

Item:



Committee of the Whole Report

DATE: Monday, September 17, 2018

WARD: 1

**TITLE: SITE DEVELOPMENT FILE DA.18.011
PARK LAWN MANAGEMENT SERVICES INC.
VICINITY OF PINE VALLEY DRIVE AND MAJOR MACKENZIE
DRIVE**

FROM:

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole for Site Development File DA.18.011 for the Subject Lands shown on Attachments #1 and #2, to permit the development of a two-storey, 5,704.95 m² mausoleum, as shown on Attachments #3 to #6.

Report Highlights

- The Owner is proposing to construct a two-storey, 5,704.95 m² mausoleum (the "Development").
- The Development is permitted by the Greenbelt Plan and is consistent with the direction under provincial policy.
- The Development Planning Department supports the approval of the Development, subject to the Recommendations of this report, as a mausoleum is a permitted use by Zoning By-law 1-88.

Recommendations

1. THAT Site Development File DA.18.011 (Park Lawn Management Services Inc.) BE DRAFT APPROVED SUBJECT TO THE FOLLOWING CONDITIONS to the satisfaction of the Development Planning Department; to permit the development of a two-storey, 5,704.95 m² mausoleum, as shown on Attachments #3 to #6:
 - a) That prior to the execution of a Site Plan Agreement:
 - i) the Development Planning Department shall approve the final site plan, landscape plan, landscape cost estimate, building elevations, signage details and lighting plan;
 - ii) the Development Engineering Department shall approve the final grading plan, erosion and sediment control plan, photometric lighting plan and Stormwater Management Report;
 - iii) the Owner shall satisfy all requirements of the Policy Planning and Environmental Sustainability Department;
 - iv) the Owner shall satisfy all requirements of the Environmental Services Department, Waste Management Division;
 - v) the Owner shall obtain all necessary approvals and permits, and shall satisfy all requirements of the Toronto and Region Conservation Authority;
 - vi) the Owner shall satisfy all requirements of York Region; and
 - vii) the Owner shall successfully obtain approval of a Consent Application and a Minor Variance Application for the required access easement and the zoning exceptions to Zoning By-law 1-88, as identified in Table 1 of this report, from the Vaughan Committee of Adjustment and the Committee's decisions shall be final and binding, and the Owner shall satisfy any conditions of approval imposed by the Committee.
2. THAT should Vaughan Council approve the Application, the City Clerk shall:
 - a) forward a copy of the Council Minutes and Staff Report to the Owner and the Registrar at the Ministry of Government and Consumer Services, in

accordance with the requirements of the *Funeral, Burial and Cremation Services Act, 2002*; and

- b) shall place a notice of Council's decision in a local newspaper within 15 days of the decision date, in accordance with the requirements of the *Funeral, Burial and Cremation Services Act, 2002*, at the cost of the Owner.

Background

The subject lands ("Subject Lands") are located on the west side of Pine Valley Drive, north of Major Mackenzie Drive, as shown on Attachments #1 and #2. The Subject Lands do not have frontage on a public road, and are located behind the properties municipally known as 10150 Pine Valley Drive (containing St. Paul's Presbyterian Church and Cemetery) and 10180 Pine Valley Drive (containing a 2-storey heritage building, being the St. Paul's Presbyterian Church Manse, as shown on Attachment #2). The 2.6 ha Subject Lands are presently vacant.

A Site Development application has been submitted to permit the Development

The Owner has submitted Site Development File DA.18.011 (the "Application") for the Subject Lands shown on Attachments #1 and #2, to permit the development of a two-storey, 5,704.95 m² mausoleum (the "Development"), as shown on Attachments #3 to #6.

Previous Reports/Authority

Not Applicable.

Analysis and Options

The Development is permitted by the Greenbelt Plan, consistent with provincial policy direction, and the mausoleum use is permitted by Zoning By-law 1-88

Provincial Policy Statement, 2014

In accordance with Section 3 of the *Planning Act*, all land use decisions in Ontario "shall be consistent with" the *Provincial Policy Statement, 2014* (the "PPS"). The PPS provides policy direction on matters of provincial interest related to land use planning and development. The PPS is applied province-wide and provides for appropriate development while ensuring that public health and safety, and the quality of the natural and built environment are protected.

