

Committee of the Whole Report

DATE: Tuesday, June 04, 2019

WARD: 2

**TITLE: CATHOLIC CEMETERIES AND FUNERAL SERVICES -
ARCHDIOCESE OF TORONTO
OFFICIAL PLAN AMENDMENT FILE OP.18.015
ZONING BY-LAW AMENDMENT FILE Z.18.024
SITE DEVELOPMENT FILE DA.18.062
VICINITY OF REGIONAL ROAD 27 AND HIGHWAY 407**

FROM:

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

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole for Official Plan and Zoning By-law Amendment Files OP.18.015 and Z.18.024, and Site Development File DA.18.062 for the Subject Lands shown on Attachment 1, to permit a two-storey, 5,039 m² funeral home use, chapel and accessory office, and 279 parking spaces, as shown on Attachments 2 to 5.

Report Highlights

- The Owner proposes to develop the Subject Lands with a 5,039 m² funeral home use, chapel and accessory office, and 279 parking spaces, as shown on Attachments 2 to 5.
- The Owner proposes to amend Vaughan Official Plan 2010 and Zoning By-law 1-88 and requires Site Development approval to permit the development.
- The Development Planning Department supports the approval of the development as it is consistent with the *Provincial Policy Statement 2017*, conforms to the Growth Plan, the York Region Official Plan and is compatible with the existing and planned land uses in the surrounding area.

Recommendations

1. THAT Official Plan Amendment File OP.18.015 (Catholic Cemeteries and Funeral Services - Archdiocese of Toronto) BE APPROVED, to amend the “Private Open Spaces” designation of Vaughan Official Plan 2010, Volume 1, to permit a funeral home related to the existing cemetery on the Subject Lands.
2. THAT Zoning By-law Amendment File Z.18.024 (Catholic Cemeteries and Funeral Services - Archdiocese of Toronto) BE APPROVED, to amend Zoning By-law 1-88, specifically the “PB2 Parkway Belt Complementary Use Zone”, to permit a funeral home within a two-storey, 5039 m² building on the Subject Lands, together with site-specific zoning exceptions identified in Table 1 of this report.
3. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the subject lands comes into effect, to permit minor adjustments to the implementing Zoning By-law, if required.
4. THAT Site Development File DA.18.062 (Catholic Cemeteries and Funeral Services - Archdiocese of Toronto) BE DRAFT APPROVED SUBJECT TO THE FOLLOWING CONDITIONS, to the satisfaction of the Development Planning Department, to permit the development of a two-storey, 5,039 m² funeral home, chapel and accessory office, and 279 parking spaces:
 - a) Prior to the execution of the Letter of Undertaking:
 - i) the Development Planning Department shall approve the final site plan, building elevations, landscape plan, landscape cost estimate, signage details, and lighting plan;
 - ii) the Development Engineering Department shall approve the final site servicing plan, site grading plan, geotechnical report, erosion and sediment control plan, Functional Servicing and Stormwater Management Report;
 - iii) The Owner shall pay the Development Engineering Department’s Site Plan fee pursuant to the Fees and Charges By-law, as amended;
 - iv) the Owner shall satisfy all requirements and obtain all necessary approvals from Toronto and Region Conservation Authority;
 - v) the Owner shall satisfy all requirements and obtain all necessary approvals from York Region; and

- vi) the Owner shall satisfy all requirements and obtain all necessary approvals from Ministry of Transportation.

Background

The subject lands (the 'Subject Lands') shown on Attachment 1 are located on the west side of Regional Road 27, north of Highway 407, and are municipally known as 7300 Regional Road 27. The surrounding land uses are shown on Attachment 1. The Subject Lands are also known and operated as the Queen of Heaven Catholic Cemetery.

Official Plan and Zoning By-law Amendments and Site Development Applications have been submitted to permit the proposed development

The Owner has submitted the following applications (the 'Applications') to permit a two-storey 5,039 m² funeral home with a chapel and accessory office uses and 279 parking spaces (the 'Development'), as shown on Attachment 2 to 5, for the Subject Lands:

1. Official Plan Amendment File OP.18.015 to amend the "Private Open Spaces" designation to permit a funeral home related to the existing cemetery use on the Subject Lands.
2. Zoning By-law Amendment File Z.18.024 to amend Zoning By-law 1-88, specifically the "PB2 Parkway Belt Complementary Use Zone", to permit a funeral home within a two-storey, 5,039 m² building on the Subject Lands, together with the site-specific zoning exceptions identified in Table 1 of this report.
3. Site Development File DA.18.062 to permit the Development of a two-storey 5,039 m² funeral home with chapel and accessory office uses, and 279 parking spaces.

