CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 12, 2018

Item 1, Report No. 31, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on December 12, 2018.

1 ARBOR MEMORIAL INC. ZONING BY-LAW AMENDMENT FILE Z.18.002 VICINITY OF REGIONAL ROAD 50 AND REGIONAL ROAD 7

The Committee of the Whole (Public Hearing) recommends:

1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated December 5, 2018, be approved; and

2) That the deputation of Ms. Marlene Saunders, representing the applicant, be received.

Recommendations

1. THAT the Public Hearing report for Zoning By-law Amendment File Z.18.002 (Arbor Memorial Inc.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Item: 1

Committee of the Whole (Public Hearing) Report

DATE: Wednesday, December 05, 2018 **WARD:** 2

TITLE: ARBOR MEMORIAL INC.
ZONING BY-LAW AMENDMENT FILE Z.18.002
VICINITY OF REGIONAL ROAD 50 AND REGIONAL ROAD 7

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

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on Zoning By-law Amendment File Z.18.002 to permit a crematorium, funeral home and employment uses on the Subject Lands (Attachments #1 and #2).

Report Highlights

- To receive input from the public and Committee of the Whole regarding the proposed crematorium, funeral home and employment uses.
- An amendment to Zoning By-law 1-88 is 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 meeting.

Recommendations

1. THAT the Public Hearing report for Zoning By-law Amendment File Z.18.002 (Arbor Memorial Inc.) 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 south of Regional Road 7, east of Regional Road 50, to the west of Highway 427, and are municipally known as 7541 Regional Road 50. The Subject Lands are bound to the south by a Hydro Corridor and vacant agricultural lands to the north. The future Gibraltar Road extension (local road) will traverse through the Subject Lands and provide access to the future proposed uses. The Subject Lands contain an existing cemetery (Glenview Memorial Gardens), which occupies two-thirds of the Subject Lands with frontage from Regional Road 50. The proposed employment uses on the Subject Lands apply to the lands that will be accessed via the Gibraltar Road extension (Attachment #2). The existing access from Regional Road 50 will remain unchanged and will continue serving the existing cemetery.

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

The Applicant (Cosmopolitan Associates Inc.) on behalf of the Owner (Arbor Memorial Inc.), has filed a Zoning By-law Amendment Application (the 'Application') to rezone the Subject Lands from "A Agricultural Zone" and "OS2 Open Space Park Zone" (Attachment #2) to "EM1 Prestige Employment Area Zone" and "OS2 Open Space Park Zone", in the manner shown on Attachment #3, together with site-specific zoning exceptions identified in Table 1 of this report. The proposal includes a crematorium, funeral home and employment uses (the 'Development') on the Subject Lands, as shown on Attachments #3 and #4.

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 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

Item 15, Report No. 14 of the Committee of the Whole, adopted without amendment by the Council of the City of Vaughan on April 5, 2011. Site Development File DA.10.022 (Memorial Gardens Canada Limited)

Analysis and Options

The proposed crematorium, funeral home and employment uses conform to Vaughan Official Plan ("VOP 2010")

The Subject Lands are designated "Private Open Spaces" (westerly two-thirds abutting Regional Road 50) and "Prestige Employment" (easterly one-third of the Subject Lands abutting the future Gibraltar Road extension) within the Section 12.12 Huntington Business Park, Volume 2, by Vaughan Official Plan 2010 ('VOP 2010').

The proposed crematorium is located within the "Private Open Spaces" designation on the Subject Lands and is a permitted use. The crematorium is connected to the funeral home by a breezeway. The crematorium is considered accessory to a funeral home and conforms with the *Funeral, Burial and Cremation Services Act, 2002.*

The proposed funeral home and employment uses are primarily located within the "Prestige Employment" designation which conforms with VOP 2010. Only landscaping and parking areas associated with the employment use are located within the "Private Open Spaces" designation.