The *Planning Act* requires that Vaughan Council's planning decisions be consistent with the PPS. Section 4.0 of the PPS, respecting implementation and interpretation, establishes that the PPS is to be read in conjunction with other provincial plans (including Places to Grow – Growth Plan for the Greater Golden Horseshoe, the Greenbelt Plan, the Oak Ridges Moraine Conservation Plan, and the Niagara Escarpment Plan), and directs that to the extent of any conflict, provincial plans take precedence over the PPS, unless provided otherwise. The Development is permitted by the Greenbelt Plan, as discussed in more detail below, and therefore the Development is considered to be consistent with the direction under the PPS.

Places to Grow – Growth Plan for the Greater Golden Horseshoe

The *Places to Grow - Growth Plan for the Greater Golden Horseshoe, 2017* (“Growth Plan”) is intended to guide decision making on the development of land by encouraging compact built form, transit supportive communities, diverse land uses, and a range and mix of housing types. The Growth Plan encourages the concentration of population and employment growth within the settlement areas, and promotes the development of complete communities that offer a mix of housing types, access to local amenities, and connections to municipal water and wastewater systems.

The *Planning Act* requires that Vaughan Council's planning decisions be consistent with the Growth Plan. Section 1.2.2 of the Growth Plan requires “all decisions made on or after July 1, 2017, in respect of the exercise of any authority that affects a planning matter will conform with the Growth Plan, subject to any legislative or regulatory provisions providing otherwise”. The regulatory provisions of the Growth Plan apply to zoning by-laws, in this case Zoning By-law 1-88, which permits the Development and is therefore consistent with the Province's direction under the Growth Plan.

The Greenbelt Plan

The Greenbelt Plan, 2017, together with the Growth Plan, the Niagara Escarpment Plan and the Oak Ridges Moraine Conservation Plan, builds on the PPS to establish a land use planning framework for the Greater Golden Horseshoe (“GGH”) that supports a thriving economy, a clean and healthy environment and social equity. The Greenbelt Plan identifies where urbanization should not occur within the GGH in order to provide permanent protection to the agricultural land base and the ecological and hydrological features, areas and functions occurring on this landscape.

The *Planning Act* requires that Vaughan Council's planning decisions conform to, or do not conflict with, the Greenbelt Plan. The Greenbelt Plan establishes that where municipal zoning is in place, that the zoning of the lands prevails over the policies of the Greenbelt Plan. In addition, Section 5.2.1 states that where zoning is in place prior to December 16, 2004, that the use may be continued, and that any further applications

under the *Planning Act* (which would include Site Plans under Section 41, and Minor Variances under Section 45) that implement that use are not required to conform to the Greenbelt Plan. The zoning of the Subject Lands was in place prior to December 16, 2004, therefore the Development is permitted and can be implemented on the Subject Lands.

York Region Official Plan, 2010

The York Region Official Plan, 2010 (the “YROP 2010”) guides economic, environmental and community building decision making across York Region, and describes how York Region will accommodate future growth and development while meeting the needs of existing residents and businesses.

YROP 2010 designates the Subject Lands as “Greenbelt Protected Countryside/ Hamlet” by Map 1 – “Regional Structure”, and as “Agricultural Land” by Map 8 – “Agricultural and Rural Area”.

YROP 2010 directs that the development of new cemeteries and accessory uses (which includes mausoleums) in the Greenbelt Plan Area is only appropriate on lands designated “Rural” by Map 8 of YROP 2010. Section 6.4.8 of YROP 2010 further establishes that even where lands are designated Rural on the Greenbelt Plan Area, a regional and local official plan amendment and zoning by-law amendment are required to permit a new cemetery use; this is further restricted by criteria that includes, but is not limited to, the requirement that the Rural lands be classified as low quality agricultural land, and that lands are not available for cemetery uses in the existing Urban Area, Towns and Villages or Hamlets in the Regional market area.

