

COMMITTEE OF THE WHOLE NOVEMBER 15, 2011

**SITE DEVELOPMENT FILE DA.11.045
CATHOLIC CEMETERIES ARCHDIOCESE OF TORONTO
WARD 2**

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.11.045 (Catholic Cemeteries Archdiocese of Toronto) BE APPROVED, to facilitate development of a three-storey, 4770 m² expansion to the northwest and southwest corners of the existing mausoleum, as shown on Attachment #3, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the final site plan, landscape plan, and building elevations shall be approved by the Vaughan Development Planning Department;
 - ii) the related Minor Variance Application (File A194/11) shall be approved by the Vaughan Committee of Adjustment, and shall be final and binding; and,
 - iii) the final Site Servicing and Grading Plan shall be approved by the Vaughan Development/Transportation Engineering Department.
2. THAT the City Clerk forward a copy of the Council Minutes and Staff Report to the Owner and to the Registrar at the Ministry of Consumer Services, in accordance with the requirements of the Cemeteries Act (Revised).
3. THAT notice of the Council decision be placed in a local newspaper by the City Clerk, within 15 days of the decision date, in accordance with the requirements of the Cemeteries Act (Revised), at the cost of the Owner.

Contribution to Sustainability

The applicant has advised that the following sustainable features and initiatives will be implemented in the development:

- i) low maintenance, reinforced concrete building foundation;
- ii) polyurethane sprayed insulation to eliminate thermal bridges and provide a vapour and air barrier;
- iii) double-glazed low E argon windows;
- iv) energy efficient HVAC systems;
- v) monitored interior lighting and indoor temperatures;
- vi) diversion/recycling of qualifying construction waste;
- vii) drought-tolerant, water-efficient landscaping;
- viii) overland storm flow sheet run-off helps recharge groundwater and promote water balance; and
- ix) water from the on-site stormwater management pond is used for seasonal irrigation of the cemetery grounds.

Economic Impact

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

Communications Plan

Cemeteries Act (Revised)

Pursuant to Section 5.3 of the Cemeteries Act (Revised), the City is required to undertake the following notification requirements upon Council rendering a decision for a cemetery or mausoleum use:

- i) Send a copy of the Council decision together with reasons for it to the Applicant, and to the Registrar appointed under the Cemeteries Act (Revised) at the Ministry of Consumer Services; and,
- ii) Publish notice of the decision in a local newspaper. The Applicant, Registrar, or any person with an interest therein may appeal Council's decision to the Ontario Municipal Board within 15 days of the notice of decision being published.

The notice is to be published at the expense of the applicant. Conditions of approval are included in the recommendation of this report with respect to these requirements.

Purpose

To permit development of a three-storey, 4770 m² expansion to the existing St. Anthony's Mausoleum at the Queen of Heaven Cemetery, as shown on Attachment #3. The proposed northwest and southwest additions constitute the final phases (5 + 6) of the development for the mausoleum, resulting in a total gross floor area of 22,000 m² on the 46.1 ha site.

Background - Analysis and Options

Location

The subject lands shown on Attachments #1 and #2 are located on the west side of Regional Road 27 through to Highway 427, north of Highway 407, municipally known as 7300 Regional Road 27, City of Vaughan. The surrounding land uses are shown on Attachment #2.

Official Plan

The subject lands are designated "General Complementary Use Area" by the Provincial Parkway Belt West Plan, which the City adopted as its Official Plan for lands in the Parkway Belt. The subject lands were subsequently deleted from the Parkway Belt West Plan by Amendment No. 129, which was approved by the Ministry of Municipal Affairs and Housing on October 23, 1997, however, the subject lands were not redesignated. The proposal conforms to the policies in the "General Complementary Use Area" designation.

The subject lands are designated "Private Open Space" and "Natural Area" by the City of Vaughan Official Plan 2010, which was adopted by Council on September 7, 2010, and is pending approval from York Region. The proposal conforms to the policies of the Official Plan.

