

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, November 30, 2021

WARD(S): 4

**TITLE: MOUNT PLEASANT GROUP OF CEMETERIES
ZONING BY-LAW AMENDMENT FILE Z.21.033
7241 JANE STREET
VICINITY OF JANE STREET AND HIGHWAY 407**

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on an application to rezone the subject lands to permit a 2-storey Funeral Home Establishment (Funeral Home) that will provide visitation, non-denominational chapel, funeral services, reception/office facility and 222 surface parking spaces, as shown on Attachments 2 to 4.

Report Highlights

- The Owner proposes a site-specific amendment to the “PB2 Parkway Belt Complementary Use Zone” of Zoning By-law 1-88 to permit a 2-storey Funeral Establishment (Funeral Home)
- This report identifies preliminary issues to be considered in a comprehensive report to be prepared by the Development Planning Department at a future Committee of the Whole meeting

Recommendations

1. THAT the Public Meeting report for Zoning By-law Amendment File Z.21.033 (Mount Pleasant Group of Cemeteries) BE RECEIVED, and that any issues identified by the Development Planning Department be addressed in a comprehensive report at a future Committee of the Whole meeting.

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.

Date of Pre-Application Consultation Meeting: December 16, 2020

Date application was deemed complete: August 26, 2021

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

Mount Pleasant Group of Cemeteries (the 'Owner') has submitted the following application (the 'Application') for the Subject Lands to permit a 2-storey Funeral Home Establishment ('Funeral Home') that will include visitation, non-denominational chapel, funeral services, and reception/office facility, with a total gross floor area of 3,224 m² and 222 surface parking spaces (the 'Development') as shown on Attachments 2 to 4:

1. Zoning By-law Amendment File Z.21.033 to amend the "PB2 Parkway Belt Complementary Use Zone" together with site-specific zoning exceptions identified in Table 1 of this report.

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

- a) Date the Notice of Public Meeting was circulated: November 5, 2021.

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

- b) Circulation Area: To all property owners within 150 m of the Subject Lands and to anyone on file with the Office of the City Clerk having requested notice.
- c) No comments have been received as of November 16, 2021 by the Development Planning Department.

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 and will be reviewed and addressed by the Development Planning Department in a future technical report to the Committee of the Whole.

Previous Reports/Authority

N/A

Analysis and Options

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

- *The Funeral, Burial and Cremation Services Act, 2002, S.O. 2002, c. 33, permits Funeral Establishments (Funeral Home) so long as the operator is licensed.*
- *The Funeral Home will be located on the existing Beechwood Cemetery lands and will be operated by the Canadian Memorial Services, a licensed Funeral Operator and the funeral operations division of the Mount Pleasant Group.*

The Application conforms with Vaughan Official Plan 2010

Official Plan Designation:

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

The PBWP:

- *The Subject Lands are in the “General Complementary Use Area” on Northern Link (Woodbridge-Markham) Map 5 of the PBWP with the Beechwood Cemetery identified as an existing establishment.*
- *Section 5.5.1 of the PBWP 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 open 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. The Development will be subject to the conditions identified under the ‘General Complementary Use Area’ of the PBWP, therefore an amendment to the plan is not required.*

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

Zoning:

- *The Subject Lands are zone “OS1 Open Space Conservation Zone” and “PB2 Parkway Belt Complementary Use Zone” (‘PB2 Zone’) by Zoning By-law 1-88*
- *This Zone does not permit a Funeral Home and the accessory office uses*
- *The Owner proposes to amend the PB2 Zone, with the following site-specific zoning exceptions:*

Table 1:

	Zoning By-law 1-88 Standard	PB2 Parkway Belt Complementary Use Zone Requirement	Proposed Exceptions to the PB2 Parkway Belt Complementary Use Zone Requirement
a.	Permitted Uses	A 'Funeral Home' and the accessory office use is not permitted	Permit the following additional uses: <ul style="list-style-type: none"> - Funeral Home - accessory office use
b.	Maximum Building Height	11.0 m	15.7 m

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.

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity and Consistency with Provincial Policies, York Region and City Official Plan Policies	<ul style="list-style-type: none"> ▪ The Applications will be reviewed for consistency and conformity with the Provincial Policy Statement, 2020 (the 'PPS'), A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (the 'Growth Plan'), the PBWP and the policies of the York Region Official Plan, 2010 ('YROP') and Vaughan Official Plan ('VOP 2010')
b.	Appropriateness of Amendments to Zoning By-law	<ul style="list-style-type: none"> ▪ The appropriateness of the site-specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses
c.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner submitted studies and reports in support of the Application available on the city's website at https://maps.vaughan.ca/planit/ (PLANit Viewer) and must be approved to the satisfaction of the City or respective approval authority. Additional studies and/or reports may be required as part of the application review process

	MATTERS TO BE REVIEWED	COMMENT(S)
d.	Urban Design Guidelines	<ul style="list-style-type: none"> The Development will be reviewed in consideration of the City of Vaughan City-Wide Urban Design Guidelines
e.	Public Agency/Municipal Review	<ul style="list-style-type: none"> The Application must be reviewed by York Region, the Toronto and Region Conservation Authority, the Ministry of Municipal Affairs and Housing, Canadian National Railway, the Ministry of Transportation Ontario and external public agencies and utilities, municipalities, and the Public, Separate, and French School Boards
f.	Parkland Dedication	<ul style="list-style-type: none"> The Application will be reviewed in consideration of the requirements of the <i>Planning Act</i> and the City of Vaughan's Parkland Dedication Policy
g.	Required Site Development Application	<ul style="list-style-type: none"> The Owner is required to submit a Site Development Application for review prior to preparing a technical report for consideration A Site Development Application Development will be required and reviewed, but not limited to, pedestrian and barrier free accessibility, site design, landscaping, building elevations and materials, tree protection, servicing, grading and storm water management
h.	Toronto and Region Conservation Authority ('TRCA')	<ul style="list-style-type: none"> The Subject Lands are located within the TRCA's Regulated Area pursuant to Ontario Regulation 166/06 The Development is subject to the review and approval of the TRCA
i.	Canadian National Railway ('CNR')	<ul style="list-style-type: none"> The Subject Lands are within 300 m of the CNR an owned and operated rail corridor to the south and east It is recommended by CNR that the Owner assess whether railway operational noise could adversely impact the future use being contemplated on the Subject Lands. It may be desirable to retain a qualified acoustic consultant to undertake an analysis of noise and vibration

Financial Impact

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

Broader Regional Impacts/Considerations

The Application have been circulated to the York Region Community Planning and Development Services Department for review and comment. 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 Application will be considered in the technical review of the Application. Comments from the public and Vaughan Council expressed at the Public Meeting or in writing will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact OluwaKemi (Kemi) Apanisile, Planner, Development Planning Department, ext. 8210.

Attachments

1. Context and Location Map
2. Site Plan and Landscape Plan
3. Building Elevations
4. Rendering

Prepared by

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