

2020-10-08

VIA EMAIL: clerks@vaughan.ca

Office of the City Clerk
Vaughan City Hall
Level 100
2141 Major Mackenzie Dr.
Vaughan, ON L6A 1T1

Dear Sir/Mme:

Re: Submission to the City of Vaughan Comprehensive Zoning By-law Review in regards to Glenview Memorial Gardens - 7451 Regional Road 50, City of Vaughan, Regional Municipality of York

We represent Arbor Memorial Inc. (AMI) owner of Glenview Memorial Gardens located at 7451 Regional Road 50 in the City of Vaughan. We provided previous submissions on the first (2019-08-14) and second (2020-04-27) drafts of the City of Vaughan Comprehensive Zoning By-law in regards to comments on the proposed zoning by-law regulations that are being applied to AMI's lands.

We have reviewed the Third Draft – Comprehensive Zoning By-law and, while we note that some of our comments have been addressed, several comments still need to be addressed prior to adoption by Council:

- **Issue #1:** Funeral Establishment is not included as a permitted use in the Employment Zone EM1. Funeral Homes are identified as a permitted use within the EM1 Zone of the City of Vaughan Comprehensive ZBL 1-88.
 - **Resolution:** *Include Funeral Establishment in the list of permitted uses for Prestige Employment Zone (EM1) on Table 11.2 of the Third Draft – Comprehensive Zoning By-law. Alternatively, add Funeral Establishment as a permitted use to Exception 794 EM1 (H) zone that applies to the east portion of Glenview Memorial Gardens.*
- **Issue #2:** Exception Number 794 that has been applied to Glenview Memorial Gardens does not include the correct exception, schedule, and zone boundaries.
 - **Resolution:** *Update proposed Exception 794 and Figure E-1257 to accurately reflect the correct zones and standards that apply to Glenview Memorial Gardens in amended by By-Law 054-2019. Please see attached DOC & PDF files.*
- **Issue #3:** Schedule A – Map 22 does not accurately reflect the correct zone category or the correct zone boundary for the eastern portion of Glenview Memorial Gardens as amended by ZBL 054-2019.
 - **Resolution:** *Update Map 22 to identify the eastern portion of Glenview Memorial Gardens as EM1(H)-794 Zone and modify the zone boundary to accurately reflect the boundary between the lands zoned OS2 & EM1(H). Please see attached Map 22 with comments, PDF and CAD files.*



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Submission on the City of Vaughan Comprehensive Zoning By-law Review

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We respectfully request that the City of Vaughan make these final changes prior to the adoption of the new zoning by-law. If any questions or clarifications are required, please contact the undersigned.