Zoning

The subject lands are zoned PB2 Parkway Belt Complementary Use Zone by Zoning By-law 1-88, which permits a cemetery and mausoleum use. The Applicant has filed a concurrent Minor Variance Application (File A194/11) to permit the following variances:

	By-law Standard	By-law 1-88 PB2 Zone Requirements	Proposed Exceptions to PB2 Zone
a.	Maximum building height	▪ 11 m	▪ 13.65 m
b.	Minimum number of parking spaces	▪ 736 spaces	▪ 65 spaces

The Vaughan Development Planning Department can support the proposed 13.65 m building height, which is consistent with the existing mausoleum height. In addition, the Owner submitted a Parking Demand Study completed by Augusta National Inc. on March 28, 2011, in support of the proposed parking reduction. The Development/Transportation Engineering Department has reviewed the Parking Demand Study, and is satisfied that the on-site parking supply of 65 spaces is sufficient for the mausoleum and cemetery use.

The required minor variances must be approved by the Vaughan Committee of Adjustment, and must be final and binding, prior to the execution of a Site Plan Letter of Undertaking. A condition to this effect is included in the recommendation of this report.

Site Plan Review

The site is currently developed with a 17,230 m² mausoleum, located approximately in the centre of the 46.1 ha Queen of Heaven Cemetery, as shown on Attachment #2. The proposed three-storey, 4770 m² expansion (phases five and six) will be added to the northwest and southwest portions of the existing mausoleum, as shown on Attachment #3, resulting in a total gross floor area of 22,000 m².

The Development Planning Department is satisfied with the proposed site plan, building elevations and landscape plan, as shown on Attachments #3 to #7. The building materials and colours (white stone veneer and white acrylic stucco on precast concrete) are consistent with the existing mausoleum. Additional landscaping is also proposed along the west portion of the mausoleum, as shown on Attachments #3 and #4. The existing approved internal driveways and parking area will remain unchanged.

The Vaughan Development/Transportation Engineering Department is satisfied with the servicing, grading and stormwater management on site. The final Site Servicing and Grading Plan must be approved by the Vaughan Development/Transportation Engineering Department.

The Vaughan Real Estate Division has advised that no cash-in-lieu of parkland dedication is required for the 4770 m² expansion to the existing mausoleum building.

Toronto and Region Conservation Authority (TRCA)

The TRCA has reviewed the application and has no objections to the development. A TRCA permit is not required, as the existing mausoleum and proposed addition are located beyond the TRCA regulated area of the subject lands. In addition, the TRCA has noted there are no natural features located within the proposed development area.

Ministry of Transportation (MTO)

The MTO has reviewed the application and noted that the proposed building addition is located beyond their permit control area. Any future development of the site must be circulated to MTO for review and approval.

Relationship to Vaughan Vision 2020/Strategic Plan

This staff report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Manage Growth & Economic Well-being."

Regional Implications

The Region of York of York has reviewed the application and has no objections to the proposed development.

Conclusion

The Vaughan Development Planning Department has reviewed Site Development File DA.11.045 in consideration of the Provincial Parkway Belt West Plan, the City of Vaughan Official Plan 2010, Zoning By-law 1-88, comments from City Departments and external public agencies, and the area context. The Development Planning Department is satisfied that the proposed three-storey, 4770m² expansion to the existing mausoleum is appropriate and compatible with the existing and permitted uses in the surrounding area. Accordingly, the Development Planning Department can support approval of the Site Development Application, subject to the recommendations in this report.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. South Elevation
6. North Elevation
7. West Elevation

Report prepared by:

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Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

/LG



Not to Scale

Context Location Map

Location: 7300 Regional Road 27;
Part of Lots 2 & 3, Concession 9

Applicant:
Catholic Cemeteries Archdiocese of Toronto
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Attachment 1

