

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, April 16, 2024

WARD(S): 4

**TITLE: MOUNT PLEASANT GROUP OF CEMETERIES
ZONING BY-LAW AMENDMENT FILE. Z.21.033
7241 JANE STREET
VICINITY OF JANE STREET AND HIGHWAY 407**

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: FOR INFORMATION

Purpose

To receive comments from the public and the Committee of the Whole on a site-specific Zoning By-law Amendment application to permit a 2-storey, 3,224 m² Funeral Home Establishment ('Funeral Home' or 'Funeral Services') that will provide visitation, non-denominational chapel, funeral services, accessory retail for cemetery supplies, reception/office facility and 217 surface parking spaces (the 'Development'), as shown on Attachments 2 to 5.

Report Highlights

- The Owner proposes a site-specific amendment to the "PB2 Parkway Belt Complementary Use Zone" of Zoning By-law 1-88 and Zoning By-law 001-2021 to permit a 2-storey, 3,224 m² Funeral Establishment ('Funeral Home' or 'Funeral Services')
- This report identifies preliminary issues to be considered in a technical report to be prepared by the Development Planning Department at a future Committee of the Whole meeting.

Recommendations

1. THAT the Public Meeting report for Zoning By-law Amendment File Z.21.033 (Mount Pleasant Group of Cemeteries) BE RECEIVED, and that any issues identified by the Development Planning Department be addressed in a comprehensive report at a future Committee of the Whole meeting.

Background

Location: 7241 Jane Street and located on the east side of Jane Street south of Highway 407 (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: December 16, 2020

Date application was deemed complete: August 26, 2021

Original Development Proposal

Mount Pleasant Group of Cemeteries (the 'Owner') on August 17, 2021, submitted the following (the 'Application') for the Subject Lands to permit a 2-storey Funeral Home that included a visitation area, non-denominational chapel, funeral services, devoted accessory retail space for the sale of cemetery supplies and reception/office facility, with a total gross floor area of 3,224 m² and 222 surface parking spaces (the "Original Development Proposal") as shown on Attachment 6 (Original Site Plan).

The Committee of the Whole (1st Public Meeting) on November 30, 2021, considered the Application. The Public Meeting did not generate any comments from the public at large or the Committee.

Revised Development Proposal and new Public Meeting

On February 14, 2024, the Owner made a second submission. The second submission was in response to comments received by internal departments and external agencies through the first submission review process. The second submission includes the following revisions to the proposal:

- six (6) bicycle spaces added;
- increase building height from 15.7 m to 16 m;
- sidewalk extension added to improve pedestrian connectivity;
- parking lot moved slightly south; and
- vehicle parking space reduced from 222 to 217.

As per policy 10.1.4.1 of the Vaughan Official Plan (VOP 2010) a new Public Meeting is automatically required if Council has not considered the Application within two years of a previous statutory Public Meeting. The previous Public Meeting for this Application was held on November 30, 2021, and as such policy 10.1.4.1 of VOP 2010 is applicable.

Zoning By-law Amendment Application has been submitted to permit the proposed development.

The Owner has submitted a Zoning By-law Amendment File Z.21.033 to amend the "PB2 Parkway Belt Complementary Use Zone" of Zoning By-Law 1-88 and 001-2021 to permit site-specific zoning exceptions identified in Tables 1 and 2 of this Report to permit the proposed Development as shown on Attachments 2 to 5.

Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol.

a) Date the Notice of Public Meeting was circulated: March 15, 2024

The Notice of Public Meeting was also posted on the City's website at www.vaughan.ca and a Notice Sign was installed along Jane Street in accordance with the City's Notice Signs Procedures and Protocols.

b) Circulation Area: To all property owners within 150 m of the Subject Lands and to anyone on file with the Office of the City Clerk having requested notice.

c) No comments have been received as of *March 26, 2024*, by the Development Planning Department.

Any written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication and be reviewed and addressed by the Development Planning Department in a future technical report to the Committee of the Whole.

Previous Reports/Authority

The following is a link to the previous report regarding the Subject Lands:

[November 30, 2021, Committee of the Whole Public Meeting \(Item 1, Report No. 55\)](#)

Analysis and Options

The proposed Development is Subject to the Funeral, Burial and Cremation Services Act (2002).