At the time of the preparation of this report, the YROP 2010 provisions with respect to cemeteries are subject to region-wide appeal, and the YROP 1994 policies remain in effect. At York Region Committee of the Whole on February 26, 2016, Regional Council received a Cemetery Needs Analysis Report, and endorsed the recommendations without amendment on March 24, 2016, which directed that the findings and recommendations of the Cemetery Needs Analysis Report be considered as part of the Regional municipal comprehensive review.

YROP 1994 considers the proposed mausoleum use to be an institutional use, and establishes that within the Agricultural Policy Area (Section 5.8.4), institutional uses be directed to hamlets, villages, towns and urban areas. The Subject Lands are not located within a hamlet, village town or urban area, and therefore is not permitted by the in-effect YROP 1994. However, the proposed mausoleum use is permitted by the in-effect zoning for the Subject Lands.

The mausoleum use is permitted by Zoning By-law 1-88, and the transition policies of the Greenbelt Plan

The Subject Lands are designated “Agricultural” by Vaughan Official Plan 2010 (VOP 2010), and are located within the Greenbelt Plan Area. The Subject Lands are located within the “Natural Areas and Countryside” by Schedule 1-Urban Structure of VOP 2010.

VOP 2010 only permits mausoleums within the “Private Open Space” designation. However, Section 9.2.2.17 permits cemetery uses, as well as accessory buildings or structures thereto, mausoleums, columbaria, chapels, caretaker residence, and crematoria (where the lands are greater than 4 hectares and have frontage on an arterial road) in accordance with the provisions of the implementing Zoning By-law.

The proposed mausoleum use is not permitted by the “Agricultural” land use designation of VOP 2010, and the Subject Lands are 2.6 ha in size and do not have frontage on a public road, however, the in-effect zoning of the Subject Lands permits the mausoleum use.

The proposed mausoleum use is permitted by Zoning By-law 1-88, however site-specific exceptions to Zoning By-law 1-88 are required to permit the Development

The Subject Lands are zoned “OS2 Open Space Park Zone” by Zoning By-law 1-88, subject to site-specific Exception 9(107), which permits a mausoleum use, however, the following variances to the OS2 Zone standards are required to implement the Development:

Table 1

	Zoning By-law 1-88 Standard	“OS2 Open Space Park Zone” Requirements Subject to Exception 9(107)	Proposed Variances to the “OS2 Open Space Park Zone” Requirements
a.	Definition – “Lot”	Means “a parcel of land fronting on a public street”	Means “a parcel of land without frontage on a public street”

	Zoning By-law 1-88 Standard	“OS2 Open Space Park Zone” Requirements Subject to Exception 9(107)	Proposed Variances to the “OS2 Open Space Park Zone” Requirements
b.	Definition – “Lot Line, Front”	Means “the street line”	Means “the longest lot line between the building and Pine Valley Drive (the east lot line)”
c.	Frontage on a Public Street	No person shall erect any building or structure in any zone unless the lot upon which such building or structure is to be erected fronts upon an improved public street	Permit a building or structure on a lot without frontage onto a public street
d.	Setbacks to an Accessory Building or Structure (Fire Pump Room)	No accessory building or structure shall be erected closer to the front lot line than the main use or building on the same lot	Permit an accessory building (Fire Pump Room) to be located closer to the front lot line than the building on the same lot
e.	Minimum Front Yard Setback to an Accessory Building (Fire Pump Room)	15 m	3.37 m
g.	Minimum Interior Side Yard (North and East Yard)	15 m	9 m
h.	Maximum Lot Coverage	20%	21.1%

	Zoning By-law 1-88 Standard	“OS2 Open Space Park Zone” Requirements Subject to Exception 9(107)	Proposed Variances to the “OS2 Open Space Park Zone” Requirements
i.	Maximum Building Height	11 m	16.7 m
j.	Maximum Encroachment for Exterior Stairways into a Rear Yard	Exterior stairs shall only be permitted in a rear yard, and shall not exceed one-half storey in height, to a maximum encroachment into the rear yard of 1.8 m	Permit exterior stairs in a rear yard and an interior side yard, and permit a height greater than one-half storey, to a maximum encroachment of 5.65 m
k.	Minimum Landscape Strip Between an Institutional Use and Open Space or Residential Zone	2.4 m	A landscape strip is not required between an Institutional Use and Open Space or Residential Zone
l.	Minimum Number of Parking Spaces	Other Uses Not Specifically Listed = 5704.95 m ² @ 3.3 spaces / 100 m ² of Gross Floor Area (“GFA”) Total = 189 spaces	Proposed Parking = 61 spaces