File: DA.11.045
Related File: DA.00.014

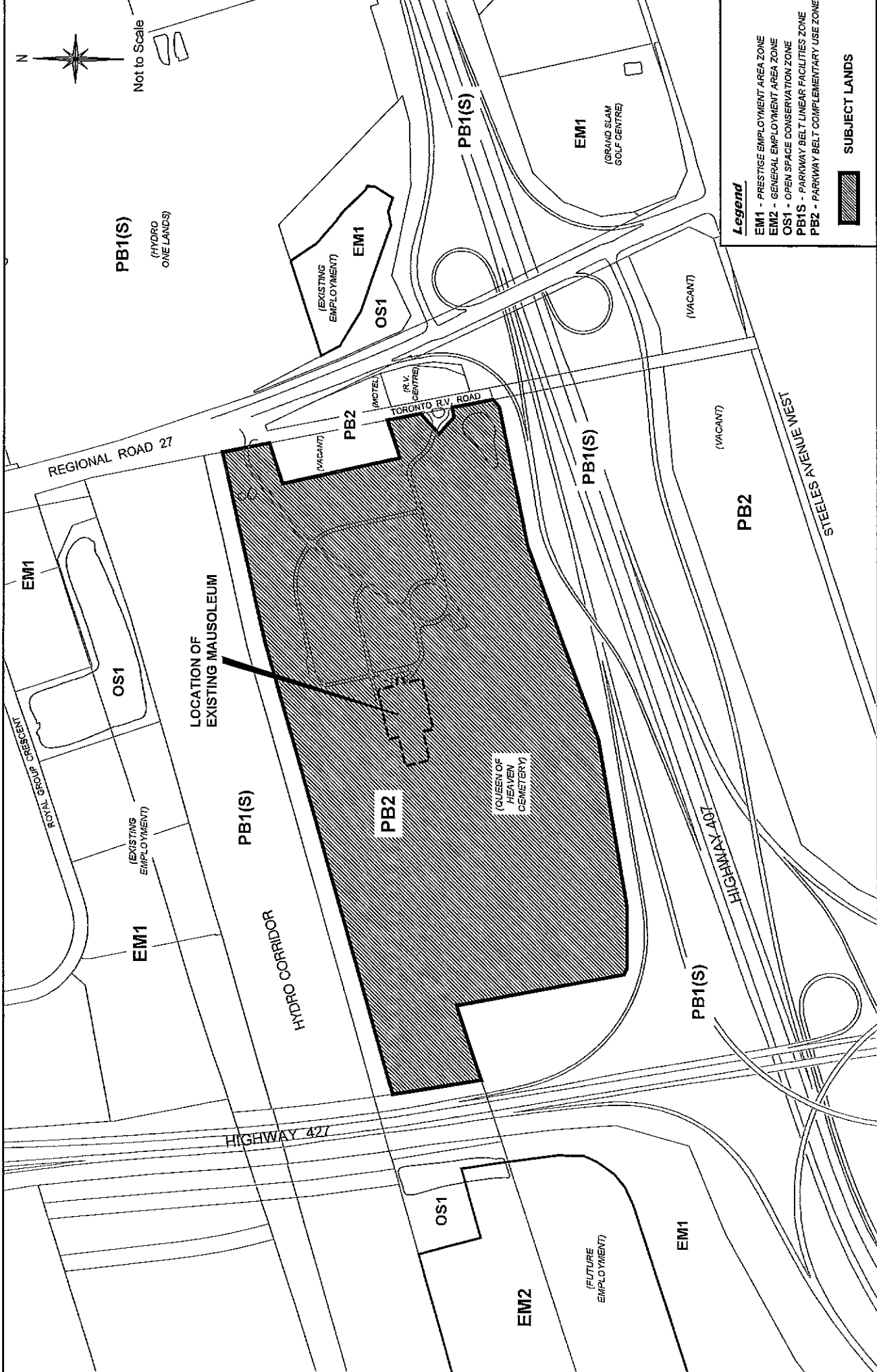
Date:
October 6, 2011



Development Planning Department



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Legend

- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- EM2 - GENERAL EMPLOYMENT AREA ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- PB1S - PARKWAY BELT LINEAR FACILITIES ZONE
- PB2 - PARKWAY BELT COMPLEMENTARY USE ZONE



