

COMMITTEE OF THE WHOLE SEPTEMBER 17, 2007

SITE DEVELOPMENT FILE DA.07.032
MOUNT PLEASANT GROUP OF CEMETERIES

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.07.032 (Mount Pleasant Group of Cemeteries) BE APPROVED, subject to the following conditions:
 - a) that prior to the execution of the amending site plan agreement:
 - i) the final site plan, building elevations and landscaping shall be approved by the Development Planning Department;
 - ii) the final site grading and servicing plans and stormwater management report, shall be approved by the Engineering Department;
 - iii) all hydro requirements of Power Stream Inc. shall be satisfied;
 - iv) all requirements of the Region of York shall be satisfied;
 - v) all requirements of the Ministry of Transportation shall be satisfied; and,
 - vi) all requirements of the Toronto and Region Conservation Authority shall be satisfied.
2. THAT a Copy of the Council Minutes and Staff Report shall be sent to the Owner and the Registrar at the Ministry of Consumer and Commercial Relations, in accordance with the requirements of the Cemeteries Act Revised R.S.O. 1990.
3. THAT a notice of the Council decision to approve the site development application shall be placed in a local newspaper by the City Clerk, within 15 days of the decision date in accordance the requirements of the Cemeteries Act Revised R.S.O. 1990, at the full cost of the Owner.

Economic Impact

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

Communications Plan

In accordance with the Cemeteries Act Revised R.S.O. 1990, a notice of the Council decision to approve the site development application for the proposed mausoleum must be placed in the local newspaper by the City Clerk, within 15 days of the decision date.

Purpose

The Owner has submitted a Site Development Application on the subject lands shown on Attachment #1, to amend an existing site plan agreement, to permit the development of a two storey, 4020m² expansion of an existing mausoleum, on the 39.73 ha property, as shown on Attachment #3, to be named Mausoleum of the Madonna.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located southeast of Highway #407 and Jane Street (7241 Jane Street), in Part of Lots 2 and 3, Concession 4, City of Vaughan.

The subject lands are designated "General Complementary Use Area" by the Provincial Parkway Belt West Plan (July 1978) and zoned PB2 Parkway Belt Complementary Use Zone by By-law 1-88, subject to Exception 9(553). The proposed expansion of the existing mausoleum conforms and complies with the Official Plan and Zoning By-law, respectively.

Site Design

The proposed site plan (Attachment #3) shows the building expansion on the northwest corner of the site and connected to the existing mausoleum (Phase 2) by an interior walkway. Beechwood Cemetery was licensed in 1956 and established in 1965. On July 8, 1996, Council approved Site Development Application DA.96.021, for Phase 1. On June 17, 2002, Council approved Site Development File DA.02.029, for Phase 2. The subject application represents Phase 3 of the multi-phase approach to the overall development of the cemetery. A new site plan application will be required to facilitate the development of the future Phase 4 (mausoleum) area of the subject lands, shown on Attachment #3.

Building Elevations

The elevation plans that are provided on Attachments #4 and #5, show an irregular-shaped building that will be constructed to a height of 12.8m, with a copper dome shaped architectural feature increasing the height to 13.9m. The building materials consist of beige concrete block, cream columns and trim, and blue tinted windows. The primary façade is located on the north elevation, and is designed with a canopied glass double door entry framed with columns and windows, with the dome feature above. The remaining elevations are of similar design, with a series of upper and lower level windows framed in cream trim. The proposed building will add an additional 2368 crypts to the existing 2263 crypts on site.

Landscaping

The proposed landscaping for the site is shown on Attachment #6, which includes additional coniferous and deciduous trees and shrubs around the perimeter of the proposed building expansion. The Development Planning Department is generally satisfied with the proposed landscaping, and will continue to work with the Owner to finalize the details.

Parking/Services/Utilities

An additional 12 parking spaces are proposed on the northside of the building expansion; furthermore, the site allows for parking on the internal road network. The Owner has submitted a revised site servicing and grading plan and storm water management report, which will be approved to the satisfaction of the Engineering Department. Site lighting and garbage collection are provided in accordance with the registered site plan agreement. All hydro requirements will be addressed by the Owner, to the satisfaction of PowerStream Inc.

Toronto and Region Conservation Authority

The subject lands abut an OS1 Zone (Open Space Conservation Zone) and are within the Toronto and Region Conservation Authority's screening area, and as a result, the Owner may require a land use permit from the Authority prior to final approval. As a condition of site plan approval, all requirements of the TRCA shall be satisfied.

