

Committee of the Whole (1) Report

DATE: Wednesday, June 4, 2025

WARD: 4

TITLE: MOUNT PLEASANT GROUP OF CEMETERIES
ZONING BY-LAW AMENDMENT FILE Z.21.033
7241 JANE STREET
VICINITY OF JANE STREET AND HIGHWAY 7

FROM:

Vince Musacchio, Interim Deputy City Manager, Planning, Growth Management and Housing Delivery

ACTION: DECISION

Purpose

To seek approval to permit a two-storey, 3,224 metres square Funeral Home Establishment (Funeral Services) that will provide visitation, non-denominational chapel, funeral services, embalming, accessory retail for cemetery supplies, reception/office facility and 209 surface parking spaces, as shown on Attachments 2 to 6.

Report Highlights

- The Owner proposes a site-specific amendment to the “PB2 Parkway Belt Complementary Use Zone” of Zoning By-law 001-2021 to permit a two-storey, 3,224 metres square Funeral Establishment (Funeral Services)
- A Zoning By-law Amendment Application is required to permit the development.
- The Development and Parks Planning Department supports the proposed development subject to conditions as outlined in this report.

Recommendation

1. THAT Zoning By-law Amendment File Z.21.033 (Mount Pleasant Group of Cemeteries) BE APPROVED, to amend the “PB2 Parkway Belt Complementary Use Zone” of Zoning By-Law 001-2021 to permit a two-storey Funeral Establishment (Funeral Services) and site-specific zoning exceptions identified in Table 1 of this report in the manner shown on Attachments 2 to 6, to facilitate the proposed Development as described in this report.

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.

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

Mount Pleasant Group of Cemeteries (the Owner) has submitted a Zoning By-law Amendment (the Application) for the Subject Lands to permit the development of a two-storey, 3,224 metres square Funeral Home Establishment (Funeral Services) that will provide visitation, non-denominational chapel, funeral services, embalming, accessory retail for cemetery supplies, reception/office facility and 209 surface parking spaces (the 'Development') as shown on Attachments 2 to 6.

If the Zoning By-Law Amendment is approved, a Site Development Application is required.

If the Application is approved by Vaughan Council, the Owner will be required to submit a future Site Development Application. In accordance with Bill 109, the approval of Site Development Applications has been delegated to the City of Vaughan Deputy City Manager, Planning, Growth and Housing Delivery or designate for approval. The Site Development Application will be reviewed for pedestrian connectivity, barrier free accessibility, site design, landscaping, building elevations, tree protection, servicing, grading and storm water management and other site plan details.

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

- Date of Notice (Circulated 150 m from Subject Lands as shown on Attachment 1): Nov 5, 2021, and March 22, 2024
- Location of Notice Sign: along the east side of Jane Street.
- Date of Public Meetings:
 - 1st Public Meeting: Nov 30, 2021, date ratified by Council Dec 10, 2021
 - 2nd Public Meeting: April 16, 2024, date ratified by Council April 22, 2024

Previous Reports/Authority

Previous reports related to the applications can be found at the following links:

1st Public Meeting Report

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

2nd Public Meeting Report

[Apr 16, 2024, Committee of the Whole Public Meeting \(Item # 1, Report No. 16\)](#)

Analysis and Options

The Development is consistent with the Provincial Planning Statement 2024 and conforms to the Vaughan Official Plan 2010.

Provincial Planning Statement, 2024

Provincial Planning Statement, 2024 is a policy statement issued pursuant to section 3 of the Planning Act and came into effect on Oct 20, 2024. All decisions made on or after Oct 20, 2024, in respect of the exercise of any authority that affects a planning matter shall be consistent with this policy statement. The Provincial Planning Statement, 2024 provides direction on matters of Provincial interest related to land use planning and development province-wide, helping achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians.