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

On November 9, 2018, the City circulated a Notice of Public Hearing (the 'Notice') to all property owners within 150 m of the Subject Lands and to the West Woodbridge Homeowners' Association. A copy of the Notice was also posted on the City's website at www.vaughan.ca and a notice sign was installed along the main entrance of the Queen of Heaven Cemetery along Toronto RV Road, in accordance with the City's Notice Signs Procedures and Protocols.

Vaughan Council on December 12, 2018, ratified the recommendation of the Committee of the Whole to receive the Public Hearing report of December 5, 2018, and to forward a comprehensive technical report to a future Committee of the Whole meeting.

At the December 5, 2018 Public Hearing, a written submission and deputation was made by Mr. Kevin Bechard, of Weston Consulting Group Inc. representative of the adjacent landowner, Importanne Marketing Inc. (7242 Regional Road 27 - the 'Adjacent

Lands'), regarding the impact of the proposed sensitive use of a funeral home on the permitted employment uses to be developed on these lands. On May 10, 2019, further correspondence was received from Weston Consulting, providing comments regarding the Development and their request to comprehensively develop the Subject Lands together with the Adjacent Lands utilizing a realigned and shared Toronto RV Road (public road) to service the three landowners in the area.

The following background information is provided respecting the adjacent lands (7242 Regional Road 27):

- On October 15, 2002, Vaughan Council approved Official Plan and Zoning By-law Amendment Files OP.00.022 and Z.00.107 to permit the development of the Adjacent Lands, with a 9-storey hotel, a 2-storey conference/banquet hall, and 7 and 8-storey office buildings with ground floor commercial uses and surface and underground parking.
- On November 11, 2002, Council adopted OPA #584, which redesignated the Adjacent Lands from "General Complementary Urban Area" under the Provincial Parkway Belt West Plan, to "Prestige Area" designation, subject to the "Service Node" policies under OPA #450 (Employment Area Plan). The Adjacent Lands were previously removed from the Provincial Parkway Belt West Plan by Amendment No. 129, which was approved by the Ministry of Municipal Affairs on October 23, 1997.
- On November 28, 2002, the Catholic Cemeteries Archdiocese of Toronto (the Owner of the Subject Lands) appealed Vaughan Council's decision to the then Ontario Municipal Board (the "OMB"). Prior to the commencement of the OMB Hearing, a settlement was reached between the landowners. In Decision/Order No. 1696, issued on October 27, 2004, the OMB approved a modified version of OPA #584, which incorporated development criteria to screen the future development (employment uses) from the Subject Lands, road improvements to Regional Road 27 and Toronto RV Road, additional landscaping and did not allow an above ground parking structure.
- On December 2, 2013, the OMB partially approved Volume 2 of Vaughan Official Plan 2010 ("VOP 2010"), Site-Specific Policies, which included the previous OMB modified and approved OPA #584, incorporated as Site-Specific Policy 13.3.
- The adjacent landowner on December 22, 2018, submitted Official Plan and Zoning By-law Amendment Files OP.17.016 and Z.17.046 (Importanne Marketing Inc.) to amend the previous approval by the OMB to permit the development of two 12-storey office buildings, an 8-storey hotel, 4-storey above ground parking structure and the realignment of Toronto RV Road to the east, parallel to Regional Road 27.

Staff Response:

The *Funeral, Burial and Cremation Services Act* (the "FBCSA") was amended on December 14, 2017, to permit funeral homes, crematoriums and mausoleums to be located on cemetery lands. The proposed funeral home use is not considered to be a sensitive use as defined by VOP 2010 and the Provincial NPC-300 Environmental Noise Guidelines. The Development Planning Department is of the opinion that the Development will not have any significant impact on the permitted employment uses on the Adjacent Lands. The Development is compatible and in keeping with the existing cemetery use on the Subject Lands and surrounding existing and future employment uses and is permitted by the FBCSA.

