

COMMITTEE OF THE WHOLE JUNE 17, 2002

SITE DEVELOPMENT FILE DA.02.029 **MOUNT PLEASANT GROUP OF CEMETERIES**

Recommendation

The Commissioner of Planning recommends:

1. THAT the building elevations for Site Development Application DA.02.029 (Mount Pleasant Group of Cemeteries) BE APPROVED.
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).
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 with the requirements of the Cemeteries Act (Revised), at the full cost of the Owner.

Purpose

On April 19, 2002, the Applicant submitted a Site Development Application for the Phase 3 expansion of the existing mausoleum.

Background - Analysis and Options

The Beechwood Cemetery comprises 50 ha and is located on the east side of Jane Street, north of Steeles Avenue (7241 Jane Street), in Lots 2 and 3, Concession 4, City of Vaughan.

History

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 of a mausoleum complex consisting of four (4) buildings, to be built in four phases. This subject application is for the portion identified as Phase 3 on the original application, as an amendment to the Site Plan Agreement registered on January 18, 1991 and amended on November 18, 1996. Phases 2 and 4 in the registered site plan will be dealt with in a similar manner under separate applications.

Building Design

The proposed two-storey mausoleum is approximately 10.5m in height and is consistent with the existing building. The new building is to be constructed with concrete masonry block in a pinkish/grey hue with grey block accents. A series of full height, clear-glazed glass curtain walls in clear anodized aluminum frames are provided on each elevation. The new building will be connected to the existing building through an indoor walkway. This building will add 850 crypts to the 1310 crypts in Phase 1. Staff is satisfied with the building elevations, which are a continuation and reflection of the first phase building.

Conclusion

All other site plan elements related to this expansion, i.e site servicing and grading, lighting, garbage collection, landscaping, internal road system and parking, are provided in accordance with the registered Site Plan Agreement.

To address the statutory requirements of the Cemeteries Act (Revised), notice of Council's decision to approve the site plan application will be placed in a local newspaper, at the full cost of the Owner. The applicant is also advised that the expansion of the existing mausoleum may be subject to all applicable development charges.

Staff are satisfied with the proposed building elevations for the Phase 3 mausoleum expansion. Should the Committee concur, the recommendation in this report can be adopted.

Attachments

1. Location Map
2. Site Context
3. Site Plan
- 4A. Elevations
- 4B. Elevations

Report prepared by:

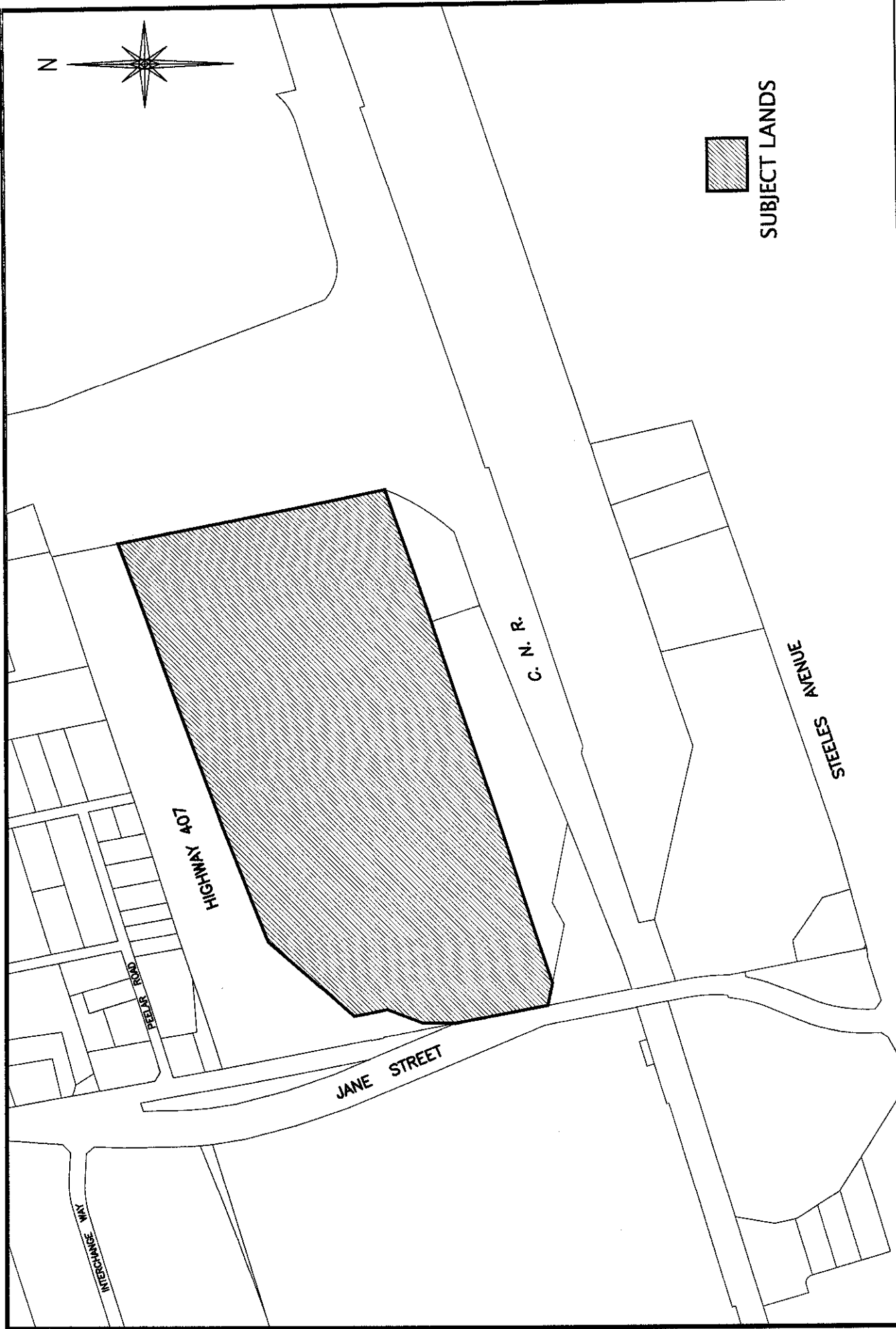
Mark H. Kluge, Planner, ext. 8216
Grant A. Uyeyama, Senior Planner, ext. 8635
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Respectfully submitted,