Sincerely,

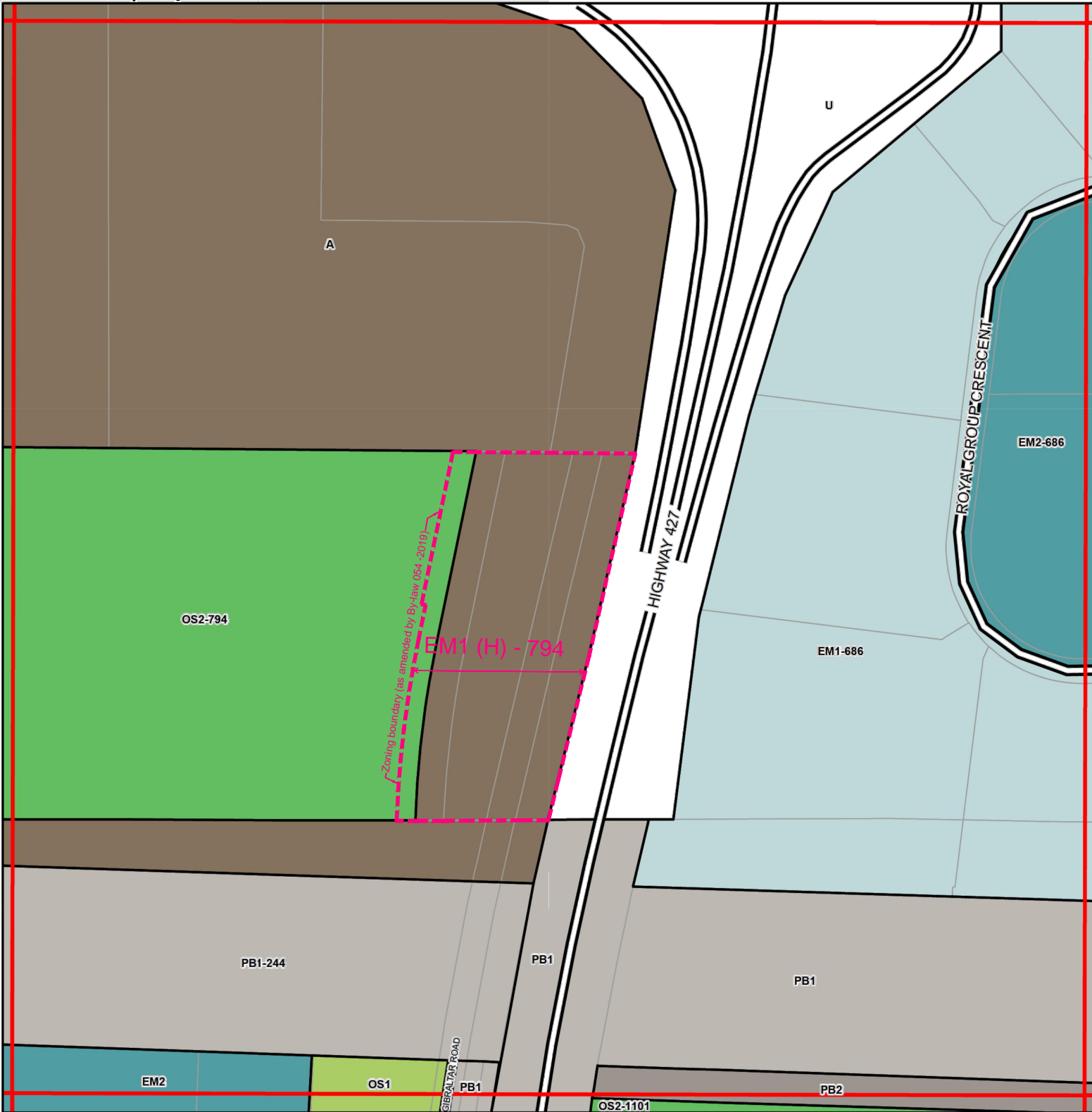
LARKIN+

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Cosimo Casale, Cosmopolitan Associates
Tom Barlow, Fasken Martineau
Daniel Ceron, LARKIN+ land use planners

Zoning By-law - 2020

Schedule A | Map 22



Conservation, Open Space and Agricultural Zones

- A (Agriculture Zone)
- OS1 (Public Open Space Zone)
- OS2 (Private Open Space Zone)
- EP (Environmental Protection Zone)

Vaughan Metropolitan Centre Zones

- V1 (Station Precinct Zone)
- V2 (South Precinct Zone)
- V3 (Neighbourhood Precinct Zone)
- V4 (Employment Precinct Zone)

Residential Zones

- R1 (First Residential Zone)
- R2 (Second Residential Zone)
- R3 (Third Residential Zone)
- R4 (Fourth Residential Zone)
- R5 (Fifth Residential Zone)
- RT (Townhouse Zone)
- RM1 (Multiple Residential Zone 1)
- RM2 (Multiple Residential Zone 2)
- RE (Estate Residential Zone)

Commercial Zones

- GC (General Commercial Zone)
- NC (Neighbourhood Commercial Zone)
- CC (Convenience Commercial Zone)
- SC (Service Commercial Zone)

Mixed-Use Zones

- LMU (Low-Rise Mixed-Use Zone)
- MMU (Mid-Rise Mixed-Use Zone)
- HMU (High-Rise Mixed-Use Zone)
- GMU (General Mixed-Use Zone)
- CMU (Community Commercial Mixed-Use Zone)

Employment Zones

- EMU (Employment Commercial Mixed-Use Zone)
- KMS (Main Street Mixed-Use - Kleinburg Zone)
- MMS (Main Street Mixed-Use - Maple Zone)
- WMS (Main Street Mixed-Use - Woodbridge Zone)
- EM1 (Prestige Employment Zone)
- EM2 (General Employment Zone)
- EM3 (Mineral Aggregate Operation Zone)

Other Zones

- I1 (General Institutional Zone)
- I2 (Major Institutional Zone)
- U (Utility Zone)
- FD (Future Development Zone)
- PB1 (Parkway Belt Public Use Zone)
- PB2 (Parkway Belt Complementary Use Zone)
- PB3 (Parkway Belt West Recreational Zone)

Legend

| | | | |
|----|----|----|----|
| 61 | 62 | 63 | 64 |
| 41 | 42 | 43 | 44 |
| 21 | 22 | 23 | 24 |
| 1 | 2 | 3 | 4 |