The Development Planning Department has reviewed the variances to the OS2 Open Space Park Zone standards of Zoning By-law 1-88 identified in Table 1 and provides the following comments:

- i) The definitions of “Lot” and “Lot Line, Front”, and Section 3.21 of Zoning By-law 1-88 respecting Frontage on a Public Street require a site-specific amendment to permit a building on a lot without frontage on a public street. Access to the Subject Lands will be provided by two existing full-moves driveways located at 10150 Pine Valley Drive, which currently serve St. Paul's Presbyterian Church. These variances recognize an existing lot condition.

- ii) The Development will also be accessible by an improved right-in/right-out driveway located on the lands municipally known as 10180 Pine Valley Drive, for which an access easement in favour of the Subject Lands was approved by the Committee of Adjustment on May 11, 2017 (re: Consent Application No. B017/17 and Minor Variance Application No. A142/17). The time period for the fulfillment of conditions relating to the Consent lapsed on May 11, 2018. On June 7, 2018, the Committee of Adjustment approved Consent Application No. B009/18 and Minor Variance Application No. A083/18, re-establishing the approvals for the easement in favour of the Subject Lands for access purposes.
- iii) The relief for an accessory building is required to permit a 9.36 m² Fire Pump Room, measuring 3.06 m in height, along the east lot line in a location that is closer to Pine Valley Drive than the main building. The Subject Lands are not in an area with municipal servicing, and in consideration of the access and servicing constraints created by its isolated location, and the relatively small size of the structure, the proposed location of the Fire Pump Room can be supported for safety purposes.
- iv) The relief for side yard setbacks, building height, coverage and encroachments can be supported as the proposed building is setback from the public road, and surrounded by an existing cemetery and open space where future development is not expected to occur. The proposed building height is typical for a mausoleum use, and is partially screened by the existing church and landscaping on Pine Valley Drive. The Development Planning Department recommends additional changes with respect to the building elevations to improve the compatibility of the building with the existing church, and the provision of enhanced landscaping to provide additional screening from Pine Valley Drive. This is discussed in greater detail later in this report.
- v) The Transportation Division of the Development Engineering Department has reviewed the Parking Study (completed as part of the Transportation Study prepared in support of the Development) and advise they are satisfied that adequate parking will be available to serve the Development. This is discussed in greater detail later in this report.

The Building Standards (Zoning) Department advises that accessible parking spaces must be provided in accordance with Zoning By-law 1-88 and Ontario Regulation (“O.Reg.”) 413/12, Subsections 80.32 to 80.39. The Owner will be required to update the site plan, shown on Attachment #3, to achieve compliance with Zoning By-law 1-88 and O.Reg. 413/12 with respect to accessible parking.

The Owner will be required to successfully obtain approval of a Minor Variance application for the above-noted site-specific zoning exceptions from the Vaughan Committee of Adjustment and the Committee's decisions must be final and binding. The Owner shall satisfy any conditions imposed by the Committee prior to the execution of the implementing Site Plan Agreement, should the Application be approved. A condition to this effect is included in the Recommendations of this report.

Revisions to the building elevations are recommended

Site Plan

The proposed mausoleum, shown on Attachment #3, is 2-storeys in height and has a total GFA of 5,704.95 m². The building's primary entrance is located along the east elevation, facing Pine Valley Drive. The Development will be accessible by three driveways from the abutting lands to the east (10150 and 10180 Pine Valley Drive). Two existing, full-move driveways are currently located at 10150 Pine Valley Drive which serve St. Paul's Presbyterian Church, as shown on Attachment #3. The northly driveway will provide full-move access into the Subject Lands, whereas the south driveway will only be used as a "ceremonial cemetery entrance". There is also an improved right-in/right-out driveway located on 10180 Pine Valley Drive, which will provide ingress and egress to the Subject Lands, and assist in heavy vehicle maneuvering. The site plan includes 61 parking spaces for the mausoleum use, which requires relief from Zoning By-law 1-88, as identified in Table 1.