SUBJECT LANDS

Location Map

Location: 7300 Regional Road 27;
Part of Lots 2 & 3, Concession 9

Applicant:
Catholic Cemeteries Archdiocese of Toronto
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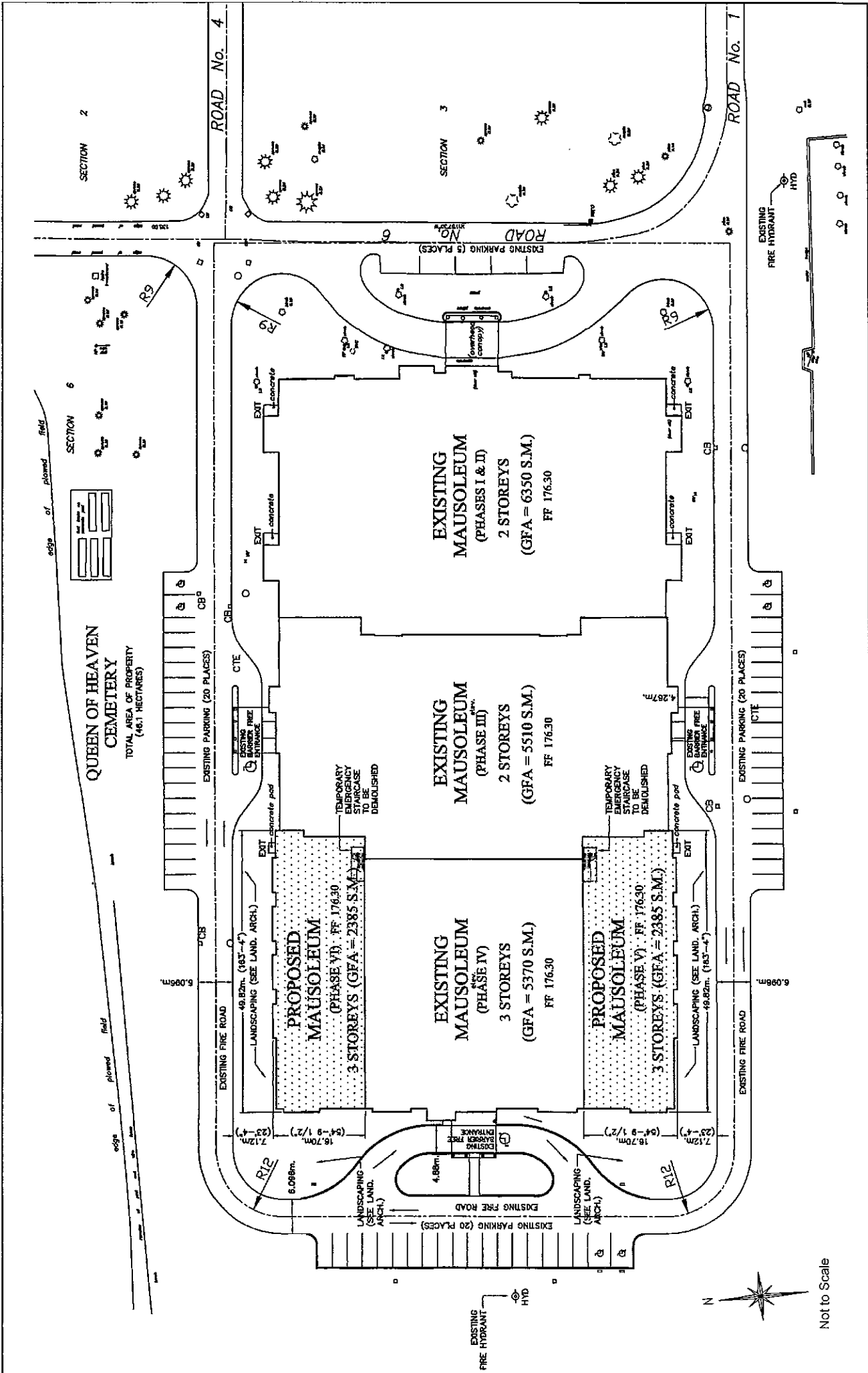