The overall site plan (Attachment #3) illustrates the limit of the proposed zone boundary between the proposed OS2 and EM1 Zones. The Owner is proposing to adjust the current OS2 Zone boundary approximately 18 m to the west. This area is designated "Private Open Spaces" by VOP 2010. Section 10.2.1.6 of VOP 2010 states (in part): *"…where the intent of this Plan is maintained, minor adjustments to boundaries will not require an amendment to this Plan".* The landscaping and parking associated with the proposed funeral home and employment uses within this area are privately operated and will maintain the intent of the "Private Open Spaces" and "Prestige Employment" designations. The proposed Zoning Amendment conforms to VOP 2010.

Amendments to Zoning By-law 1-88 are required to permit the Development

The Subject Lands are zoned "OS2 Open Space Park Zone", subject to site-specific Exception 9(1139) and "A Agricultural Zone" by Zoning By-law 1-88, as shown on Attachment #2. The OS2 Zone, Exception 9(1139) permits the current cemetery use and the proposed crematorium use.

The portion of the Subject Lands Zoned “A Agricultural Zone” is proposed to be rezoned to “EM1 Prestige Employment Area Zone” to permit the proposed employment and funeral home uses.

TransCanada Pipeline Limited has acquired an 18 m wide pipeline easement parallel to the future Gibraltar Road extension, as shown on Attachment #3. The required easement has displaced lands intended for the proposed funeral home and employment uses to the west approximately 18 m, and an adjustment to OS2 Zone boundary is proposed. These lands are proposed to be rezoned from “OS2 Open Space Park Zone” to “EM1 Prestige Employment Area Zone”.

The following site-specific zoning exceptions are also required to the “EM1 Prestige Employment Area Zone” and “OS2 Open Space Park Zone” to permit the Development shown on Attachments #3 and #4:

Table 1:

	Zoning By-law 1-88 Standard	**EM1 Prestige Employment Area Zone Requirements**	**Proposed Exceptions to the EM1 Prestige Employment Area Zone Requirements**
a.	Permitted Uses	A Funeral Home is permitted within a Single Unit Building	Permit a Funeral Home in a Single Unit Building that may be connected to another cemetery use by a covered walkway
b.	Minimum Landscape Strip Width abutting an EM1 Zone boundary Containing Funeral Home and Employment Uses	7.5 m	0 m
c.	Minimum Driveway Width (one-way Beneath Canopy)	5.4 m	5 m

	Zoning By-law 1-88 Standard	EM1 Prestige Employment Area Zone Requirements	Proposed Exceptions to the EM1 Prestige Employment Area Zone Requirements
d.	Required Parking for any Building, Structure or Use Across Zone Boundaries	Shared parking spaces for any building, structure, or use is not permitted across zone boundaries.	To permit required parking for any building, structure or use to be shared across zone boundaries

Additional zoning exceptions may be identified through the detailed review of the Application and will be considered in a technical report to a future Committee of the Whole meeting.

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Consistency and Conformity with the PPS, Growth Plan, YROP 2010, and VOP 2010	▪ The Application will be reviewed for consistency with the *Provincial Policy Statement 2014* (the "PPS"), and for conformity with the *Growth Plan for the Greater Golden Horseshoe 2017* (the "Growth Plan"), the York Region Official Plan ("YROP 2010") and Vaughan Official Plan 2010 ("VOP 2010").
b.	Funerial Burial and Cremation Services Act, RSO 2002	▪ The Application will be reviewed in consideration of the requirements of the *Funeral Burial and Cremation Services Act, RSO 2002 (the "FBCSA").*
c.	Appropriateness of the Proposed Zoning By-law Amendments	▪ The appropriateness of the proposed amendments to Zoning By-law 1-88 will be reviewed in consideration of the existing and planned uses to implement the "Prestige Employment" and "Private Open Spaces" policies of VOP 2010. ▪ The Owner has submitted a Planning Justification Report in support of the Application, which must be reviewed to the satisfaction of the Development Planning Department.