The Owner is proposing to relocate the existing driveway entrance slightly to the south to create a perpendicular alignment with Toronto RV Road and make design modifications to the driveway to accommodate a center median and landscaping. The proposed relocation of the driveway access is minor in nature and does not affect or require the realignment of Toronto RV Road. Any further modification to the cemetery road network is internal to the Subject lands and do not affect the Adjacent Lands or Toronto RV Road. These comments are further addressed throughout the report.

On May 24, 2019, a Notice of this Committee of the Whole meeting was sent to all individuals who made deputation before the Committee of the Whole of submitted written correspondence to the City regarding the Applications.

Previous Reports/Authority

[December 5, 2018, Committee of the Whole \(Public Hearing\), Item 4, Report No. 31](#)

Analysis and Options

The Development is consistent with the Provincial Policy Statement 2014 (the "PPS")

In accordance with Section 3 of the *Planning Act*, all land use decisions in Ontario "shall be consistent" with the Provincial Policy Statement, 2014 ('PPS'). The PPS provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong, healthy communities; wise use and management of resources; and protecting public health and safety.

The PPS recognizes that local context and character is important. Policies are outcome oriented, and some policies provide flexibility in their implementation provided that Provincial interests are upheld. Vaughan Council's planning decisions are required by the *Planning Act* to be consistent with the PPS. The Development Planning Department has reviewed the Development in consideration of the policies of the PPS and is of the opinion that the Development is consistent with Provincial interests, specifically:

- Section 1.1.1 - promote efficient development and accommodate an appropriate range of residential, employment, institutional, recreation, park and open space uses
- Section 1.3 - provide for an appropriate mix and range of employment and institutional uses to meet long term needs, and encourage mixed-use development that incorporates compatible employment uses to support liveable and resilient communities
- Section 2.1.1 - natural features and areas shall be protected for the long term
- Section 2.1.2 - the diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved

The Subject Lands are located within a “Settlement Area”, as defined by the PPS. The Development provides for a combination of institutional (funeral home use) and existing open space use (cemetery use) that are compatible with the surrounding Employment Area. The proposed funeral home use will operate in conjunction with the primary cemetery use and will reduce vehicle trip generation. The Development minimizes land consumption by utilizing the surplus lands of the existing cemetery for the funeral home.

The Development provides a land use within a settlement area that will contribute to accommodating a range of land uses in the area vicinity (Section 1.1.1), more efficiently uses existing resources and infrastructure, is transit-supportive (Sections 1.1.3 and 1.1.3.2) being located in proximity to Regional Road 7 and 27 which is supported by public transit and contributes to livable and resilient communities (Section 1.3). The Development is consistent with the PPS. The Development is permitted by Provincial Legislation, being the FBCSA.

The Development conforms to the Places to Grow Act - The Growth Plan for the Greater Golden Horseshoe 2019 (the “Growth Plan”)

The Provincial Growth Plan for the Greater Golden Horseshoe (‘Growth Plan’) is intended to guide decisions on a wide range of issues, including economic development, land use planning, urban form, and housing. The Growth Plan 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. Vaughan Council’s planning decisions are required by the *Planning Act* to conform, or not conflict with, the Growth Plan.

The Development is consistent with the policy framework of the Growth Plan as it optimizes the use of existing land supply and makes efficient use of existing infrastructure, specifically:

- Section 2.2.1 - directing growth to settlement areas with municipal water and wastewater systems, public service facilities, and public transit to support the achievement of complete communities

The Subject Lands are located within a “Settlement Area”, as defined by the Growth Plan. The Subject Lands are located on Regional Road 27, a major arterial road, and are located in proximity to York Region Transit Bus Route services on Regional Roads 7 and 27. The Development conforms to the Growth Plan by promoting a more efficient utilization of the Subject Lands and optimizing infrastructure including existing transit.

The Development conforms to the York Region Official Plan (the ‘YROP’)

The Subject Lands are designated “Urban Area” on Map 1, “Regional Structures” by the YROP 2010, which permits a range of residential, industrial, commercial and institutional uses. The YROP encourages intensification within the Urban Area and throughout York Region.