1:5,000

Third Working Draft: September, 2020

14.794

| | |
|---|--|
| Exception Number 794 | Legal Description: 7517-7541 Highway 50 |
| Applicable Parent Zones: OS2, and EM1(H) | |
| Schedule A Reference: 21, 22 | Figure E Link (if applicable) |
| By-Law 054-2019 | Figure T Link (if applicable) |
| 14.794.1 Definitions | |
| <p>The following definitions shall apply to lands labelled “OS2” of the “Subject Lands”, as shown on Figure E-1257:</p> <ul style="list-style-type: none">a. Administrative Office; Means a building or a part of a building in which one or more persons are employed in the administration, direction or management of a business or organization, related to the operation of a cemetery.b. Chapel; Means a building or part of a building used for services, introspection, reflection or worship, related to the operation of a cemetery.c. Reception Centre; Means a building or a part of a building used for the purpose of receiving an assembly of people, related to the operation of a cemetery.d. Service building; Means a building or part of a building in which vehicles and machinery required for the maintenance and operation of a cemetery, and where cemetery and related supplies are stored, and shall include open storage in the location shown as "Service Yard" on Figure E-1257. | |
| 14.794.2 Permitted Uses | |
| <p>The following uses shall be permitted on lands labelled “OS2” of the “Subject Lands”, as shown on Figure E-1257:</p> <ul style="list-style-type: none">• Cemetery and related uses including: Administrative Office, Chapel, Columbarium, Small Scale Columbarium, Crematorium, Mausoleum, Reception Centre and Service Building. | |

14.794.2 Lot and Building Provisions

The following lot and building requirements shall apply to lands labelled "OS2", as shown on Figure E-1257:

- a. A minimum of 8.5% of the total lot area shall be used for no other purpose than landscaping.
- b. A strip of land not less than six (6) metres in width shall be provided along the west and east lot lines adjacent to Highway No. 50 and the north/south connector road respectively and shall be used for no purpose other than landscaping. This shall not prevent the provision of access driveways across said strips.
- c. A strip of land not less than six (6) metres in width shall be provided along the north and south lot lines and shall be used for no other purpose than landscaping.
- d. A parking area shall be provided with a means of access or driveway a minimum of 7.5 m in width, but not exceeding 16.3 m in width measured perpendicular to the center line of the driveway.
- e. The minimum front, interior side, and rear yard requirements for a building shall be 9.0 m.
- f. The minimum yard requirement for a small scale columbarium shall be 6.0 m.
- g. The maximum permitted height of a building shall be 15.0 m.

14.794.3 Holding Provisions for Employment Area Zone EM1 (H)

The following provisions shall apply to all the lands zoned "EM1(H) Prestige Employment Area Zone" with the Holding Symbol "(H)", as shown on Figure E-1257

- a. Lands zoned with the Holding Symbol "(H)" shall be used only for the production of field crops or a use legally existing as of the date of the enactment of this By-law.
- b. Removal of the Holding Symbol "(H)" from the Subject Lands shall be contingent of the following:
 - i. The Owner successfully obtains the approval of a Site Development Application(s) for the proposed development.
 - ii. The Owner shall enter into a Servicing/Development and/or Subdivision Agreement with the City to satisfy all conditions, financial or otherwise for the construction of the municipal services including but not limited to roads (extension of Gibraltar Road from the north to south limit of the property), water, wastewater, storm and any land conveyances, as required for the Subject Lands. The Agreement shall be registered to the lands to which it applies to and to the satisfaction of the Development Engineering Department.

- iii. The Owner shall enter into the Developer's Group Agreement with the other participating landowners within Block 57/58 to the satisfaction of the City. The Agreement shall have regard to but, not limited to, all cost sharing for the provision of parks, cash-in-lieu of parkland, roads and municipal services, landscaping and fencing. This agreement shall also include a provision for future developers of land to participate with the Developers' Group Agreement when they wish -to develop their lands, all to the satisfaction of the Development Engineering Department; and
- iv. The Owner shall submit a letter from the Block Trustee for the Block 57/58 Developers' Group indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 57/58 Landowners Cost Sharing Agreement, to the satisfaction of the Development Engineering Department.

14.794.4 Employment Area Provisions

The following provisions shall apply to the lands zoned "EM1(H) Prestige Employment Area Zone" on Figure "E-1257":

- a. A parking area within the "EM1(H) Prestige Employment Area Zone" shall be provided with a means of access or driveway at least 5 metres but not exceeding 7.5 metres in width measured perpendicular to the centre line of the driveway, unless the driveway is a joint ingress and egress driveway, in which case the width shall be 7.5 metres.
- b. Where an Employment Area Zone abuts the boundary of lands zoned Open Space or Residential, a strip of land for no purpose other than landscaping will not be required.
- c. A Funeral Home in a Single Unit Building may be connected to another cemetery use by a covered walkway/breezeway.
- d. To permit required parking for any building, structure or use to be shared across zone boundaries.
- e. That no permanent building or structure shall be located within 7m of the pipeline right-of-way.
- f. That no building or structure is permitted within 3 m of a right-of-way. Accessory buildings/structures shall have a minimum setback of at least 3m from the limit of the right-of-way.

14.794.5 Figure E-1257