The Subject Lands are within a Settlement Area and the Delineated Built-Up Area of the Built Boundary of York Region. The Proposed Development facilitates a compact urban form through the intensification of underutilized lands in the City's established Settlement Area where full municipal services exist. The compact urban form, the ability to utilize existing municipal infrastructure and its proximity to existing higher-order transit (Highway 407 TTC Subway Station on the Yonge-University Line 1) is consistent with the Provincial Planning Statement, 2024. The Development will also create job opportunities and contribute to establishing a complete community. Staff are satisfied that the proposed Development is consistent with the Provincial Planning Statement 2024.

Parkway Belt West Plan

The Subject Lands are in the "General Complementary Use Area" on Northern Link (Woodbridge-Markham) Map 5 of the Parkway Belt West Plan with the Beechwood Cemetery identified as an existing establishment. Section 5.5.1 of the Parkway Belt West Plan 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 that predates the Parkway Belt West Plan. The Development will be subject to the conditions identified under the 'General Complementary Use Area' of the Parkway Belt West Plan, therefore an amendment to the plan is not required as the Development meets the conditions noted above.

York Region Official Plan 2022

York Region Council adopted York Region Official Plan 2022 in June 2022. York Region Official Plan 2022 was approved, as modified, by the Minister of Municipal Affairs and Housing in November 2022, bringing it into full force and effect. Bill 150 (*Planning Statue Law Amendment Act, 2023*) and Bill 162 (*Get It Done Act, 2024*) later rescinded some of those modifications.

On Jun 6, 2024, Bill 185 (*Cutting Red Tape to Build More Homes Act, 2024*) (Bill 185) received Royal Assent which includes amendments to the *Planning Act*. In accordance with the amendments to the *Planning Act* implemented through Bill 185, York region became a Region without planning responsibilities effective Jul 1, 2024.

Pursuant to subsection 70.13(2) of the *Planning Act*, York Region Official Plan 2022 is deemed to constitute an official plan of the City in respect of any area in the City to which it applies and will remain in effect until the City revokes or amends it.

The York Region Official Plan 2022 identifies the Subject Lands as ‘Community Area’ on Map 1A Land Use Designations, which permits a wide range of residential, commercial, industrial, and institutional uses. The Development, which conforms to the York Region Official Plan 2022, provides for a denser and more intense development on a parcel of the land in proximity to existing transit facilities.

The proposed Development is Subject to the *Funeral, Burial and Cremation Services Act, 2002*

The *Funeral, Burial, and Cremation Services Act, 2002*, as amended, 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 *Funeral, Burial, and Cremation Services Act, 2002* 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*”. VOP 2010 identifies the property as “Parkway Belt West Lands” which defers all land use provision and regulations to the Parkway Belt West Plan. The proposed Development conforms to the land use provisions under Parkway Belt West Plan. The implementing Zoning By-law Amendment will permit ‘Funeral Services’ in the “PB2 Parkway Belt Complementary Use Zone” of Zoning By-law 001-2021 resulting in conformity the to the *Funeral, Burial, and Cremation Services Act, 2002*.

Vaughan Official Plan 2010 (VOP 2010)

VOP 2010 sets out the municipality’s general planning goals and policies that guide future land use. The Subject Lands are identified in VOP 2010 as follows:

- “Parkway Belt West Lands” and “Natural Areas and Countryside” on Schedule 1 – Urban Structure by Vaughan Official Plan 2010 (VOP 2010)
- The Subject Lands are designated “Parkway Belt West Land” and “Natural Areas” on Schedule 13 – Land Use
- Lands designated “Parkway Belt West” are subject to the Provincial Parkway Belt West Plan (the Parkway Belt West Plan), 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.

Portions of the Subject Lands are designated “Natural Areas.” The “Natural Areas” are located on the northwest corner of the Subject Lands and in the southeast. Site

alterations and development are generally prohibited in areas designated “Natural Areas.” The Development will remain entirely outside out the “Natural Areas” as shown in Attachment 1. The delineated ‘area-of-proposed-development’ as shown in Attachment 1, forms a small portion of the overall Subject Lands and does not affect the “Natural Areas” noted above.

