfied. A condition to this effect is included in the recommendation of this report.

Ministry of Transportation Ontario (MTO)

A portion of the subject lands are located within the MTO's permit control area. Accordingly, the Owner must obtain an MTO Building and Land Use Permit for the proposed mausoleum expansion prior to the commencement of any on-site construction/works. A portion of 407 Transitway (approved through the Environmental Assessment process) and the Controlled-Access Highway designation are partially located on the subject lands. As such, the MTO requires the Owner to provide a 14 m setback to these designated areas. No works shall be located within the lands designated as Controlled-Access Highway and no features, which are essential to the overall viability of the subject site, are permitted within the MTO 14 m setback. The proposed mausoleum addition is located outside of the 14 m setback. A condition requiring the Owner to satisfy the MTO requirements is included in the recommendation of this report.

Financial Impact

There are no requirements for new funding associated with this report.

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Broader Regional Impacts/Considerations

York Region has reviewed the submission materials for Site Development File DA.17.009 and have no objection to the development proposal. York Region advises that stamped approved drawings for a previous application for this property (Site Development File DA.13.099) were issued on January 23, 2017, and remain applicable for the work that is proposed within the Jane Street right-of-way.

Conclusion

Site Development File DA.17.009 has been reviewed in accordance with VOP 2010, Zoning By-law 1-88, comments from City Departments and external public agencies, and the area context. The proposed mausoleum addition conforms to the Official Plan, complies with Zoning By-law 1-88, and is considered to be compatible with the surrounding land uses. Accordingly, the Development Planning Department can support the approval of Site Development File DA.17.009, subject to the conditions in this report.

Should Council approve the recommendation in this report a Site Plan Letter of Undertaking will be prepared to enable the Owner to apply for a Building Permit in order to construct the proposed addition to the mausoleum.

This report has been prepared in consultation with the Director of Development Planning and Senior Manager of Development Planning. For more information, please contact: Carol Birch, Planner, extension 8485.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. Elevations

Prepared by

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(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)