

Item: 4



Committee of the Whole (Public Hearing) Report

DATE: Wednesday, December 05, 2018

WARD: 2

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

FROM:

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

ACTION: DECISION

Purpose

To receive comments from the public and Committee of the Whole on Official Plan and Zoning By-law Amendment Files OP.18.015 and Z.18.024 for the Subject Lands shown on Attachments #1 and #2, to permit a two-storey, 5,039 m² a funeral home use and 279 parking spaces, as shown on Attachments #3 to #6.

Report Highlights

- To receive input from the public and the Committee of the Whole regarding a development proposal for a two-storey, 5,039 m² funeral home use and 279 parking spaces.
- Amendments to Vaughan Official Plan 2010 (“VOP 2010”) and Zoning By-law 1-88 are required to permit the development.
- A technical report to be prepared by the Development Planning Department will be considered at a future Committee of the Whole hearing.

Recommendations

1. THAT the Public Hearing report for Files OP.18.015 and Z.18.024 (Catholic Cemeteries and Funeral Services – Archdiocese of Toronto) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Background

The Subject Lands (the 'Subject Lands') are located on the west side of Regional Road 27, north of Highway 407, as shown on Attachments #1 and #2. The surrounding land uses are shown on Attachment #2. The Subject Lands are also known and operated as the Queen of Heaven Catholic Cemetery.

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

- a) Date the Notice of Public Hearing was circulated: November 9, 2018.

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

- b) Circulation Area: 150 m and the West Woodbridge Homeowners' Association.

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. All written comments that are received will be reviewed by the Development Planning Department as input in the application review process and will be addressed in a technical report to be considered at a future Committee of the Whole meeting.

Previous Reports/Authority

Not Applicable.

Analysis and Options

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

The Owner has submitted the following applications (the 'Applications') for the Subject Lands shown on Attachments #1 and #2, to permit a two-storey 5,039 m² funeral home use and 279 parking spaces (the "Development"), as shown on Attachments #3 to #6.

1. Official Plan Amendment File OP.18.015 to amend the "Private Open Space" designation to permit the cemetery related use of a funeral home 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 the cemetery related use of 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.

Amendments to Vaughan Official Plan 2010 are required to permit the cemetery related uses

The Subject Lands are designated “Private Open Spaces” and a portion of the rear of the Subject Lands is designated “Natural Areas”.

The “Private Open Space” 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 rear portion of the Subject Lands that is designated “Natural Areas”, therefore, no amendment to the “Natural Areas” designation is required.

Amendments to Zoning By-law 1-88 are required to amend the “PB2 Parkway Belt Complementary Use Zone” to permit the Development

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 a permitted.	To permit a 'Funeral Home' use.
b.	Maximum Building Height	11 m	11.95 m (building)

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.

Through a preliminary review of the Applications, the Development Planning Department has identified matters to be reviewed in detail

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity with PPS, Growth Plan, and YROP 2010	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of the statutory Provincial policies including the <i>Provincial Policy Statement 2014</i> (the “PPS”), the Growth Plan for the Greater Golden Horseshoe 2017 (the “Growth Plan”), and the policies of the York Region Official Plan (“YROP 2010”).
b.	Conformity with VOP 2010	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of the applicable policies of Vaughan Official Plan 2010 (“VOP 2010”).
c.	Appropriateness of Proposed Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> ▪ The appropriateness of the zoning by-law amendments required to permit the Development on the Subject Lands will be reviewed in consideration of the existing and planned surrounding land uses.
d.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner has submitted the following studies and reports in support of the Applications, which must be approved to the satisfaction of the City or respective approval authority: <ul style="list-style-type: none"> - Archaeological Assessment - Urban Design and Sustainability Brief - Planning Justification Report - Arborist Report - Traffic Impact Study ▪ Additional studies and/or reports may be required as part of the development application review process.
e.	Parkland Dedication	<ul style="list-style-type: none"> ▪ The Owner will be required to pay to the City of Vaughan, cash-in-lieu of the dedication of parkland, prior to the issuance of a Building Permit, in accordance with the <i>Planning Act</i> and

	MATTERS TO BE REVIEWED	COMMENT(S)
		<p>the City of Vaughan's Cash-in-Lieu of Parkland Policy, should the Applications be approved. The final value of the cash-in-lieu of parkland dedication will be determined by the Real Estate Department.</p>
f.	<p>Toronto and Region Conservation Authority (TRCA)</p>	<ul style="list-style-type: none"> ▪ The Subject Lands fall within the TRCA Regulated Area and must be reviewed and approved by the TRCA.
g.	<p>Related Site Development File DA.18.062</p>	<ul style="list-style-type: none"> ▪ The related Site Development File DA.18.062 will be reviewed in consideration of, but not limited to: <ul style="list-style-type: none"> - the appropriate building and site design - the retention and preservation of mature trees on the Subject Lands - pedestrian and barrier free accessibility - vehicular access, internal traffic and emergency and service vehicle circulation and parking - landscaping, waste management - all required easements with the adjacent landowners (e.g. driveway access and servicing) and driveway alignment - appropriate site design and building materials, snow storage areas, stormwater management, and servicing and grading. ▪ All issues identified through the review of the Site Development File must be addressed to the satisfaction of the City.
h.	<p>Sustainable Development</p>	<ul style="list-style-type: none"> ▪ Opportunities for sustainable design, including CPTED (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, energy efficient lighting, reduction in pavement etc., will be reviewed and implemented through the Site Plan review process, if the Applications are approved.

	MATTERS TO BE REVIEWED	COMMENT(S)
i.	Ministry of Transportation (the "MTO")	<ul style="list-style-type: none"> ▪ The Subject Lands are located within the MTO's Permit Control Area. ▪ The Applications have been circulated to the MTO for review and comment. Any issues identified by the MTO will be addressed when the Technical Report is considered. ▪ The Owner will be required to obtain a MTO Building and Land Use Permit prior to the commencement of any works on the Subject Lands, should the Applications be approved.
j.	Hydro One Networking Inc. ("HONI")	<ul style="list-style-type: none"> ▪ The Subject Lands abut a hydro corridor. The Owner will be required to satisfy the requirements of HONI.

Financial Impact

n/a

Broader Regional Impacts/Considerations

The Applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. The Owner has made a request to exempt the Official Plan Amendment Application from York Region's approval. To date, York Region has not issued a decision regarding the exemption request. 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 Applications will be considered in the technical review of the Applications, together with comments from the public and Vaughan Council expressed at the Public Hearing or in writing and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

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

Attachments

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

Prepared by

Mary Caputo, Senior Planner, ext. 8635

Carmela Marrelli, Senior Manager of Development Planning, ext. 8791

Mauro Peverini, Director of Development Planning, ext. 8407

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