The Development includes a waste collection enclosure, located external to the main building, in the parking lot as shown on Attachment #3. The Owner will be required to provide an internal waste collection room, with an external staging area for collection days. This is discussed in greater detail later in this report.

Landscape Plan

The landscape plan includes a variety of trees, shrubs, and unit paving around all sides of the proposed building, throughout the parking lot area and along the existing driveway located at 10180 Pine Valley Drive, as shown on Attachment #4. The proposed landscaping allows for pedestrian access and connectivity around the Development. The Owner is also proposing a living wall feature along the north property line.

Building Elevations

The building elevations are comprised of a mix of cream-coloured precast panels and aluminum curtain walls for the building elevations, as shown on Attachments #5 and #6. The east elevation, facing Pine Valley Drive, utilizes high-colour aluminum panelling to create a feature wall for the primary building frontage (facing Pine Valley Drive). The

proposed building signage includes black lettering over the cream-coloured precast panelling. The Development Planning Department, Urban Design and Cultural Heritage Section are recommending changes to the proposed building elevations, specifically with respect to the proposed colour schedule to make the Development more compatible to the existing heritage church, and will continue to work with the Owner to address these changes. This is discussed in greater detail later in this report.

The final site plan, building elevations, landscape plan, signage details and lighting plan must be approved prior to the execution of the Site Plan Agreement. A condition to this effect is included in the Recommendations of this report.

The Urban Design and Cultural Heritage Section have no objection to the Development, subject to conditions including building elevation changes

The Development Planning Department, Urban Design and Cultural Heritage Section advises that the Subject Lands are located adjacent to 10150 Pine Valley Drive, a property designated under Part IV of the *Ontario Heritage Act* (“OHA”). While the abutting lands and the Subject Lands historically formed part of a larger parcel, only the portion municipally known as 10150 Pine Valley Drive containing St. Paul's Presbyterian Church (the “Church”) and Cemetery has been designated under Part IV of the OHA, Therefore, the Development does not require a Heritage Permit application or Heritage Vaughan review.

The Urban Design and Cultural Heritage Section have identified the following matters to be addressed prior to final approval:

Adjacency Policies of VOP 2010

Chapter 6 of VOP 2010 guides the protection of cultural heritage resources throughout the City. More specifically, Section 6.2.2.9 ensures that new development is compatible with adjacent heritage resources. The Urban Design and Cultural Heritage Section have undertaken a comprehensive review of Section 6.2.2.9 with respect to the Development and note that new development should respect the massing, profile and character of adjacent heritage buildings. The Urban Design and Cultural Heritage Section have identified that the light, concrete finish of the Development conflicts with the character of the existing Church located at 10150 Pine Valley Drive.

VOP 2010 also states that new development should have minimal impact on the heritage qualities of the street as a public space. The Urban Design and Cultural Heritage Section acknowledge that the existing vegetation located around the Subject Lands will help screen the Development from Pine Valley Drive. However, as previously noted, the light, concrete finish of the Development contrasts with the existing vegetation.

Accordingly, Staff recommend that the Development incorporate architectural or material elements of the Church design, such as red clay brick or Romanesque Revival arches to better conform to Section 6.2.2.9 of VOP 2010 and help the Development blend into the existing streetscape. This recommendation is consistent with the recommendations included in the Cultural Heritage Impact Assessment (“CHIA”) submitted by the Owner in support of the Development.

Archaeology

The Owner has submitted Stage 1, 2 and 3 Archaeological Assessments in support of the Development. The Archaeological Assessments confirm that the Subject Lands are cleared of archaeological concern. The following standard conditions shall be included in the implementing Site Plan Agreement:

- “Should archaeological resources be found on the property during construction activities, all work must cease and both the Ontario Ministry of Tourism, Culture and Sport and the City of Vaughan’s Development Planning Department, Urban Design and Cultural Heritage Section shall be notified immediately.”
- “In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the York Region Police Department, the Regional Coroner, the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services, and the City of Vaughan’s Development Planning Department, Urban Design and Cultural Heritage Section.”