- *The Funeral, Burial and Cremation Services Act, 2002, S.O. 2002, c. 33*, permits Funeral Establishments (Funeral Home) so long as the operator is licensed.
- The Funeral Home will be located on the existing Beechwood Cemetery lands and will be operated by the Canadian Memorial Services, a licensed Funeral Operator, and the funeral operations division of the Mount Pleasant Group.

Official Plan Designation:

- "Parkway Belt West Lands" and "Natural Areas and Countryside" on Schedule 1 – Urban Structure by Vaughan Official plan 2010 ("VOP 2010")
- "Parkway Belt West Lands" and "Natural Areas" overlay on Schedule 13 - Land Use by VOP 2010
- Lands designated "Parkway Belt West" are subject to the Provincial Parkway Belt West Plan (the 'PBWP'), as amended, and are to be used for linear facilities such as transportation, communications and utility infrastructure, as well as a linked system of public and private open spaces.

The PBWP

- The Subject Lands are in the “General Complementary Use Area” on Northern Link (Woodbridge-Markham) Map 5 of the PBWP with the Beechwood Cemetery identified as an existing establishment.
- Section 5.5.1. of PBWP outlines permitted uses in “General Complementary Use Area” and includes land, buildings, or structures except residential and industrial provided that the following conditions are met to the maximum possible degree:
 - Structure secures opens space character
 - Major natural features are preserved
 - The uses enhance the open-space character by landscaping
 - Location and design of building and structures are such that the open-space character of the area is secured
- The Development is proposed within an existing cemetery. The Development will be subject to the conditions identified under the ‘General Complementary Use Area’ of the PBWP, therefore an amendment to the plan is not required.

Council enacted Zoning By-law 001-2021 as the new Vaughan Comprehensive Zoning By-law.

As the Application was received by the City on August 17, 2021, and deemed complete on August 26, 2021, the Application is transitioned under Zoning By-law 001-2021. According to the transition provisions of Section 1.6.3 of Zoning By-law 001-2021, as complete applications were received prior to the enactment of Zoning By-law 001-2021, the Development is not subject to Zoning By-law 001-2021. However, a dual review is being undertaken, optionally to amend By-law 001-2021 concurrently.

Amendments to Zoning By-law 1-88 are required to permit the Development.

Zoning

- The Subject Lands are zone “OS1 Open Space Conservation Zone” and “PB2 Parkway Belt Complementary Use Zone” (‘PB2 Zone’) by Zoning By-law 1-88
- These Zones do not permit a ‘Funeral Home’ and the accessory office and retail uses.
- The Owner proposes to amend the PB2 Zone, with the following site-specific zoning exceptions shown in Table 1 below:

Table 1

	Zoning By-law 1-88 Standard	PB2 Parkway Belt Complementary Use Zone Requirement	Proposed Exceptions to the PB2 Parkway Belt Complementary Use Zone Requirement
a.	Definitions	‘Funeral Homes’: Means a premises with facilities for the preparation of the dead for burial or cremation, for the viewing of the body, and for funeral services.	‘Funeral Homes’: Means premises with facilities for the preparation of the dead for burial or cremation, for the viewing of the body, and for funeral services and may

	Zoning By-law 1-88 Standard	PB2 Parkway Belt Complementary Use Zone Requirement	Proposed Exceptions to the PB2 Parkway Belt Complementary Use Zone Requirement
			include accessory retail and office use.
b.	Permitted Uses	A 'Funeral Home' is not permitted	Permit the following additional use: - Funeral Home
c.	Maximum Building Height	11.0 m	16 m

Amendments to Zoning By-law 001-2021 are required to permit the Development.

Zoning

- The Subject Lands are zone “Environmental Protection Zone” (‘EP’) and “PB2 Parkway Belt Complementary Use Zone” (‘PB2 Zone’) by Zoning By-law 001-2021
- These Zones do not permit a ‘Funeral Services’ and the accessory office and retail uses.