Attachment

File: DA.11.045
Related File: DA.00.014

Date:
October 6, 2011

2



Site Plan

Location: 7300 Regional Road 27;
Part of Lots 2 & 3, Concession 9

Applicant:
Catholic Cemeteries Archdiocese of Toronto



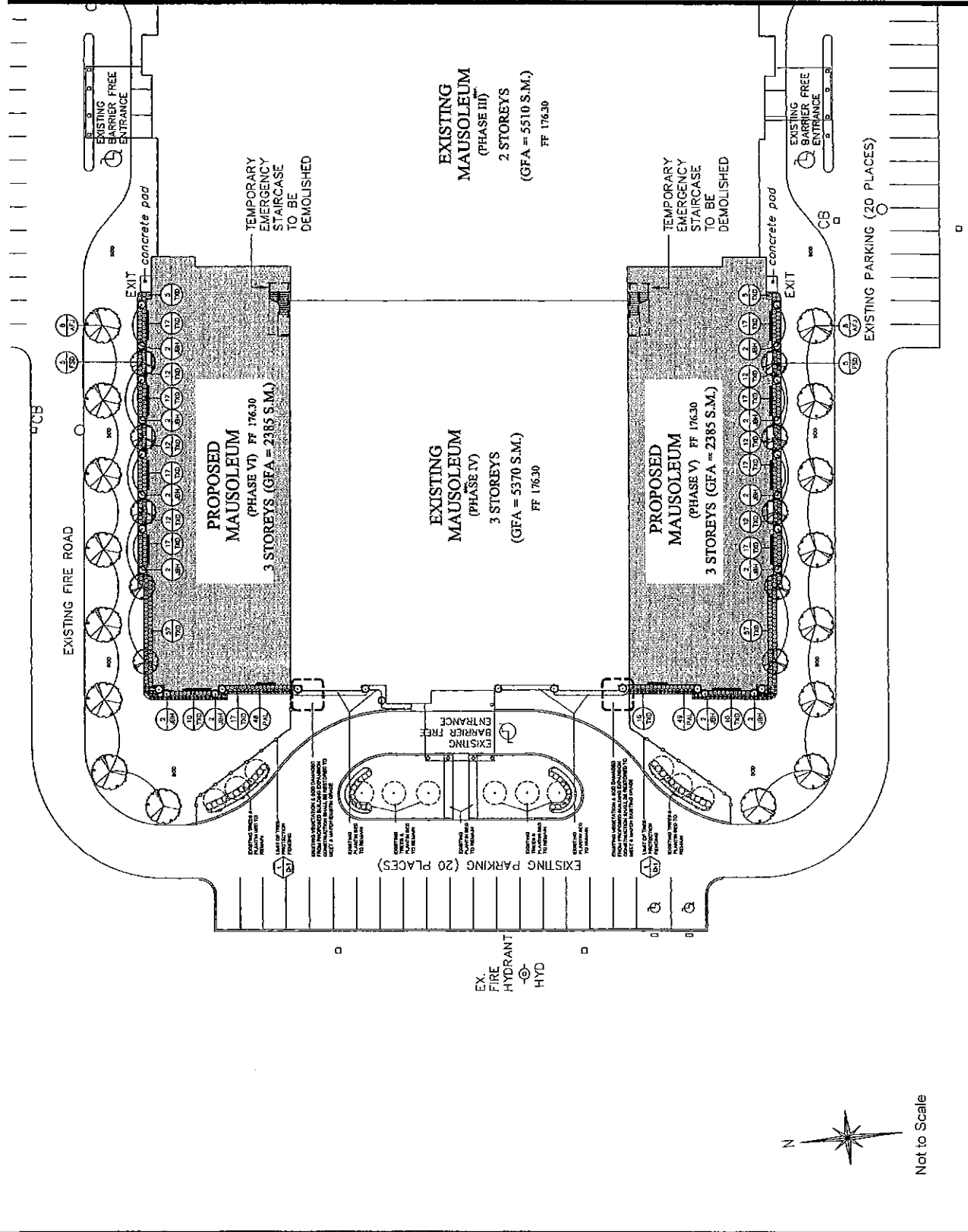
Attachment 3

File: DA.11.045
Related File: DA.00.014