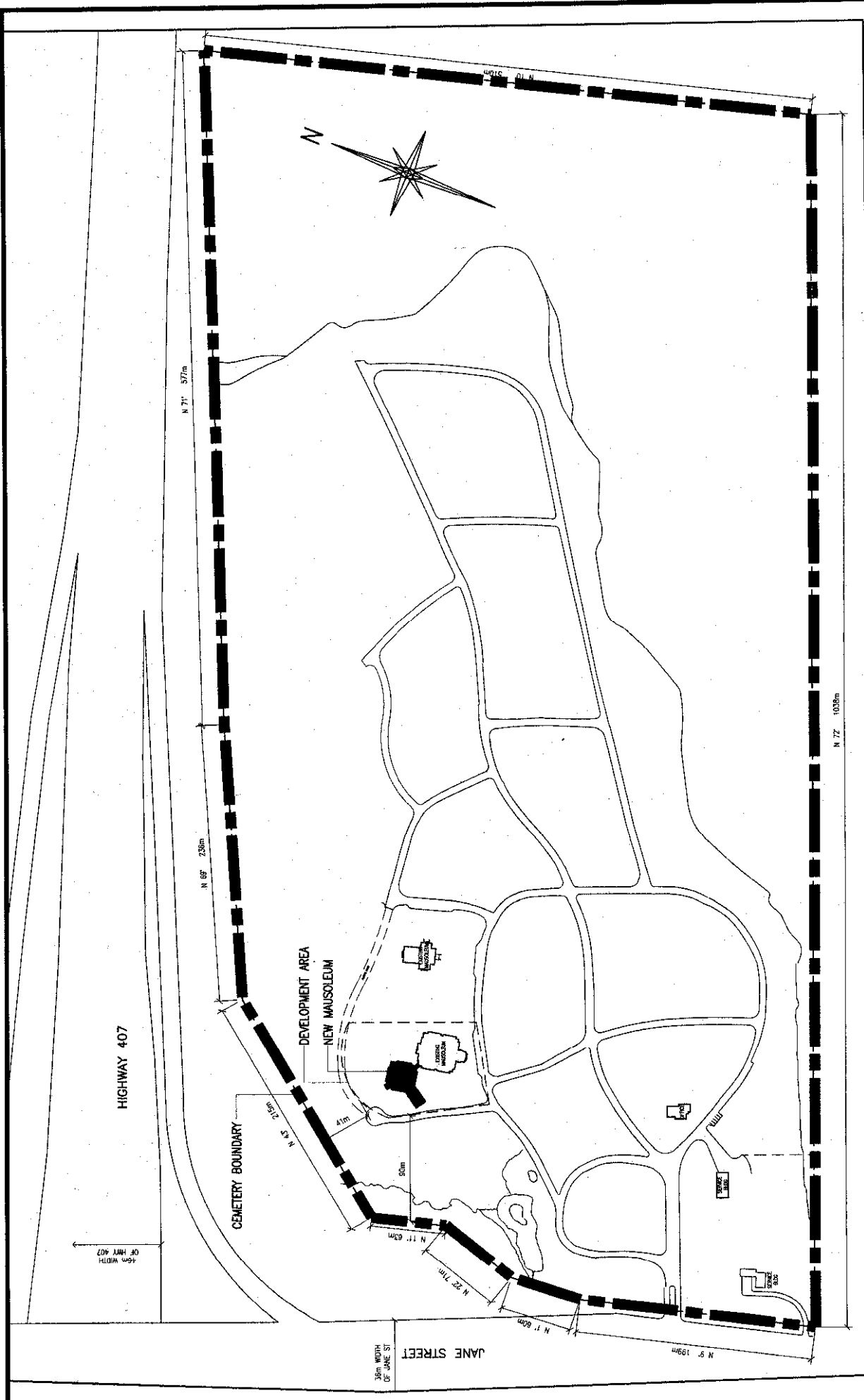
MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