The Owner proposes to amend the PB2 Zone, with the following site-specific zoning exceptions shown in Table 2 below:

Table 2

	Zoning By-law 001-2021 Standard	PB2 Parkway Belt Complementary Use Zone Requirement	Proposed Exceptions to the PB2 Parkway Belt Complementary Use Zone Requirement
a.	Definitions	‘Funeral Services’: Means a building with facilities for the care and preparation of human remains, the co-ordination and provision of rites and ceremonies with respect to dead human bodies and the provision of such other services but does not include a cemetery or a crematorium.	‘Funeral Services’: Means a building with facilities for the care and preparation of human remains, the co-ordination and provision of rites and ceremonies with respect to dead human bodies and the provision of such other services and may include a cemetery or a crematorium and accessory retail and office use.
b.	Permitted Uses	A ‘Funeral Services’ is not permitted	Permit the following additional use: - Funeral Services

	Zoning By-law 001-2021 Standard	PB2 Parkway Belt Complementary Use Zone Requirement	Proposed Exceptions to the PB2 Parkway Belt Complementary Use Zone Requirement
c.	Maximum Building Height	11.0 m	16 m

Additional zoning exceptions may be identified through the detailed review of the Applications and will be considered in a technical report to a future Committee of the Whole meeting.

Following a preliminary review of the applications, the Development Planning Department has identified the following matters to be reviewed in greater detail:

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity and Consistency with Provincial Policies, York Region and City Official Plan Policies	<ul style="list-style-type: none"> The Applications will be reviewed for consistency and conformity with the Provincial Policy Statement, 2020 (the 'PPS'), A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (the 'Growth Plan') and the policies of the York Region Official Plan, 2022 ('YROP') and VOP 2010.
b.	Appropriateness of Amendments to Zoning By-law	<ul style="list-style-type: none"> The appropriateness of the site-specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses.
c.	Studies and Reports	<ul style="list-style-type: none"> The Owner submitted studies and reports in support of the Application available on the city's website at https://maps.vaughan.ca/planit/ (PLANit Viewer) and must be approved to the satisfaction of the City or respective approval authority. Additional studies and/or reports may be required as part of the application review process.
d.	Urban Design Guidelines	<ul style="list-style-type: none"> The Development will be reviewed in consideration of the City of Vaughan City-Wide Urban Design Guidelines.
e.	Public Agency/Municipal Review	<ul style="list-style-type: none"> The Application must be reviewed by York Region, the Toronto and Region Conservation Authority, the Ministry of Municipal Affairs and Housing, Canadian National Railway, the Ministry of Transportation Ontario and external public agencies and utilities, municipalities, and the Public, Separate, and French School Boards.

	MATTERS TO BE REVIEWED	COMMENT(S)
f.	Parkland Dedication	<ul style="list-style-type: none"> ▪ The Application will be reviewed in consideration of the requirements of the <i>Planning Act</i> and the City of Vaughan’s parkland Dedication Policy.
g.	Required Site Development Application	<ul style="list-style-type: none"> ▪ The Owner is required to submit a Site Development Application for review. ▪ The Site Development Application will be reviewed for pedestrian connectivity, barrier free accessibility, site design, landscaping, building elevations and materials, tree protection, servicing, grading and storm water management and other site plan details.
h.	Toronto and Region Conservation Authority (‘TRCA’)	<ul style="list-style-type: none"> ▪ Portions of the Subject Lands are located within the TRCA’s Regulated Area pursuant to Ontario Regulation 166/06, a TRCA permit will be required.
i.	Canadian National Railway (‘CNR’)	<ul style="list-style-type: none"> ▪ The Subject lands are within 300 m of the CNR owned and operated rail corridor to the south and east. ▪ It is recommended by CNR that the owners assess whether railway operational noise could adversely impact the future use being contemplated on the Subject land. It may be desirable to retain a qualified acoustic consultant to undertake an analysis of noise and vibration.

Financial Impact

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

Operational Impact

Development Planning staff have circulated the Applications to internal City Departments for review.

Broader Regional Impacts/Considerations

The Application has been circulated to the York Region Community Planning and Development Services Department for review and comment. Any issues will be addressed when the technical report is considered.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the Application will be considered in the technical review of the Application. Comments from the public and Vaughan Council expressed at the Public Meeting or in writing will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact OluwaKemi (Kemi) Apanisile, Planner, Development Planning Department, ext. 8210.

Attachments

1. Context and Location Map
2. Site Plan and Proposed Zoning
3. Landscape Plan
4. Building Elevations
5. Rendering
6. Original Site Plan (November 30, 2021, Original Public Meeting)

Prepared by

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