The Policy Planning and Environmental Sustainability Department does not support the Development

The Policy Planning and Environmental Sustainability (“PPES”) Department advise that Section 5.2.1 of the Greenbelt Plan permits the Development. Section 5.2.1, while permitting the Development, recommends that new development should seek to improve conformity with the Greenbelt Plan.

The PPES Department advise that prior to final approval, the Owner is required to submit an updated Natural Heritage Evaluation (“NHE”), which provides a more detailed policy review and conformity exercise justifying the Development, and which demonstrates on a plan that a 30 m vegetation protection zone (“VPZ”) has been applied from the limits of the Key Natural Heritage Features (“KNH”) and Key Hydrological Features (“KHE”) located on the abutting lands to the north and south. The NHE states that there is no development within the required 30 m VPZ, however, this needs to be demonstrated on a plan to ensure the KNH and KHE are not impacted by the Development.

The Development Engineering Department has no objection to the Development, subject to the conditions

The Development Engineering (“DE”) Department have no objection to the Development, subject to the comments below and the conditions set out in the Recommendations of this report. The DE Department have identified the following matters to be addressed prior final approval and the execution of a Site Plan Agreement:

Transportation and Parking

The Owner has submitted a Transportation Study in support of the Development, which includes a Traffic Study and a Parking Study. The Transportation Division of the DE Department advises that the Traffic Study should be updated to include additional examples of future development in the analysis (such as the approved Block 40/47 Block Plan area), and a warrant analysis and functional drawings.

The Transportation Division has reviewed the Parking Study for the Development and advise that they agree with the conclusion that the proposed supply (61 spaces) is sufficient to serve the Development. The DE Department have no objection to the proposed parking supply.

The Transportation Division advises that the site plan must be updated to demonstrate the following prior to final approval:

- traffic signage within the parking lot;
- textured crosswalks for pedestrians within the parking lot;
- accessible parking in accordance with Zoning By-law 1-88 and O.Reg. 413/12; and
- truck maneuvering for service vehicles.

Sanitary Servicing

The Subject Lands are located in an area without municipal services, and there are no future plans to bring municipal servicing to this area. Accordingly, the Owner is proposing an internal sanitary servicing system (a septic system) for the Development. The Owner will be required to obtain all necessary Building Permits and comply with the Ontario Building Code (“OBC”) with respect to the design of the proposed septic system.

Water Distribution

The Owner is seeking approval of an internal water servicing plan for the Development. A well is proposed for the domestic water supply and an underground storage tank and pump house will support a fire sprinkler protection system for the building. The Owner

will be required to obtain all necessary Building Permits and comply with the OBC with respect to the design of the proposed well and fire pump system.

Stormwater Management

The Owner is proposing an internal stormwater management system to serve the Subject Lands, which includes storm sewers, catch basins, manholes and infiltration galleries, with a stormwater outfall located in the north-west portion of the Subject Lands. The Owner is also proposing that stormwater for the proposed driveway be controlled by a manhole located within the York Region right-of-way ("ROW") on Pine Valley Drive.

Prior to final approval of the stormwater management design, the Owner will be required to provide more detail to the DE Department regarding the proposed stormwater management system.

Site Grading

The Owner will be required to update the grading plan to include details for all the proposed retaining walls greater than 1 m in height, and the grading plan must be stamped, signed and certified by a structural engineer. For safety purposes, a handrail, guard or fence is required when the height of a retaining wall exceeds 0.6 m in height, in accordance with City standards. Should any retaining walls exceed 1 m in height, the Owner will be required to redesign the retaining walls to meet Zoning By-law 1-88 requirements, alternatively relief from Zoning By-law 1-88 will be required.

Site Lighting

Prior to final approval, the Owner will be required to submit a photometric lighting plan for the Development. The photometric lighting plan must demonstrate that a zero cut-off light level at the lot lines of the Subject Lands, given that any light spillover will be very visible in the surrounding area.