York Region/ Ministry of Transportation

The subject lands abut Highway #407 to the north and the future MTO east-west transitway alignment which is planned to traverse through the northerly edge of the property, and lead to the MTO's planned transitway station to be located directly opposite on the west side of Jane Street. The Owner and Ministry have entered into an agreement which outlines the terms and conditions of approval for the proposed expansion of the existing mausoleum. One of the conditions states that the Ministry will notify York Region of its approval of the site plan application and will provide assistance, where possible, in obtaining York Region's final comments and support for the said application, given the transitway alignment across the Region's Jane Street right-of-way. As a condition of site plan approval, all requirements of the Ministry of Transportation and York Region shall be satisfied.

Relationship to Vaughan Vision 2007

This report is consistent with the priorities set forth in Vaughan Vision 2007, particularly 'A-5', "Plan and Manage Growth".

Regional Implications

N/A

Conclusion

The Development Planning Department is satisfied with the proposed expansion of the existing mausoleum. To address the requirements of the Cemeteries Act Revised R.S.O. 1990, a copy of the Council Minutes and Staff Report shall be sent to the Owner and the Registrar at the Ministry of Consumer and Commercial Relations and a notice of the Council decision to approve the site development application shall be placed in a local newspaper by the City Clerk, within 15 days of the decision date. Development Planning Staff is satisfied with the proposal and can support the approval of the site plan application, subject to the conditions contained in this report.

Attachments

1. Location Map
2. Cemetery Plan
3. Site Plan
4. North and West Elevations
5. South and East Elevations
6. Landscape Plan

Report prepared by:

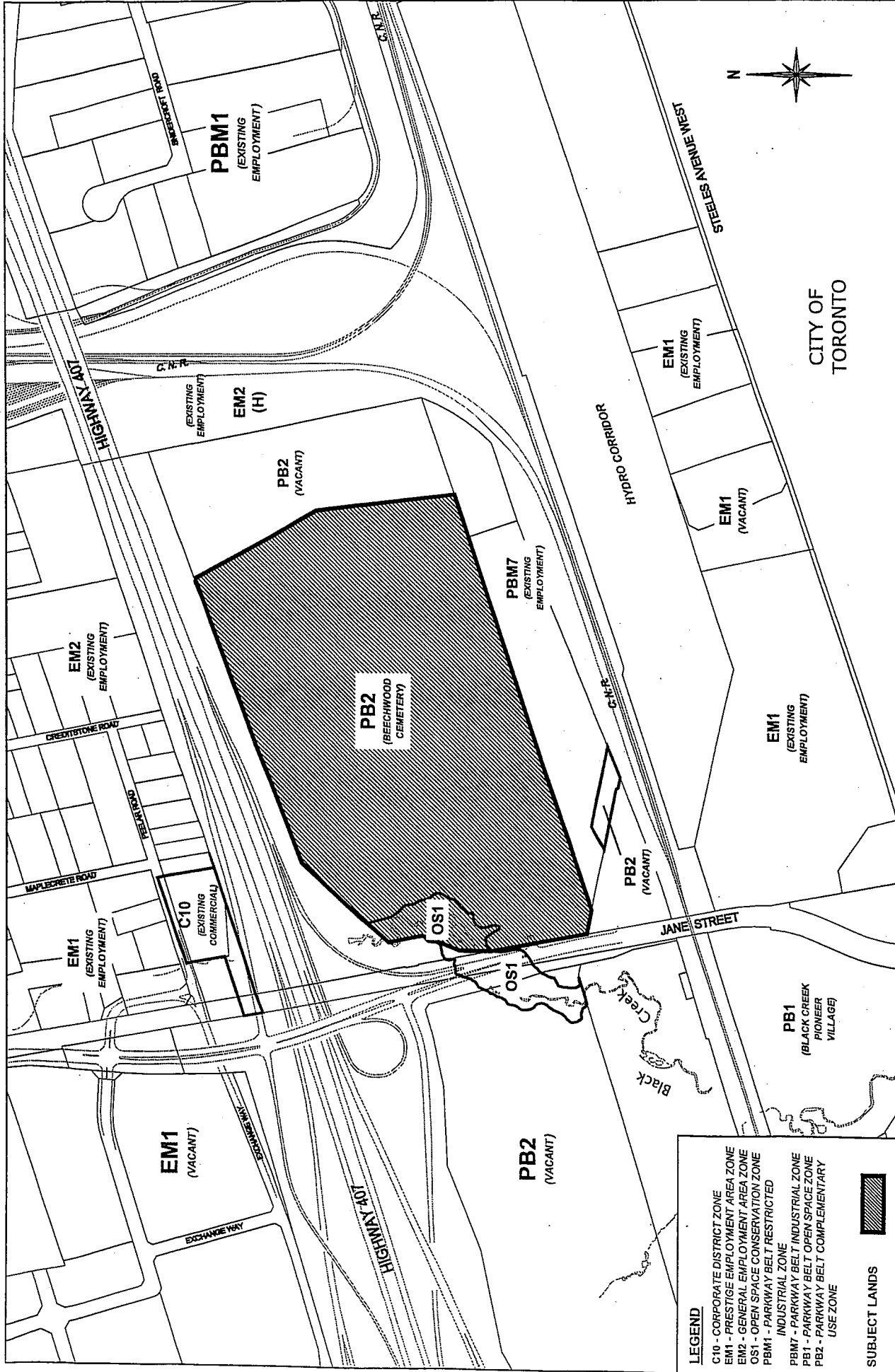
Christina Napoli, Planner, ext. 8483
Arto Tikiryan, Senior Planner, ext. 8212
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/LG