Section 5.0 of the YROP states that “intensification within the Urban Area will accommodate a significant portion of the planned growth in the Region.” Section 5.2.9 of the YROP encourages institutional structures to be carefully designed in a compact form and be pedestrian-oriented, transit-supportive, and multi-storey where appropriate.

Regional Road 27 is identified as a “Regional Transit Priority Network” on Map 11 - “Transit Network” of the YROP. Section 7.2.24 of the YROP directs the construction of high-occupancy vehicle lanes, dedicated transit lanes, with transit signal priority and other transit priority measures within a Regional Transit Priority Network.

The proposed Development is located within lands designated “Private Open Spaces” by VOP 2010 and will utilize the vacant surplus lands for the funeral home use, chapel and office accessory to the existing cemetery use. The location of the Subject Lands is supported by YRT Bus Service routes on Regional Road 27, a Regional Transit Priority Network, identified in the YROP, which connects to existing transit service on Steeles Avenue West and Regional Road 7, both identified as Regional Rapid Transit Corridors by YROP. The Development conforms to the YROP.

The Applications conform to the Funeral, Burial and Cremation Services Act 2002 (the “FBCSA”)

The *Funeral, Burial and Cremation Services Act 2002* (the “FBCSA”), as amended on December 14, 2017, permits funeral homes, crematoriums and mausoleums to be located on cemetery lands, whereas these uses were not permitted previously by the *Cemeteries Act and the Funeral Directors and Establishments Act, 2002*. The proposed funeral home is intended to function collectively with existing uses on the cemetery lands. The FBCSA defines a funeral establishment as “*premises established for the purpose of temporarily placing dead human bodies, and in prescribed circumstances cremated human remains, so that persons may attend and pay their respects*”. The implementing Official Plan and Zoning By-law will permit the proposed funeral home to be located on the cemetery lands within the “Private Open Spaces” designation of VOP 2010 and “PB2 Parkway Belt Complementary Use Zone” of Zoning By-law 1-88 and conforms to the FBCSA.

The Application conforms to the Vaughan Official Plan 2010 (“VOP 2010”)

The Subject Lands are designated “Private Open Spaces” and a water course that transverse the site in a north/south direction is designated “Natural Areas”.

The “Private Open Spaces” designation permits cemeteries, including the following accessory buildings and structures: mausoleums, columbaria, crematoria, chapels, and caretaker’s residences, in accordance with the implementing zoning by-law. The designation does not prescribe buildings types. A Funeral Home is not permitted use; therefore, an Official Plan Amendment is required to permit the use. No development is proposed on the Lands designated “Natural Areas”, therefore, no amendment to the “Natural Areas” designation is required.

The proposed funeral home use will be located within the “Private Open Spaces” designation on the Subject Lands. The proposed funeral home will be privately operated and will function collectively with the existing cemetery use. The funeral home will be located within a proposed 5,039 m², two-storey building that will also accommodate the permitted accessory office and chapel uses. The funeral home is a permitted use by the FBCSA on lands used for a cemetery and is considered to be accessory to the existing cemetery and compatible with the surrounding existing and planned uses. The Development utilizes a vacant portion of the existing cemetery and makes more efficient use of the Subject Lands. The Development conforms to VOP 2010.

The Development Planning Department supports the Zoning By-law Amendment Application

The Subject Lands are zoned “PB2 Parkway Belt Complementary Use Zone”, which does not permit a funeral home use. An amendment to Zoning By-law 1-88 is required to permit the proposed use, together with the following site-specific zoning exceptions:

Table 1

	Zoning By-law 1-88	PB2 Parkway Belt Complementary Use Zone Requirements	Proposed Exceptions to the PB2 Parkway Belt Complementary Use Zone Requirements
a.	Permitted Uses	‘Funeral Home’ is not permitted	To permit a ‘Funeral Home’ use
b.	Maximum Building Height	11 m	11.95 m

The Development Planning Department has reviewed and supports the proposed site-specific exceptions in Table 1 on the following basis:

The proposed zoning exceptions identified in Table 1 are considered appropriate as the proposed funeral home use is permitted by the FBCSA, the additional 0.95 m of the building height would not impact the surrounding land uses, and the development is compatible with existing and planned uses in the surrounding area. On this basis, the Development Planning Department can support the approval of Zoning By-law Amendment File Z.18.024, subject to the Recommendations in this report.