Date:
October 6, 2011

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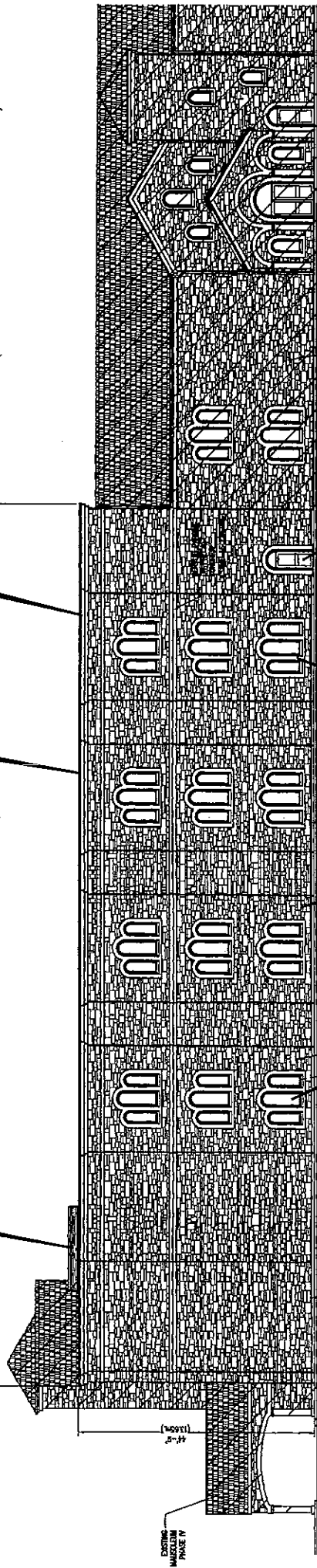
MECHANICAL UNIT
SCREEN COVERED WITH
PRE-PAINTED STEEL

PRE-PAINTED
STEEL FLASHING

ACRYLIC PARGING
ON CONCRETE

(PROPOSED MAUSOLEUM PHASE V)

(EXISTING MAUSOLEUM PHASE III)