Location Map

Part of Lots 2 & 3,
Concession 4

APPLICANT:
MOUNT PLEASANT GROUP OF CEMETERIES

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The City Above Toronto

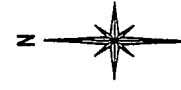
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Attachment 1

FILE No.:
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August 28, 2007

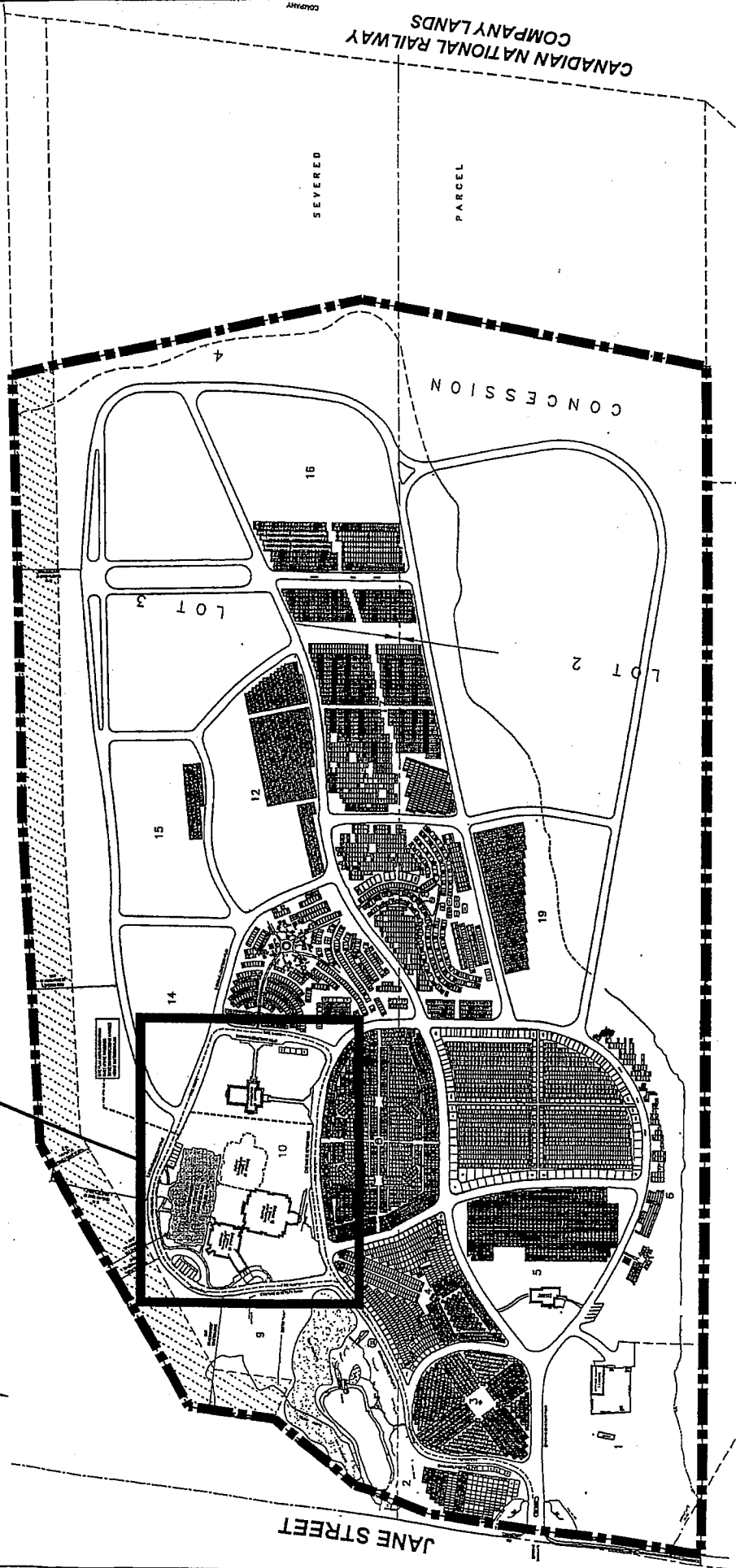


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FOR DETAILS ON THIS APPLICATION SEE ATTACHMENT 3: SITE PLAN

HIGHWAY No. 407



SUBJECT LANDS

Cemetery Plan

Part of Lots 2 & 3,
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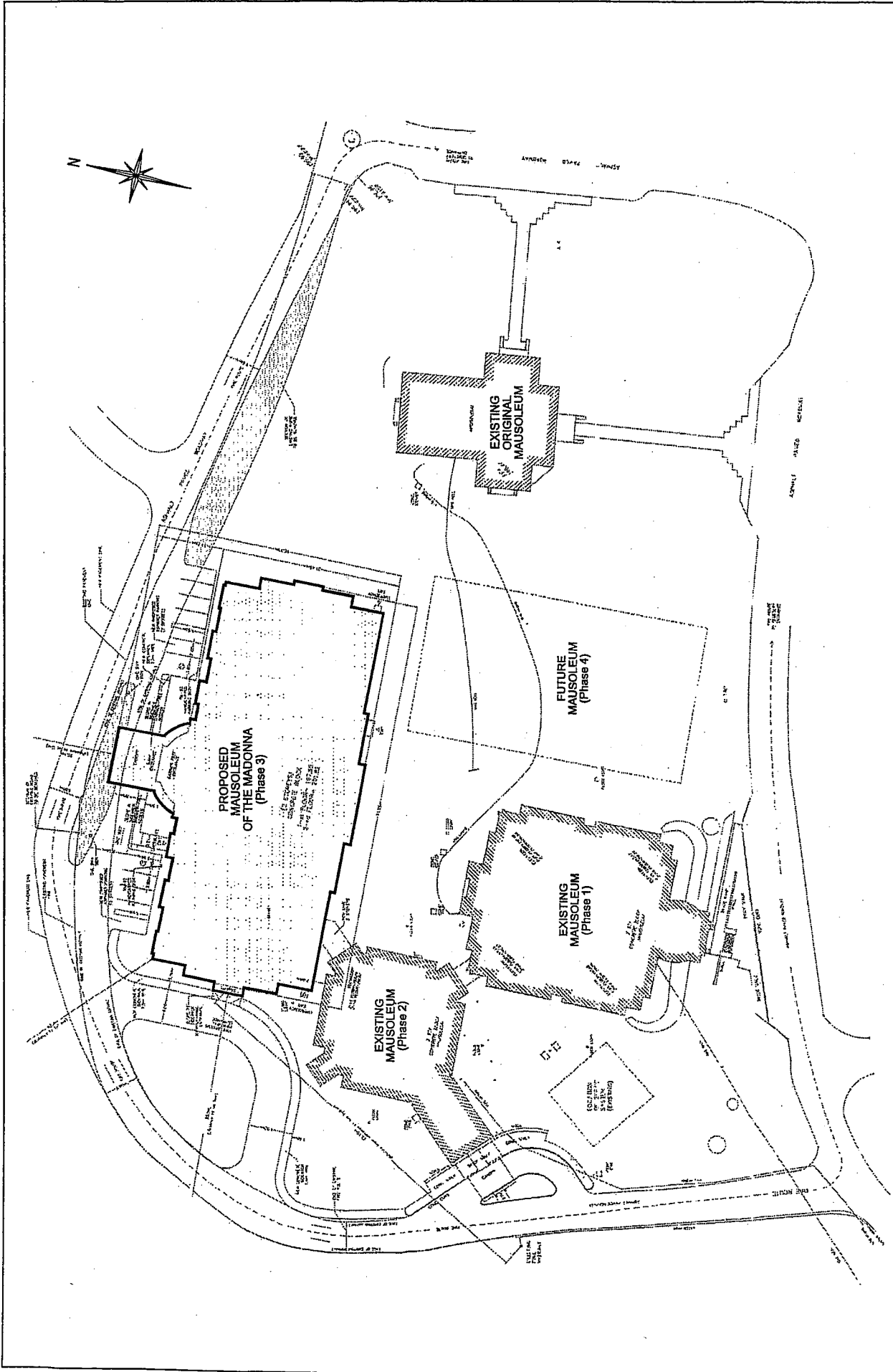
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Attachment 2

