

COMMITTEE OF THE WHOLE MARCH 22, 2011

**SITE DEVELOPMENT FILE DA.10.022
MEMORIAL GARDENS CANADA LIMITED
WARD 2**

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.10.022 (Memorial Gardens Canada Limited) BE APPROVED, to facilitate the development of a one-storey, 650.17 m² crematorium building and associated parking and landscaped areas as shown on Attachments #4 to #7, 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.
2. THAT the Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent of 2% of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with Section 42 of the Planning Act. The Owner shall submit an appraisal of the subject lands prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.
3. THAT the City Clerk forward a copy of the Council Minutes and Staff Report to the Owner and the Registrar at the Ministry of Consumer Services, in accordance with the requirements of the Cemeteries Act (Revised).
4. 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 cost of the Owner.

Contribution to Sustainability

The applicant has advised that the following sustainable features will be provided within the site and building design:

- i) motion sensor faucets;
- ii) motion sensor hand dryers;
- iii) low flow toilets;
- iv) switch/motion timers for lighting; and,
- v) energy efficient lighting.

Economic Impact

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

Communications Plan

N/A

Purpose

The Owner has submitted a Site Development Application (File DA.10.022) to facilitate the development of a one-storey, 650.17 m² crematorium building with associated parking and landscaped areas, on an existing cemetery site (Glenview Memorial Gardens) as shown on Attachments #4 to #7.

Background - Analysis and Options

Location

The subject lands shown on Attachments #1 and #2 are located on the east side of Regional Road #50, south of Regional Road #7, municipally known as 7541 Regional Road #50, in Part of Lot 4, Concession 9, City of Vaughan. The surrounding land uses are shown on Attachment #2.

Ontario Municipal Board

On September 14, 2000, the Ontario Municipal Board (OMB) approved OPA #539 to permit a cemetery and related uses on the subject lands. OPA #539 retained the "Prestige Area" and "Employment Area General" land use designations on the property and added an exception to permit a cemetery and related uses including an administrative office, chapel, columbarium, crematorium, mausoleum, reception centre and service building, on the subject lands. On February 18, 2002, the OMB approved Zoning By-law 104-2002, which rezoned the subject lands from A Agricultural Zone to OS2 Open Space Park Zone, subject to Exception 9(1139), which permits a cemetery and related uses on the property.

Official Plan and Zoning

The subject lands are designated "Prestige Area" and "Employment Area General" by OPA #450 (Employment Area Plan) as amended by OPA #539, which permits a cemetery and related uses including a crematorium. The subject lands are designated "Private Open Spaces" and "Natural Areas" by the new City of Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010, and is pending Regional approval. The proposed one-storey crematorium building conforms to the Official Plans.

The property is zoned OS2 Open Space Park Zone by By-law 1-88, subject to Exception 9(1139) (ie. By-law 104-2002 as approved by the OMB). The site-specific exception permits the proposed crematorium use on the subject lands. The proposed development complies with the requirements of the zoning by-law.

Cemeteries Act (Revised)

The Cemeteries Act (Revised) requires the City to undertake the following notification requirement upon Council approving a site development application for a cemetery pursuant to Section 5.3 of the Cemeteries Act (Revised):

- i) Send a copy of the Council decision together with reasons for the decisions to the Applicant and the Registrar of the Cemeteries Act (Revised) at the Ministry of Consumer Services; and,
- ii) Publish notice of the decision in a local newspaper, of which the Applicant, Registrar, or any person with an interest therein may refer the decision of the area municipality to the OMB, within 15 days after publication of the notice of decision.

The notice is to be published at the expense of the applicant, as set out in the recommendation of this report.

Site Plan Review

The 32.7 ha parcel is currently developed with a cemetery (Glenview Memorial Cemetery), consisting of garden areas, internal driveways, a service building and shed as shown on Attachment #4. A conceptual master plan related to the long-term development of the subject lands is shown on Attachment #3. This application is specific to the development of a crematorium building, associated parking and landscaped areas only, as shown on Attachments #5, #6 and #7. Any additional building on the property or any subsequent phase of development required to finalize the overall master plan will be subject to a future site development application(s).

The Vaughan Development Planning Department is generally satisfied with the crematorium building elevations, parking layout (61 required spaces including 4 handicapped spaces) and landscaping as shown on Attachments #4 to #7 and will continue to work with the applicant to finalize the details. The final site layout, building elevations, and landscape plan, must be approved to the satisfaction of the Vaughan Development Planning Department. A condition to this effect is included in the recommendation of this report.

Vaughan Engineering Department

The Vaughan Engineering Department has reviewed the development application and has found it to be satisfactory and has approved the required drawings.

Vaughan Real Estate Department

The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent of 2% of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with Section 42 of the Planning Act. The Owner shall submit an appraisal of the subject lands prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.

City of Brampton/Region of Peel

The City of Brampton and Region of Peel have reviewed the application and have no objections to the development.