EXISTING
MAUSOLEUM
PHASE IV

ACRYLIC PARGING
ON CONCRETE

ANODIZED ALUMINUM
WINDOWS WITH
THERMAL GLAZING

STONE VENEER

ACRYLIC PARGING ON
PRECAST CONCRETE

ANODIZED ALUMINUM
DOOR WITH TEMPERED
THERMAL GLAZING

EXISTING
MAUSOLEUM
PHASE II

Not to Scale

South Elevation

Location: 7300 Regional Road 27;
Part of Lots 2 & 3, Concession 9

Applicant:
Catholic Cemeteries Archdiocese of Toronto

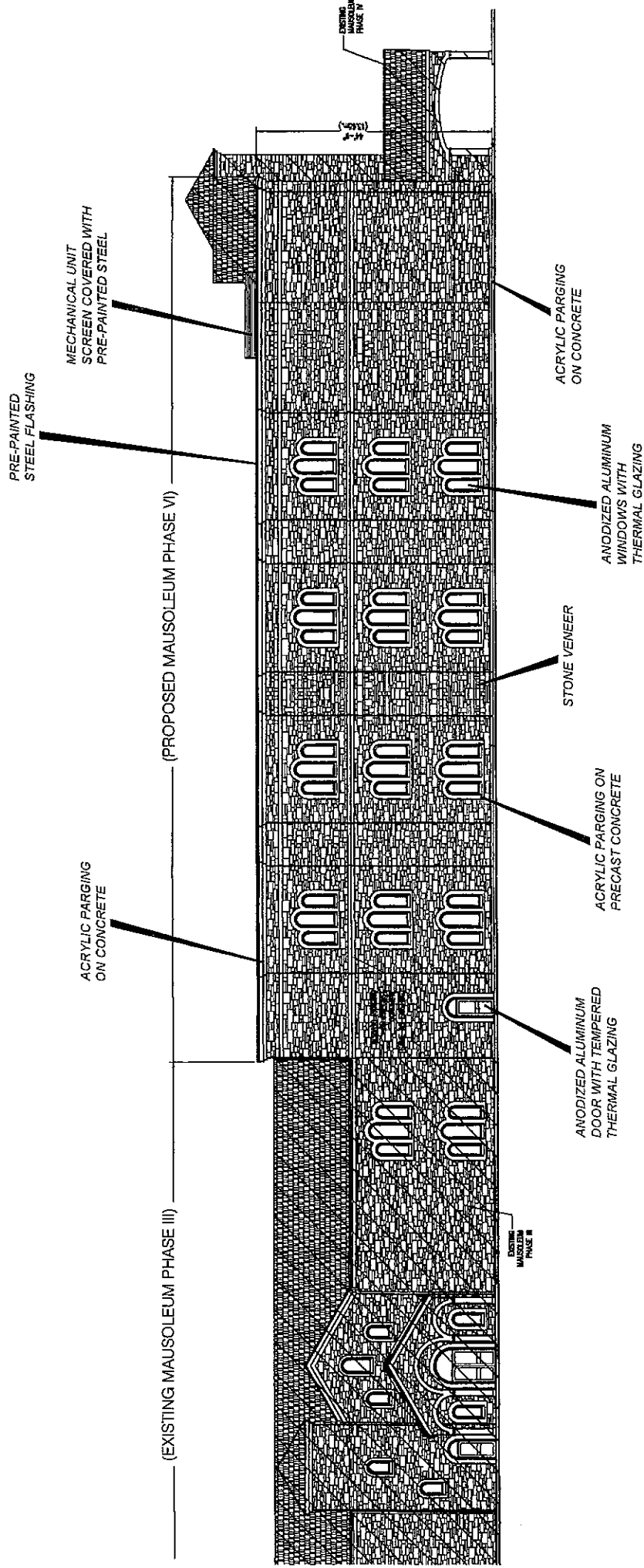
Attachment

File: DA.11.045
Related File: DA.00.014

Date:
October 6, 2011



Development Planning Department



(EXISTING MAUSOLEUM PHASE III)

(PROPOSED MAUSOLEUM PHASE VI)