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Site Plan

Part of Lots 2 & 3,
Concession 4

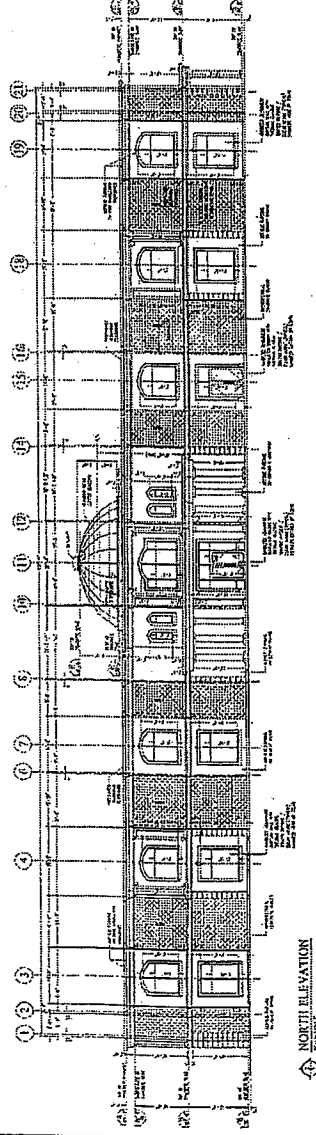
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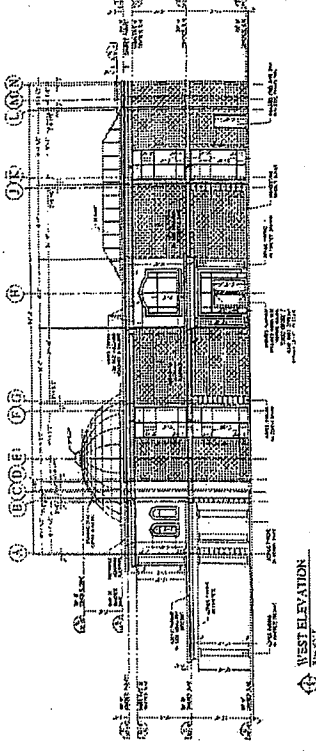
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Attachment 3

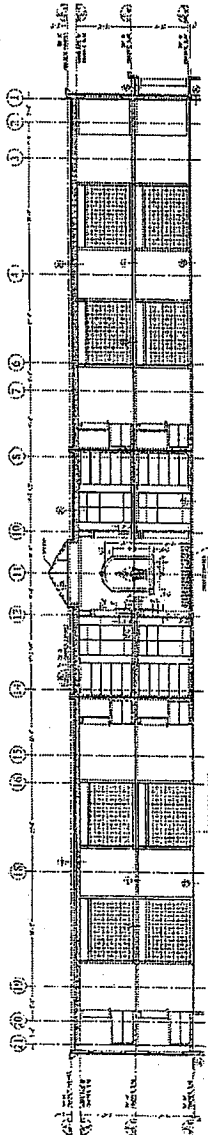
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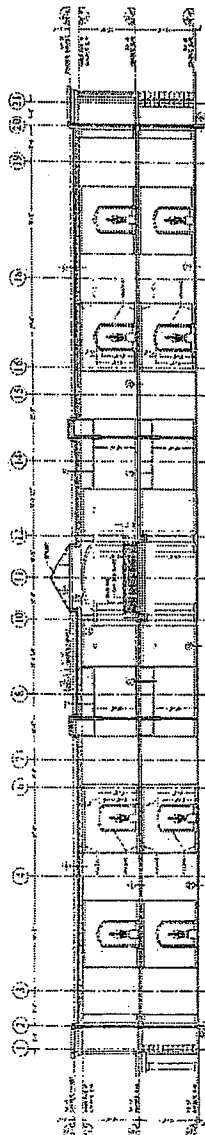
⊕ NORTH ELEVATION