	MATTERS TO BE REVIEWED	COMMENT(S)
d.	Reports and Studies	▪ The following studies and reports submitted in support of the Application must be approved to the satisfaction of the City and/or respective public approval authority: • Access Study • Arborist Report • Archaeological Brief • Planning Justification Report • Environmental Site Assessment (the 'ESA') and Reliance Letter • Functional Servicing Brief • Urban Design Brief Additional studies/reports may be required as part of the development application review process.
e.	Block 57/58 Huntington Business Park Block Plan	▪ The Subject Lands are located within the approved Block 57/58 Huntington Business Park - Block Plan. The Development must be reviewed in consideration of the approved Block Plan and the applicable Architectural Design Guidelines and Block 57/58 Urban Design Guidelines within the Employment Area.
f.	Block 57/58 Developers' Group Agreement	▪ The Owner will be required to satisfy all obligations financial or otherwise of the Block 57/58 Developers' Group Agreement, to the satisfaction of the Block 57/58 Block Trustee and the City of Vaughan.
g.	TransCanada Pipeline Limited. ("TransCanada")	▪ An easement and temporary workspace lands abutting the proposed extension of Gibraltar Road have been acquired by TransCanada. Any required setbacks or buffers must be reviewed and approved to the satisfaction of the City and TransCanada.
h.	Ministry of Transportation ("MTO")	▪ The MTO advises that the Subject Lands are located within an MTO Permit Control Area and that an MTO Building and Land Use Permit is required prior to commencement of any construction/works on the Subject Lands. MTO sign permits may also be required.

	MATTERS TO BE REVIEWED	COMMENT(S)
i.	Toronto and Region Conservation Authority ("TRCA")	▪ A small portion of the Subject Lands are situated within the TRCA regulated area. The proposed development limits and any other required setbacks and or buffers must be reviewed and approved to the satisfaction of the City and the TRCA.
j.	Hydro One Networks Inc. ("Hydro One")	▪ The Subject Lands abut the Hydro One corridor to the south. Any required setbacks/requirements affecting Hydro One's 'High Voltage Facilities and Corridor Lands' must be reviewed and approved to the satisfaction of Hydro One.
k.	Future Site Development Application	▪ The submission of a future Site Development Application will be required to facilitate the Development. The following matters, but not limited to, will be considered: - The relationship of the building setbacks, height and design within the immediate area, and in consideration of the setbacks as required by TransCanada Pipeline Limited - The appropriate site design - The provision of enhanced landscaping, snow storage area(s), waste collection, stormwater management, and site servicing and grading - The number of surface parking spaces abutting the future local collector road (Gibraltar Road) - Pedestrian and barrier-free accessibility - The requirement for the future Gibraltar Road extension to serve the Development and any potential requirement for a turning circle at the proposed terminus of the road - Proper stormwater management and retention measures to ensure any runoff/drainage is properly maintained on site - Proper vehicular access and turning movements from all roads (Regional Road 50 and future Gibraltar Road) including service vehicles such as fire and garbage trucks
l.	Sustainable Development	▪ Opportunities for sustainable design, including CPTED (Crime Prevention Through Environmental Design), LEEDS (Leadership in Energy and Environmental

	MATTERS TO BE REVIEWED	COMMENT(S)
		Design), permeable pavers, bio-swales, drought tolerant landscaping, bicycle racks to promote alternative modes of transportation, energy efficient lighting, reduction in pavement and roof-top treatment to address the "heat island" effect, green roofs, etc., will be reviewed.

Financial Impact

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

Broader Regional Impacts/Considerations

The Application has been circulated to the York Region Community Planning and Development Services Department, and the Region of Peel for review and comment. Any issues identified when the technical report is considered.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of this Application will be considered in the technical review of the Application. Comments from the public and Vaughan Council expressed at the Public Hearing or in writing will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact: Natalie Wong, Planner at extension 8866.