The Planning Act permits Vaughan Council to pass a resolution to apply for future Minor Variance Application(s), if required within 2 years of a Zoning By-law coming into full force and effect

Section 45(1.3) of the *Planning Act* restricts a landowner from applying for a Minor Variance Application to the Vaughan Committee of Adjustment within two years of the day on which a Zoning By-law was amended. The *Planning Act* also permits Council to pass a resolution to allow a landowner to apply for a Minor Variance Application(s) within 2 years of the passing of a by-law amendment.

Should Council approve Zoning By-law Amendment File Z.18.024, the Development Planning Department has included a Recommendation to permit the Owner to apply for a Minor Variance Application(s) if required, prior to the two-year moratorium in order to address minor zoning deficiencies that may arise through the finalization and construction of the Development.

The Development Planning Department is satisfied with the proposed site plan and building elevations, subject to the Recommendations in this report

Site Plan

The Development includes a 5,039 m², two-storey funeral home building with accessory office and chapel uses served by 279 parking spaces as shown on Attachments 2 to 5. The Subject Lands are currently occupied by the Queen of Heaven Cemetery. Access to the Subject Lands is from a driveway located on Toronto RV Road which connects to Regional Road 27. The Owner is proposing to relocate the existing driveway entrance slightly to the south to create a perpendicular alignment with Toronto RV Road and to accommodate a center median and landscaping.

Building Elevations

The proposed building elevations shown on Attachments 4 and 5 consist of a two-storey (11.95 m) peaked-roof building with a decorative bell tower. The building elevations include stone veneer, precast concrete columns and French corners and asphalt shingles. The final building elevations and materials must be to the satisfaction of the

Vaughan Development Planning Department. A condition to this effect is included in the Recommendations of this report.

Landscape Plan

The Landscape Plan (Attachment 3) includes a significant amount of landscaping consisting of sod and a mix of coniferous and deciduous shrubs around the proposed building and throughout the parking area. The Development includes several pedestrian connections from the main driveway access from Toronto RV Road and parking areas to the main building, and from the main building to the existing cemetery. The final landscape plan must be to the satisfaction of the Vaughan Development Planning Department. A condition to this effect is included in the Recommendations of this report.

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

The Development Engineering (DE) Department has no objection to the Development. The DE Department must approve the final site grading and servicing plan, Functional Servicing and Stormwater Management Report and Traffic Impact Study prior to the execution of the Site Plan Letter of Undertaking. A condition to this effect is included in the Recommendations of this report.

Sanitary Servicing

Sanitary Servicing is proposed for the Development via a proposed 200 mm diameter PVC connection from the proposed building to the existing internal 200 mm diameter sanitary system which eventually outlets to an existing control manhole at the property line, adjacent to Toronto RV Road. The Owner must confirm, through the FSR whether the existing sanitary servicing fronting the Subject Lands is a municipal or private service connection.

Water Distribution

Water servicing is proposed for the Development via a proposed 150 mm diameter service connection from the existing internal 200 mm diameter watermain to service the Development. The Subject Lands are serviced via a water service connection at the property line adjacent to Toronto RV Road. The Development also includes a proposed hydrant off the newly proposed 150 mm diameter water service connection. The Owner must confirm whether the existing water servicing fronting the Subject Lands is a municipal or private service connection.

Storm Drainage

Stormwater servicing is proposed for the Development via proposed internal sewers, catch basins and manholes as well as modifications to the existing private stormwater management pond at the southeast corner of the Subject Lands. The proposal includes minor outlet modifications at the existing entrance from Toronto R.V. Road to capture a

portion of the proposed entrance drainage through a proposed catch basin and outlet to a proposed headwall within the existing road-side ditch.

Erosion and Sediment Control

A variety of erosion control best management practice manuals are available, the Erosion & Sediment Control Guidelines for Urban Construction (December 2006) guideline was created as a consolidated document that best suits jurisdictions within the Greater Golden Horseshoe Area Conservation Authorities for common usage in land development, construction and water management. Erosion and sediment control mitigation measures are to be implemented during construction to minimize salt laden runoff discharge from the Subject Lands in accordance with the Erosion & Sediment Control Guidelines for Urban Construction (December 2006) guideline.