⊕ WEST ELEVATION



⊕ CROSS SECTION



⊕ CROSS SECTION

North & West Elevations

Part of Lots 2 & 3,
Concession 4

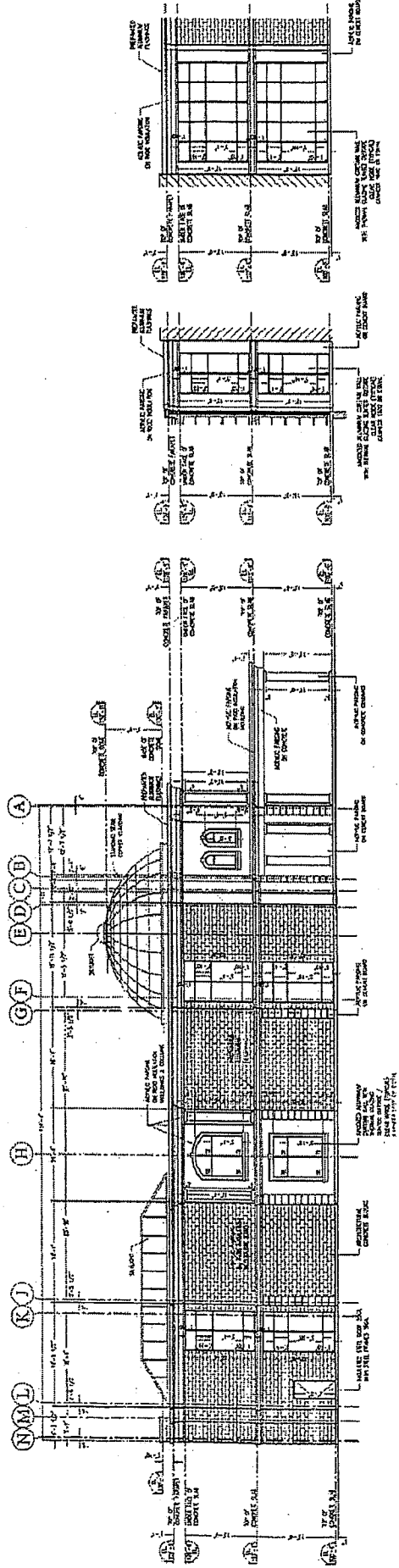
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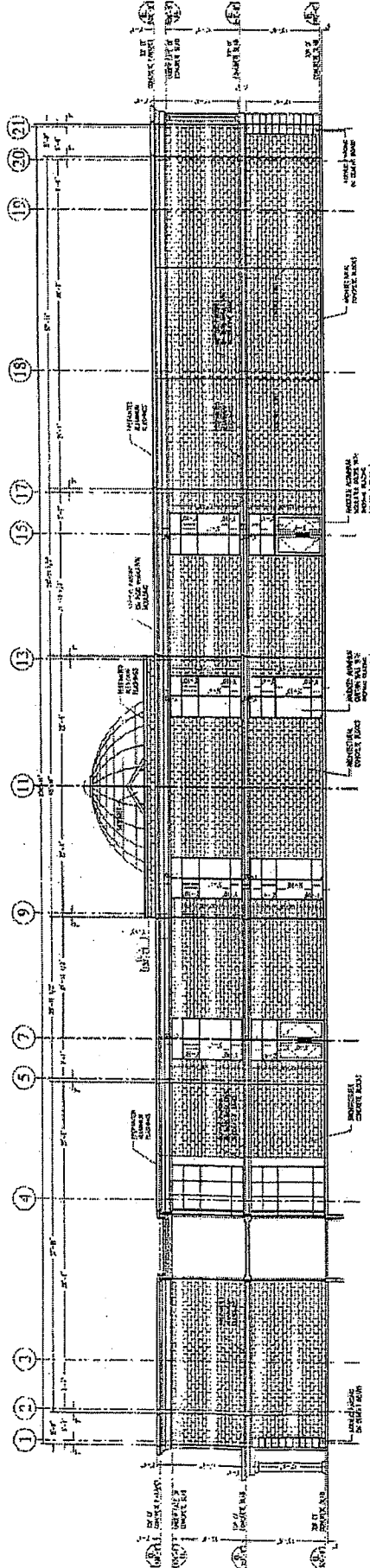
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EAST ELEVATION