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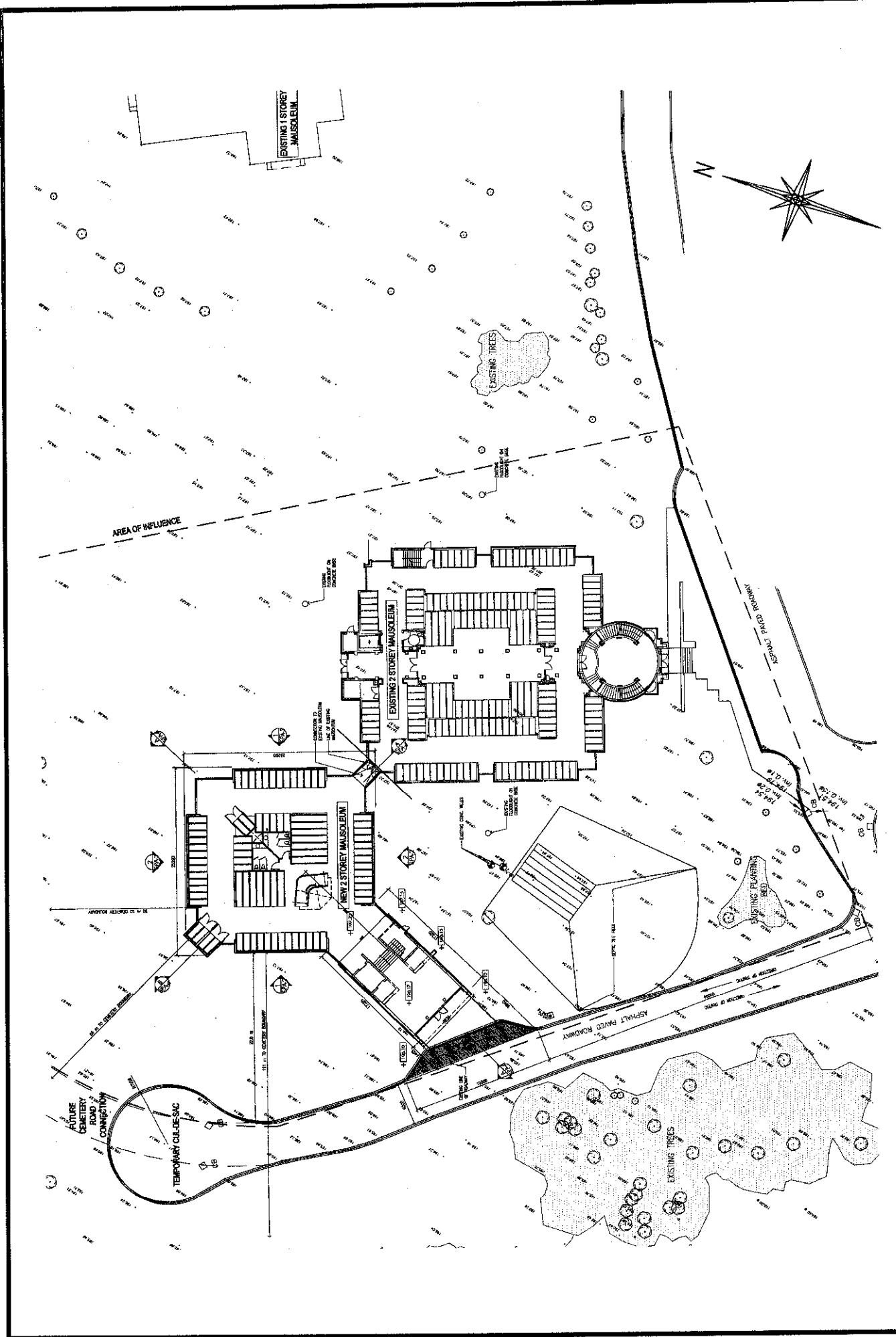