Environmental Site Assessment

The Owner submitted a Phase One Environmental Site Assessment report and a Subsurface Environmental Investigation report which were reviewed by the Development Engineering Department. The findings of the reports indicate soil and groundwater samples met the applicable Ministry of the Environment, Conservation, and Parks ("MECP") Standards. No environmental concerns were identified for the current use of the Subject Lands.

Transportation

The Development includes the relocation of the existing driveway entrance slightly to the south to create a perpendicular alignment with Toronto RV Road and a design modification to accommodate a center median and landscaping. The Owner has provided a Traffic Impact Study (TIS) that demonstrates adequate level of service from a traffic perspective for the Development.

Review Fees

Prior to final Site Plan Approval, the Owner shall pay the Engineering Site Plan Complex fee pursuant to the Fees and Charges By-law as amended. The fee amount is \$22,171.60 and shall be made prior to the next submission and/or prior to the execution of Site Plan Letter of Undertaking.

The Ministry of Transportation Ontario (the "MTO") requires a MTO Building and Land Use Permit

The Subject Lands are located within the MTO Permit Control Area and therefore, an MTO Building and Land Use Permit is required prior to the commencement of any on site construction/works. If any signs are proposed on the Subject Lands, that are located within 400 m of the Provincial Highway property line and/or Controlled-Access Highway designation and which are visible from the Provincial Highway property line and/or Controlled-Access Highway designation, a permit will be required from the MTO.

The Owner must satisfy all requirements of the MTO prior to the execution of a Site Plan Letter of Undertaking. The Owner shall apply for the MTO Building and Land Use Permit only when MTO has completed its review of the Site Development Application.

Development Charges are applicable for the Development

The Financial Planning and Development Finance Department has advised the Owner is required to pay to the City applicable Development Charges in accordance with the Development Charges By-laws of the City of Vaughan, Region of York, York Region District School Board and York Catholic District School Board. A clause for the payment of Development Charges is included as a standard condition in the Site Plan Letter of Undertaking.

Cash-in-Lieu of the Dedication of Parkland is required for the Development

The Office of the City Solicitor, Real Estate Department has advised that the Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the area of the extent of the new development, as shown on Attachment 1, 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 Division, and the approved appraisal shall form the basis of the cash-in-lieu payment. A clause for the payment of cash-in-lieu is included as a standard condition in the Site Plan Letter of Undertaking.

The Toronto and Region Conservation Authority (TRCA) has no objection to the Development

The Toronto and Region Conservation Authority ("TRCA") has advised that they have no objections to the approval of the Development and a permit is not required from the TRCA for the scope of work proposed on the Subject Lands. The TRCA however, has provided technical advice pertaining to the stormwater management practices, due to the size of the Subject Lands. The Owner is required to satisfy all requirements of the TRCA. A condition to this effect is included in the Recommendations of this report.

Financial Impact

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

Broader Regional Impacts/Considerations

York Region has reviewed the Official Plan Amendment Application and has determined that the proposed amendment is a matter of local significance and does not adversely affect Regional planning policies or interest. York Region on April 24, 2019, exempted the Official Plan Amendment Application from Regional Council approval.

York Region has reviewed the Zoning By-law Amendment and Site Development Applications and has no objection to their approval. The Owner is required to satisfy all requirements of York Region. A condition to this effect is included in the Recommendations of this report.

Conclusion

The Development Planning Department has reviewed Official Plan and Zoning By-law Amendment Files OP.18.015 and Z.18.024 and Site Development File DA.18.062 in consideration of the Provincial Policies, the provisions of the Funeral, Burial and Cremation Services Act, applicable Regional and City Official Plan policies, the requirements of Zoning By-law 1-88, the comments received from City Departments, external public agencies, the public and the surrounding area context.

The Development Planning Department is satisfied that the Development is appropriate and compatible with the existing and permitted uses in the surrounding area. The Development is consistent with the PPS, conforms to the Growth Plan and the York Region Official Plan the use is permitted by the FBCSA, and the Applications represent good planning. On this basis, the Development Planning Department can support the approval of the Applications subject to the Recommendations in this report.

For more information, please contact: Mary Caputo, Senior Planner, Extension 8635.

Attachments

1. Location Map
2. Site Plan and Zoning
3. Landscape Plan
4. Elevation Plan (South and East)
5. Elevation Plan (North and West)

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