The proposed Development shown on Attachments 2 to 6 is located entirely within the “Parkway Belt West Lands”. Section 2.2.6.1 of VOP 2010 directs that properties identified within the Parkway Belt West Plan are subject to the policies of the Provincial Parkway Belt West Plan as amended. On this basis, the Development conforms to VOP 2010, as it not only meets the land use criteria that is identified under the Provincial Parkway Belt West Plan, but also the Provincial Parkway Belt West Plan also recognizes the cemetery (Beechwood Cemetery) as an existing use as discussed previously.

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 1 below:

Table 1:

	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.	Permitted Uses	A ‘Funeral Services’ is not permitted	Permit ‘Funeral Services’ as an additional use
b.	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	‘Funeral Services’: Means a building with facilities for the preparation of the dead for burial or cremation including embalming, for the viewing of the body, for funeral services, and may include a chapel, associated office uses, and the retail sales of funeral products, such as urns, caskets, markers,

	Zoning By-law 001-2021 Standard	PB2 Parkway Belt Complementary Use Zone Requirement	Proposed Exceptions to the PB2 Parkway Belt Complementary Use Zone Requirement
		not include a cemetery or a crematorium.	monuments, wreaths, and other related products.
c.	Maximum Building Height	11.0 m	14.3 m
d.	Bicycle Parking Space Requirements	Minimum width of an aisle providing access to a bicycle parking space shall be 1.75 m	Minimum width of an aisle providing access to a bicycle parking space shall be 1.5 m

The Development and Parks Planning Department can support the remaining zoning exceptions identified in Table 1 on the basis that the proposed site-specific zoning standards will facilitate a development that is consistent with the policies of the Provincial Planning Statement, 2024 and conforms to the VOP 2010.

Minor modifications may be made to the zoning exceptions identified in Table 1 prior to the enactment of an implementing Zoning By-law, as required, should the Application be approved.

The Development and Parks Planning Department supports the Application.

The Development and Parks Planning Department recommends approval of the Application as shown on Attachments 2 to 6, subject to the recommendations within this report.

Site Plan design as shown in Attachment 2 is conceptual in nature. Further details regarding the design of the site plan will be reviewed through a future Site Development Application. The two-storey funeral establishment will be located at the southwest corner of the Subject Lands and will include an adjacent surface parking space. The Development will accommodate visitation area, a chapel, funeral services, as well as a reception/office facility. Walkways from the surface parking space to the new building will assist in pedestrian circulation. Vehicular movement will be accommodated through the existing private driveway that connects from Jane Street in the west to the proposed Funeral Home Establishment.

The conceptual site plan also includes landscaping along the Jane Street frontage to provide adequate screening from the abutting surface parking lot that is contemplated as part of the Development. As discussed previously, a Site Development Application will be required to further investigate and evaluate the site plan details including design and civil engineering matters. The Development and Parks Planning Department is satisfied with the proposed zoning by-law amendment application for the Subject Lands.

Financial Impact

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

Operational Impact

The Policy Planning and Special Programs Department supports the Development, subject to Conditions of Approval.

The Policy Planning and Special Programs Department has confirmed through the updated Environmental Impact Study prepared by PGL Environmental Consultants (January 2025) that the proposed development will have no impacts to the wetlands located within the Subject Lands and therefore conform to VOP2010. However, all applications regardless of their location are required to abide by the Endangered Species Act (2007) regulated by the Ministry of Natural Resources (MNR).

The Development Engineering Department supports the Development, subject to the conditions in this report.

The Development Engineering Department has provided the following comments:

Water

The Subject Lands are in Pressure District 6 (PD6) of the York Water Supply System. There is an existing 300 mm diameter watermain within the Jane Street corridor. The Subject Lands is currently serviced by an existing connection to the watermain on Jane Street with branched 50 mm diameter domestic watermain and a 150 mm diameter fire watermain located under the private internal road network on the Subject Lands. Installation of new connectors to the existing 150 mm diameter fire watermain and 50 mm diameter domestic watermain will be required to accommodate the Development. If the Application is approved by Council, further details on water servicing will be provided through the future Site Development Application.