LINK ELEVATION

LINK ELEVATION



SOUTH ELEVATION

South & East Elevations



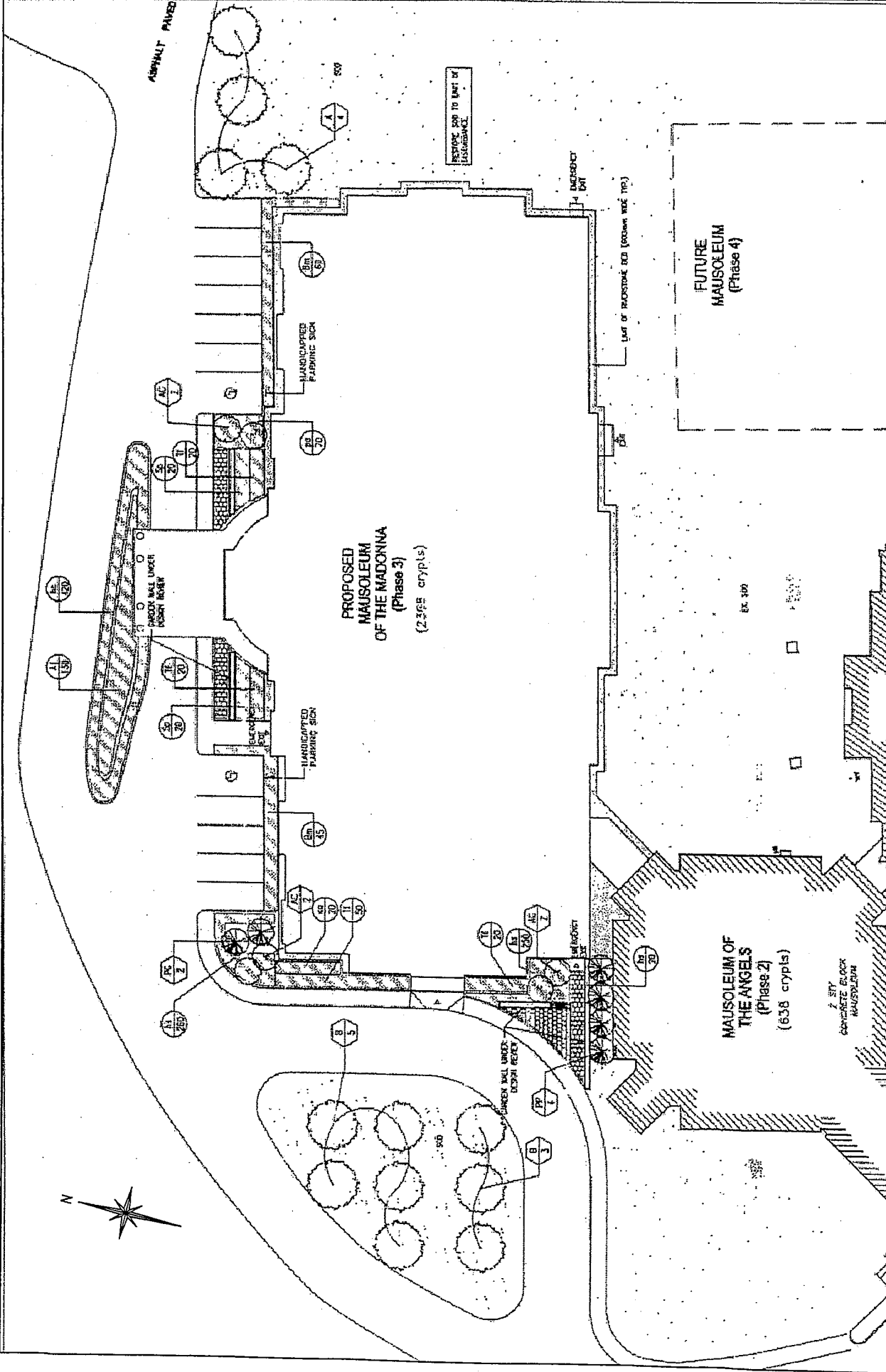
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Attachment 5
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Part of Lots 2 & 3,
 Concession 4

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Landscape Plan

Part of Lots 2 & 3,
Concession 4

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Attachment

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