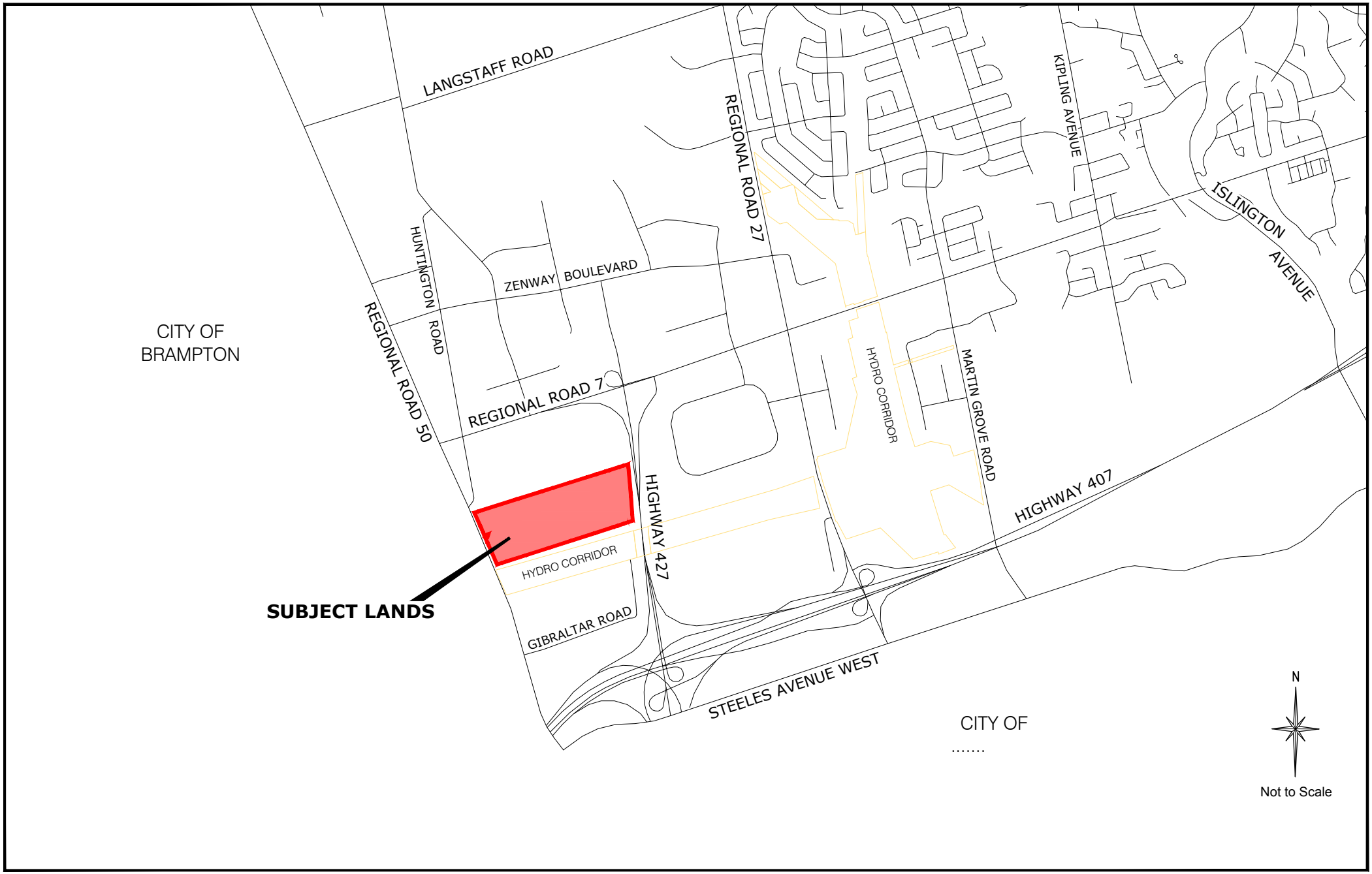
Attachments

1. Context Location Map
2. Location Map
3. Proposed Zoning and Overall Site Plan
4. Site Plan and Proposed Zoning

Prepared by

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/LG



Context Location Map

LOCATION: *Part of Lot 4, Concession 9; 7541 Highway 50*

APPLICANT:
Arbor Memorial Inc.