Sanitary

The Subject Lands is currently not serviced by a municipal sanitary sewer. There is an existing 200 millimetres diameter municipal sanitary sewer located approximately 50 metres south of the Subject Lands along Jane Street. The existing municipal sanitary sewer will be extended to service the Subject Lands with a connection to the proposed 200 millimetres diameter private sewer. The existing 200 millimetres sewer ultimately discharges into the 900 millimetres diameter sanitary trunk sewer west of Jane Street. Further details related to the sanitary servicing strategy will be addressed through the Site Development Application.

Stormwater

Stormwater runoff from the Subject Lands will be collected by the catch basins and conveyed by proposed storm sewers connecting to the existing storm sewers within the private roads of the Subject Lands. Quality control will be provided onsite using the proposed oil/grit separator (OGS). Further details will be reviewed through the Site Development Application.

Noise Assessment

The Environmental Noise Study prepared by Valcoustics Canada Ltd, dated Dec 20, 2024, has been reviewed to the satisfaction of Development Engineering Services and Environmental Engineering Division. According to the study, building exterior walls and windows that meet the minimum non-acoustical requirements of the Ontario Building Code (OBC) will be sufficient to meet the indoor sound level criteria of the Ministry of the Environment, Conservation and Parks (MECP).

Environmental Engineering

The Owner submitted an updated Phase One Environmental Site Assessment (ESA) along with Phase Two Environmental Site Assessment report. Both reports have been reviewed to the satisfaction of Development Services and Environmental Engineering Division of the Development Engineering Department.

Transportation and Road Network

The Subject Lands are located east of Jane Street and will utilize the existing private road that is internal to the Subject Lands for vehicular access. Pedestrian pathways from the surface parking space to the Funeral Establishment will be provided. If the Application is approved by Council, further details regarding transportation provisions will be provided through the Site Development Application.

Cash-in-Lieu of the dedication of parkland is required

The Owner is required to pay to the City by way of certified cheque, cash-in-lieu of the dedication of the parkland, in accordance with section 42 of the *Planning Act*. Cash-in-lieu of parkland dedication will be collected through the Site Development Application process.

Broader Regional Impacts/Considerations

The Application has been circulated to York Region for the purpose of receiving comments on matters of Regional interest i.e., roads and servicing infrastructure. York Region has no objection to the approval as the Application is deemed to be a matter of local interest and does not adversely affect Regional planning policies or interest.

The Toronto and Region Conservation Authority has no objection to the approval the Application.

The Toronto and Region Conservation Authority has reviewed the Development and has no objection to the approval of the Application. The Toronto Region and Conservation Authority notes that portions of the Subject Lands are within Toronto and Region Conservation Authority's Regulated Area due to a valley corridor on the northwestern portion of the site and a stream corridor traversing the southern portion of the site. As such, a permit pursuant to Ontario Regulation 41/24 will be required for any development activity within the Regulated Area of the property.

Conclusion

The Development and Parks Planning Department is satisfied that the Application is consistent with the Provincial Planning Statement, 2024, Parkway Belt West Plan and

conforms with York Region Official Plan 2022 and VOP 2010 and is appropriate for the development of the Subject Lands. The Development is considered appropriate and compatible with existing and planned surrounding land uses. Accordingly, the Development and Parks Planning Department can recommend approval of the Application, subject to the recommendations in this report.

For more information, please contact OluwaKemi (Kemi) Apanisile, Senior Planner, at extension 8210.

Attachments

1. Context and Location Map
2. Proposed Zoning and Conceptual Site Plan
3. Conceptual Master Landscape Plan
4. Conceptual Building Elevations – East and South
5. Conceptual Building Elevations – West and North
6. Rendering

Prepared by

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