EXISTING MAUSOLEUM PHASE IV

EXISTING MAUSOLEUM PHASE III

PRE-PAINTED STEEL FLASHING

MECHANICAL UNIT SCREEN COVERED WITH PRE-PAINTED STEEL

ACRYLIC PARGING ON CONCRETE

ACRYLIC PARGING ON CONCRETE

ANODIZED ALUMINUM WINDOWS WITH THERMAL GLAZING

STONE VENEER

ACRYLIC PARGING ON PRECAST CONCRETE

ANODIZED ALUMINUM DOOR WITH TEMPERED THERMAL GLAZING

Not to Scale

North Elevation

Location: 7300 Regional Road 27;
Part of Lots 2 & 3, Concession 9

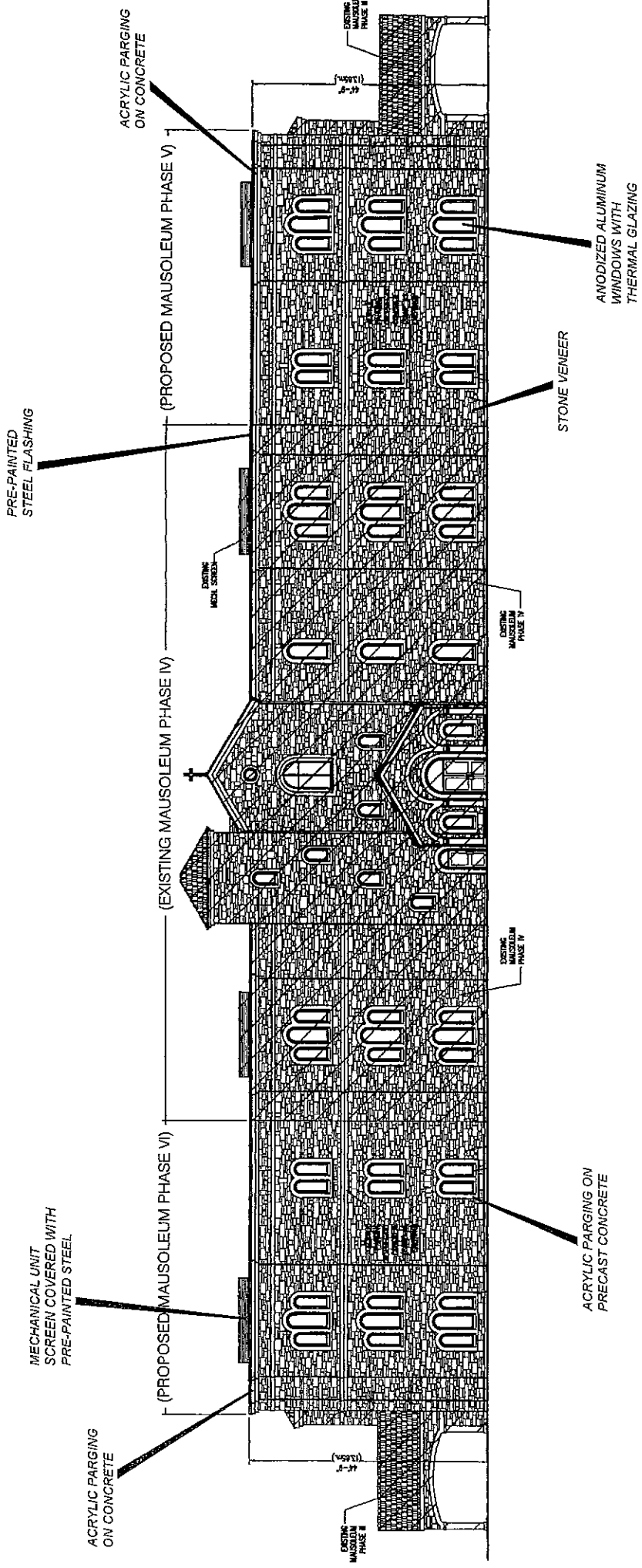
Applicant:
Catholic Cemeteries Archdiocese of Toronto
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Attachment

File: DA.11.045
Related File: DA.00.014

Date:
October 6, 2011





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West Elevation

Location: 7300 Regional Road 27;
Part of Lots 2 & 3, Concession 9

Applicant:
Catholic Cemeteries Archdiocese of Toronto
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Attachment 7

File: DA.11.045
Related File: DA.00.014

Date:
October 6, 2011