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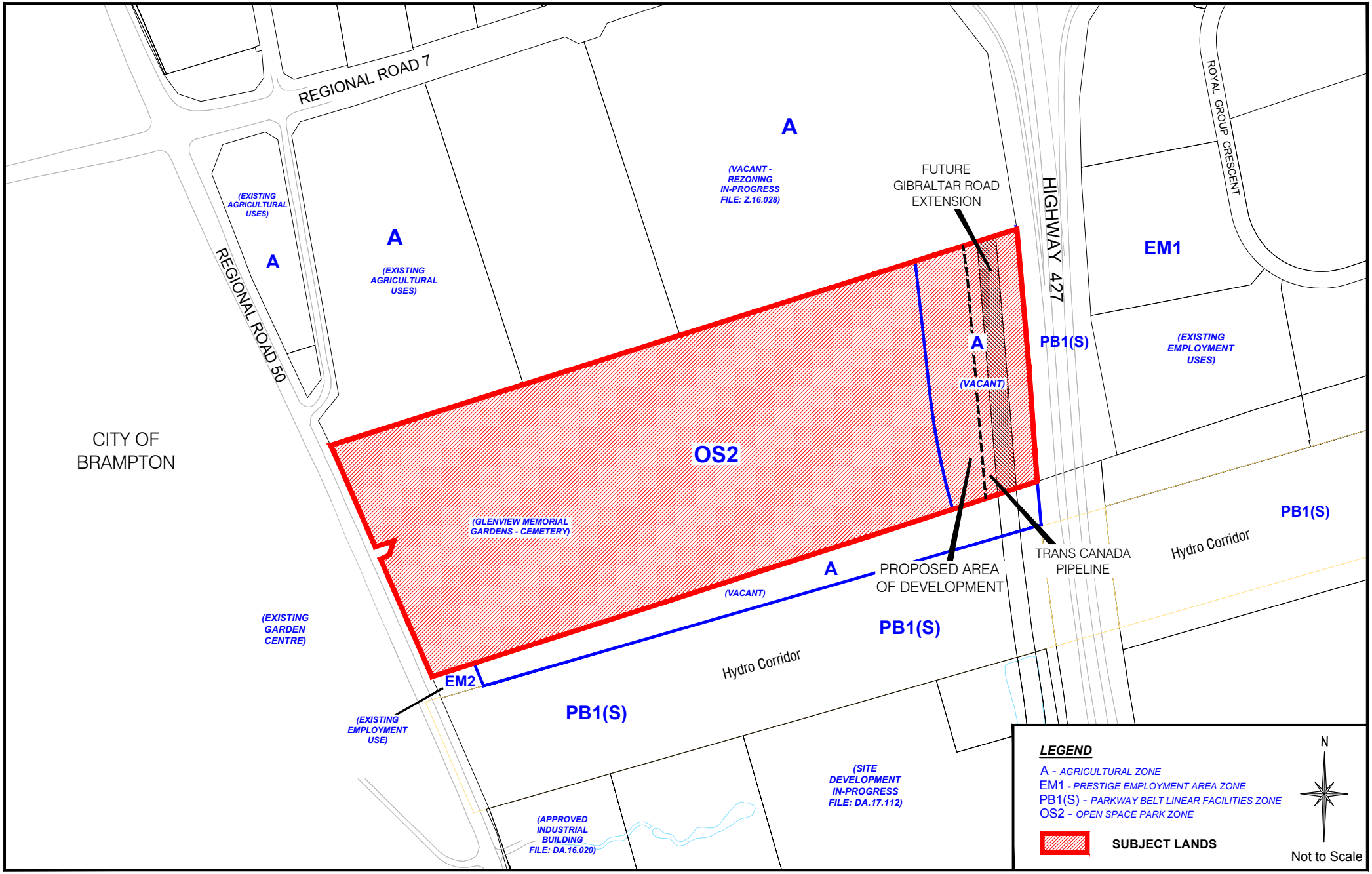
VAUGHAN
Development Planning Department

Attachment

FILE:
Z.18.002

DATE:
December 5, 2018

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Location Map

LOCATION: Part of Lot 4, Concession 9; 7541 Highway 50

APPLICANT: Arbor Memorial Inc.