The Environmental Services Department, Solid Waste Management Division requires an internal waste storage room

The Environmental Services Department, Solid Waste Management Division advise that the proposed wood fence garbage enclosure, which is external to the building, is not acceptable. In accordance with the Council approved Waste Collection Design Standards, a waste storage room which is attached to or internal to the building is required. In addition, a loading pad must be shown on the site plan for bin staging on collection days. A condition to this effect is included in the Recommendations of this report.

Cash-in-Lieu of the dedication of parkland is not required

The Office of the City Solicitor, Real Estate Department and the Parks Development Department have confirmed that cash-in-lieu of the dedication of parkland is not required.

Development Charges are applicable to the Development

The Financial Planning and Development Finance Department advise that the Owner will be required to pay all applicable development charges in accordance with the development charges by-laws of the City of Vaughan, York Region, York Region District School Board and York Catholic District School Board.

Financial Impact

Not Applicable.

Broader Regional Impacts/Considerations

York Region has no objection to the Development, subject to conditions

York Region advises they have no objection to the Development, subject to the comments below, and the conditions set out in the Recommendations of this report.

York Region Encroachment Permit

York Region has indicated that the Owner will be required to obtain an Encroachment Permit for the proposed retaining wall and unit pavers within York Region's ROW, in order to permit the Development.

Landscaping

Prior to final approval, the Owner will be required to provide a landscape cost estimate for all the proposed landscaping works within the Region's ROW. Tree compensation must be provided to York Region for any trees removed within York Region's ROW.

Civil Engineering

The Owner is required to update their storm sewer design in order to connect to the existing infrastructure located within York Region's ROW. Prior to final approval, the Ministry of Environment and Climate Change ("MOECC") will be required to approve the proposed storm infrastructure within York Region's ROW.

The Toronto and Region Conservation Authority (the "TRCA") have no objection to the Development, subject to conditions

The TRCA advise they have no objection to the Development, subject to the comments below, and the conditions set out in the Recommendations of this report.

TRCA Permit

The TRCA advise the Subject Lands are located with a Regulated Area of the Humber River Watershed by O.Reg. 166/06, and that the Owner will be required to obtain a permit from the TRCA to construct the Development.

The Greenbelt Plan

The Subject Lands are located within the Protected Country and Greenbelt Natural Heritage System under the Greenbelt Plan. The Subject Lands are located in close proximity to a valley corridor associated with a tributary of the East Humber River, and within the within the 120 m interference area of a Provincially Significant Wetland. These features are identified as Key Natural Heritage Features and Key Hydrological Features by the Greenbelt Plan. The Greenbelt Plan requires that a 30 m minimum VPZ be applied to these features for their continued protection.

Source Water Protection

The Subject Lands are located within Wellhead Protection Area. Under the *Clean Water Act*, 2006, the Owner will be subject to a water balance analysis to mitigate any impacts to site infiltration as a result of the Development, to the satisfaction of the TRCA.

Erosion and Sediment Control

The TRCA are seeking revisions to the proposed erosion and sediment control plan, proposed measures across the Subject Lands should be in accordance with the TRCA's Erosion and Sediment Control Guidelines for Urban Construction, 2006.

The various utilities have no objection to the Development, subject to conditions

Enbridge Gas, Hydro One, Bell Canada, Rogers Communications Inc. and Alectra Utilities Corporation have no objection to the Development, subject to the Owner coordinating servicing, connections, easements and locates with the above noted utilities and service providers prior to the commencement of site works.

Conclusion

Site Development File DA.18.011 has been reviewed in consideration of the applicable provincial policies, the policies of the YROP 2010 and VOP 2010, the requirements of Zoning By-law 1-88, comments from City Departments and external public agencies and the surrounding area context. The Greenbelt Plan and Zoning By-law 1-88 permit the mausoleum use within the OS2 Open Space Park Zone on the Subject Lands. Therefore, the proposed use is considered to be appropriate. Should Council approve Site Development File DA.18.011, conditions of approval are included in the Recommendations of this report.

For more information, please contact Diana DiGirolamo, Planner, Development Planning Department, at extension 8860.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. Elevations (East and South)
6. Elevations (North and West)

Prepared by

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