ATTACHMENT '1' LOCATION MAP		FILE #:	REPORT #:	DATE: 04/29/2002	
		DA.02.029	LOCATION: PT OF LITS 2 & 3, CONCESSION 4	APPLICANT: CITY OF VAUGHAN PLANNING DEPARTMENT	
				SCALE:	NOT TO SCALE
				MOUNT PLEASANT GROUP OF CEMETERIES	

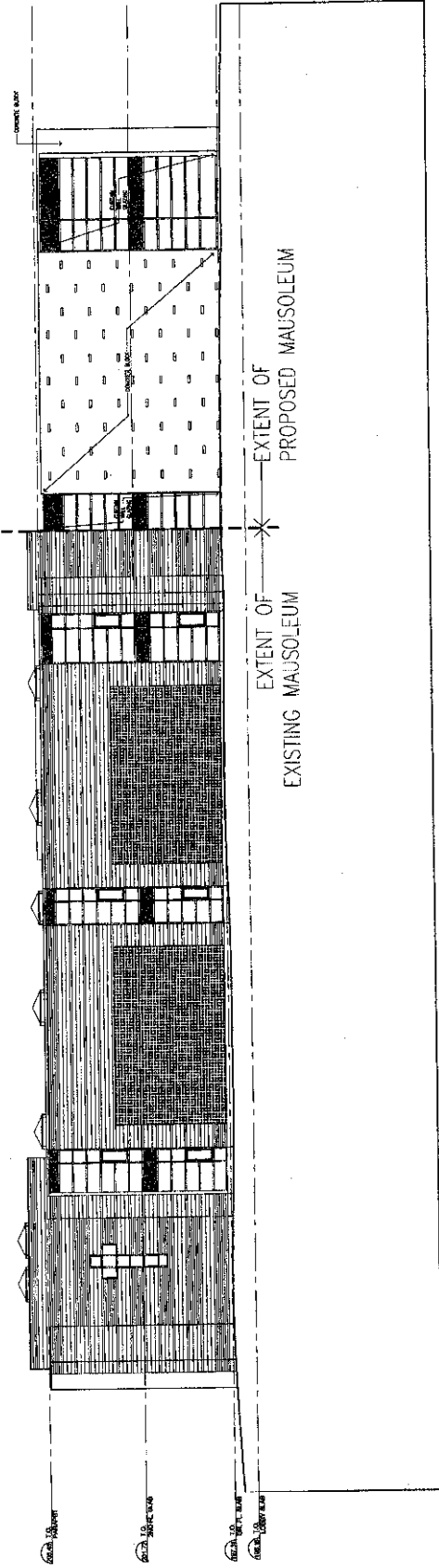


— — — — — SUBJECT LANDS

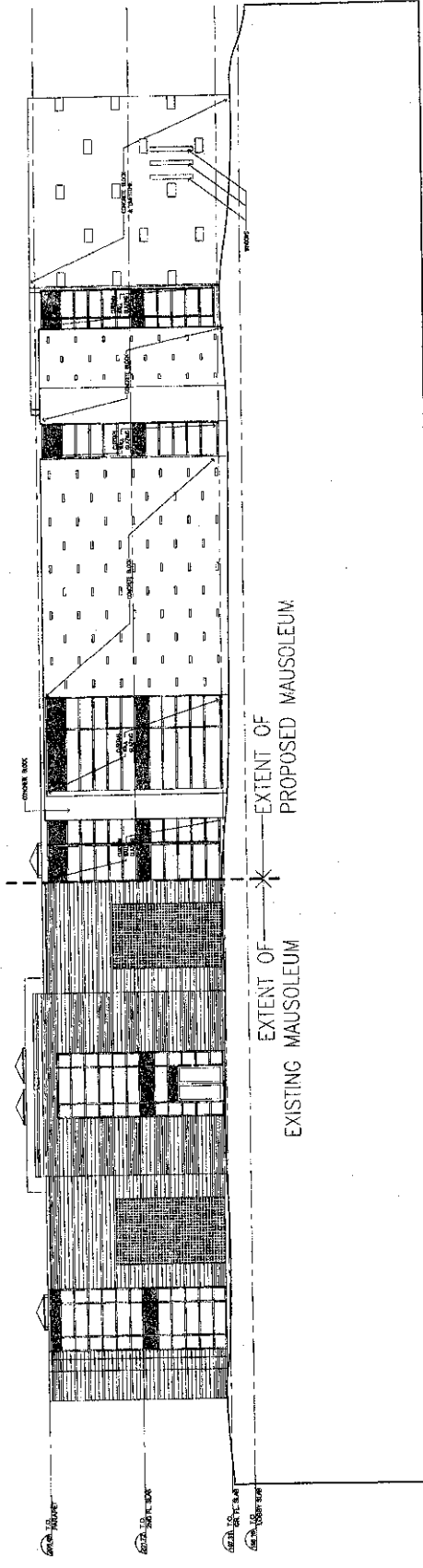
<h1>ATTACHMENT '2'</h1> <h2>SITE CONTEXT</h2>		FILE #:	REPORT #:	DATE: 04/29/2002
		DA.02.029	LOCATION: PT OF LITS 2 & 3, CONCESSION 4	APPLICANT: CITY OF VAUGHAN PLANNING DEPARTMENT
				SCALE: NOT TO SCALE
				MOUNT PLEASANT GROUP OF CEMETERIES



ATTACHMENT '3'		FILE #:	REPORT #:	DATE: 04/29/2002
SITE PLAN		DA.02.029	LOCATION: PT OF LITS 2 & 3, CONCESSION 4	APPLICANT:
				CITY OF VAUGHAN
				PLANNING DEPARTMENT
				SCALE: NOT TO SCALE
				MOUNT PLEASANT GROUP OF CEMETERIES



1 EAST ELEVATION
SPAS | SCALE: 1/8"



2 NORTH ELEVATION
SPAS | SCALE: 1/8"

ATTACHMENT '4B' ELEVATIONS

FILE #:
DA.02.029

REPORT #:
LOCATION:
PT OF LTS 2 & 3,
CONCESSION 4

CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT:

MOUNT PLEASANT GROUP OF CEMETERIES

DATE: 04/29/2002

SCALE: NOT TO SCALE