VAUGHAN
Development Planning Department

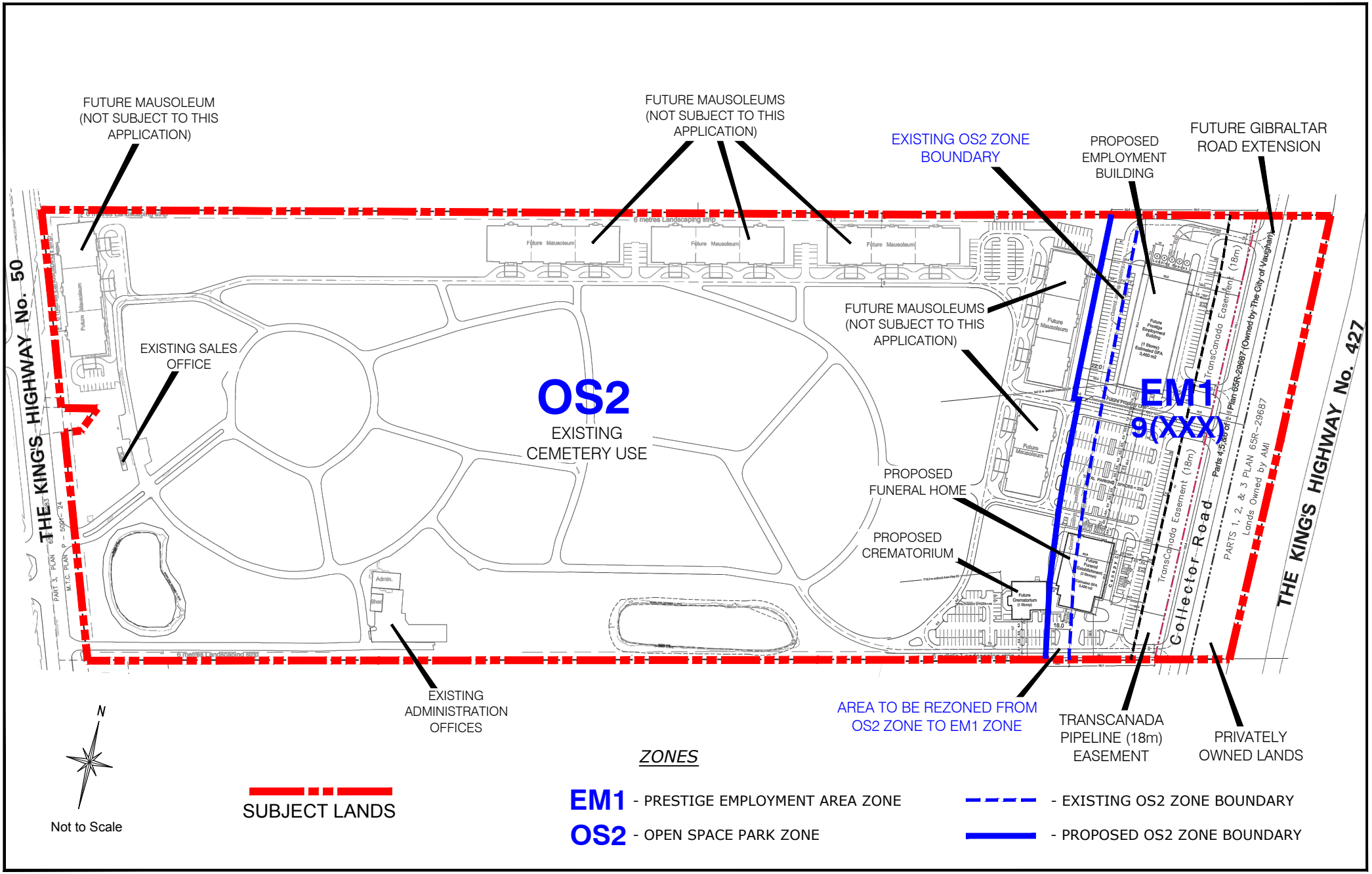
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FILE: Z.18.002

DATE: December 5, 2018

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Proposed Zoning and Overall Site Plan

APPLICANT: Arbor Memorial Inc.

