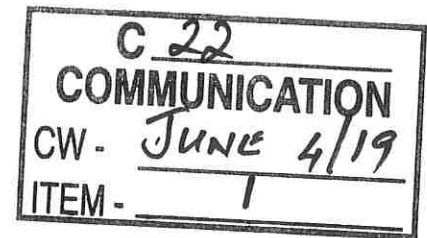




**WESTON
CONSULTING**

planning + urban design



Office of the City Clerk
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

June 3, 2019
File 7494

Attn: City of Vaughan City Clerk

**RE: Committee of the Whole- Planning and Development Item 1
Catholic Cemeteries and Funeral Services- Archdiocese of Toronto
Official Plan Amendment, Zoning By-law Amendment and Site Plan Approval
OP.18.015; Z.18.024; DA.18.062
7300 Highway 27**

Weston Consulting is the planning consultant for Importanne Marketing Inc. the landowner of the properties known as 7242 Highway 27 which are directly adjacent to Catholic Cemeteries Archdiocese of Toronto (CCAT). Our clients' property has an existing site specific Official Plan approval to permit a hotel, office conference/banquet hall development. The site is also subject to active development applications which propose two 12-storey office towers and 8-storey hotel and modify provisions of the existing approval.

On December 5, 2018, we provided communication and attended the Statutory Public Hearing for the applications at 7300 Highway 27 (CCAT) to permit a funeral home directly adjacent to our clients' lands. We expressed that further discussion and negotiation regarding the development of the two proposals between the City, CCAT and Importanne is warranted regarding access, traffic, parking and configuration of these two land uses. Similar concerns were raised by CCAT regarding aspects of our clients' proposal related to parking, noise and potential impact on the existing and future uses of CCAT.

As result, we requested at CCAT's Public Hearing that staff facilitate future meetings with CCAT and our team to discuss these matters and come to a resolution that is appropriate for both proposals. To date, these conversations with the City, Importanne and CCAT have not been undertaken as requested. CCAT has also not approached Importanne to discuss the proposed funeral home since filing applications last year.

We are of the opinion that the proposed funeral home has not been sufficiently evaluated with our client's proposal and aspects related to traffic, parking, access, function of Toronto RV Road and overall compatibility of the two uses. Relevant Vaughan Official Plan policies speak to separation distances, compatibility and changes in land uses adjacent to employment areas. Specifically,

these requirements are prescribed in Sections 5.1.2.3, 9.2.1.12 and 9.2.2.11 in the Vaughan Official Plan 2010. Without more fulsome coordination between the Importanne and CCAT development projects, the foregoing Official Plan policies will not be addressed and the concerns previously raised by our office will be exacerbated.

As there has not been adequate dialogue between Importanne, CCAT and the City to appropriately satisfy the policy and practical concerns we have raised to date, it is our opinion that the approval of the CCAT applications are premature at this time. Our request is that Council defer the approval of the proposed funeral home to allow an opportunity for the parties to have the appropriate dialogue with and through planning staff. The alternative in the event the proposed funeral home is approved by Committee as currently proposed is to resolve these issues through an appeal to the LPAT.

Should you have any questions or require further information please contact the undersigned at ext. 307 or Kevin Bechard at ext.236.

Yours truly,
Weston Consulting
Per:



Julia Pierdon, BURPI, MCIP, RPP
Senior Planner

- c. Dennis Zovko, Importanne Marketing Inc.
Kevin Bechard, Weston Consulting
Patrick Harrington, Aird and Berlis