LOCATION: Part of Lot 4, Concession 9; 7541 Highway 50

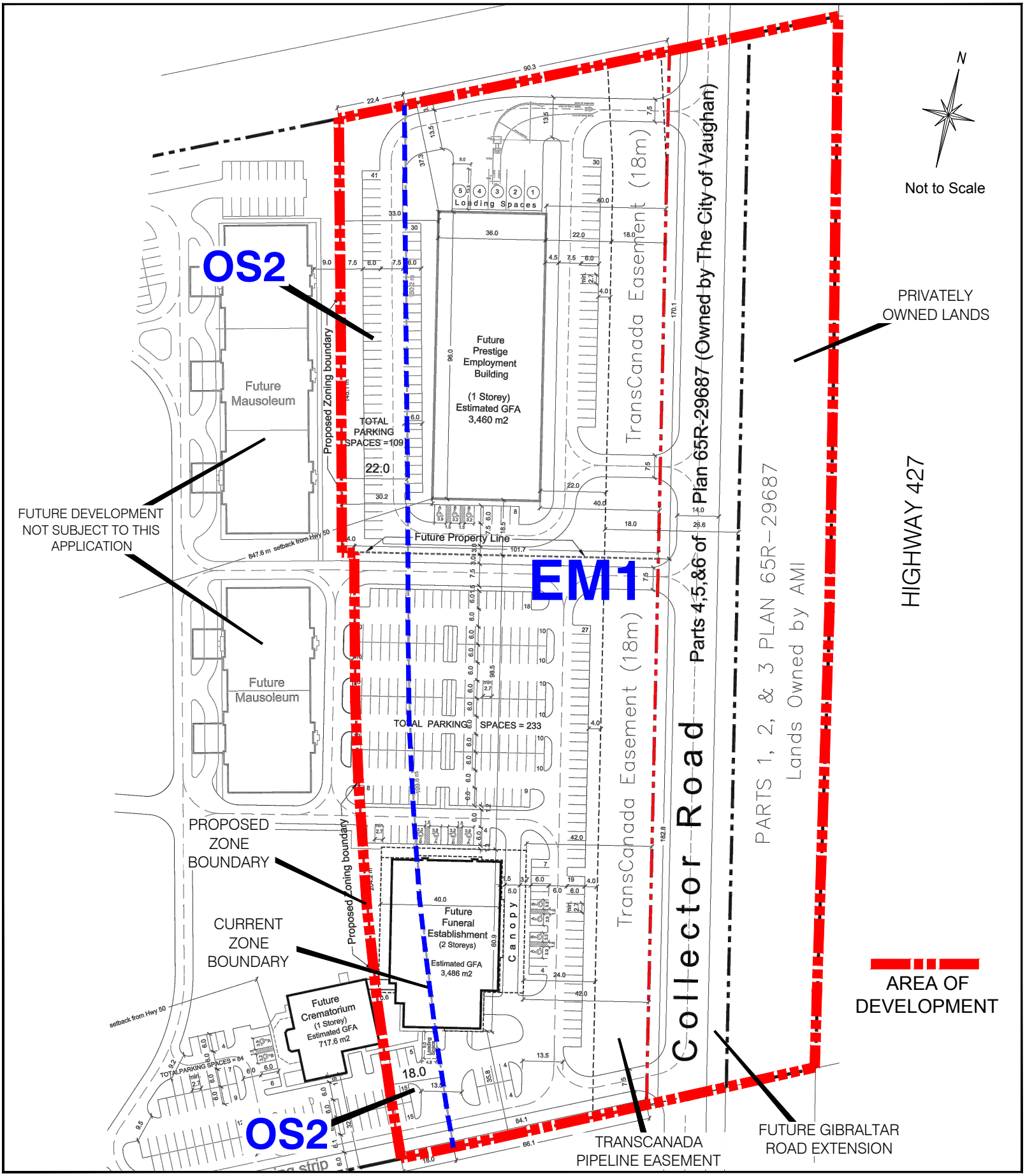
VAUGHAN
Development Planning Department

Attachment 3

FILE: Z.18.002

DATE: December 5, 2018

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Site Plan and Proposed Zoning

APPLICANT: Arbor Memorial Inc.

LOCATION: Part of Lot 4, Concession 9; 7541 Highway 50

VAUGHAN
Development Planning Department

Attachment 4

FILE: Z.18.002

DATE: December 5, 2018

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