Ministry of Transportation (MTO)

The MTO has advised that the proposed application is outside of the Ministry's permit control area and does not require a Ministry Building and Land Use Permit.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan & Manage Growth & Economic Vitality".

Regional Implications

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

Conclusion

The Site Development Application has been reviewed in accordance with site-specific OPA #539, new City of Vaughan Official Plan 2010, By-law 1-88, comments from City Departments, external agencies and the area context. The Vaughan Development Planning Department is satisfied that the proposed crematorium building and associated parking and landscaped areas is appropriate. Accordingly, the Development Planning Department can support the approval of the Site Development Application, subject to the conditions contained in this report.

Attachments

1. Context Location Map
2. Location Map
3. Approved Glenview Memorial Gardens Master Plan - December 2001
4. Site Plan
5. Landscape Plan
6. West and East Elevations
7. North and South Elevations

Report prepared by:

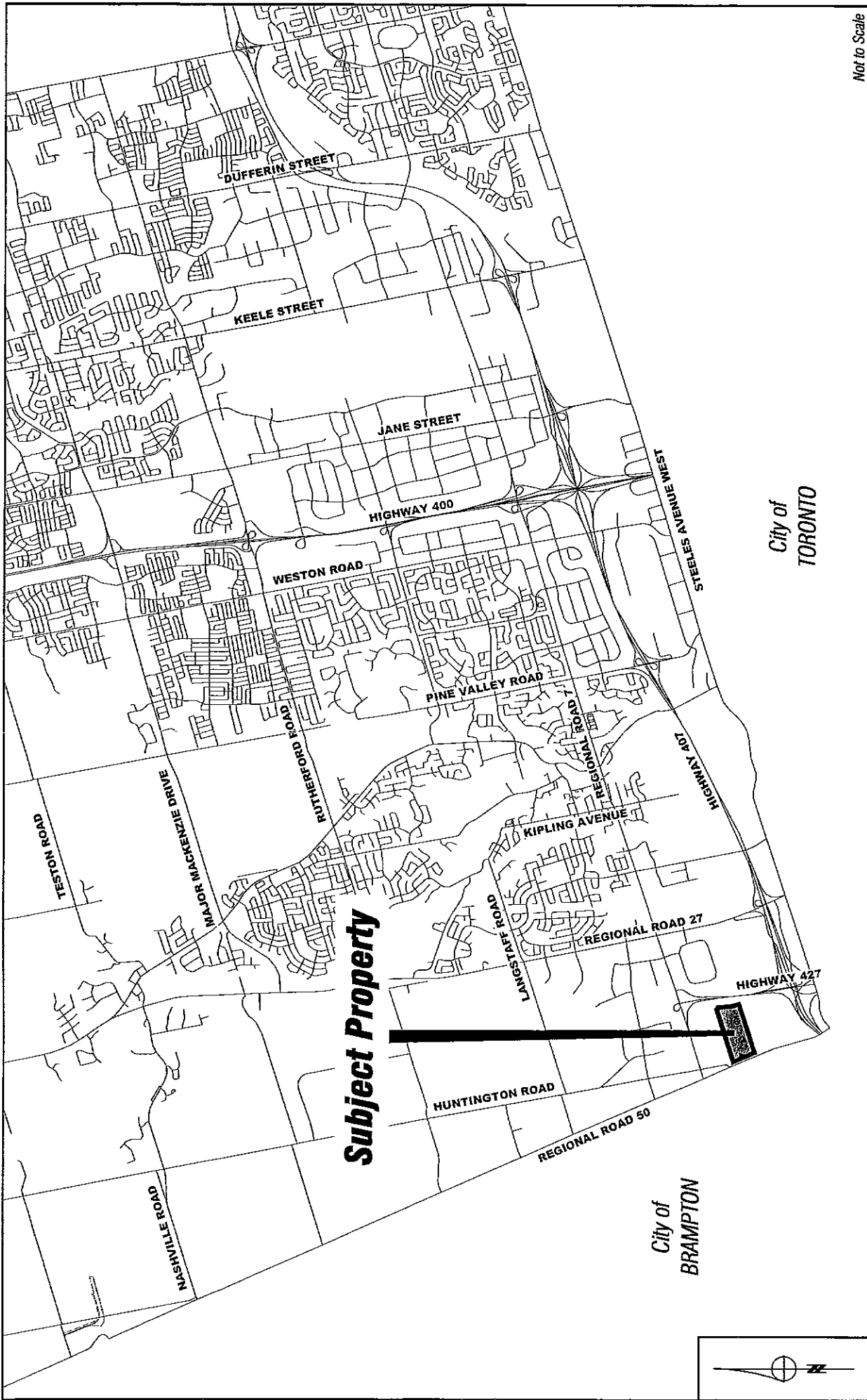
Mary Caputo, Planner 1, ext. 8215
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

/LG



Not to Scale

Attachment 1

FILE: DA.10.022
 DATE: February 16, 2011



Context Location Map

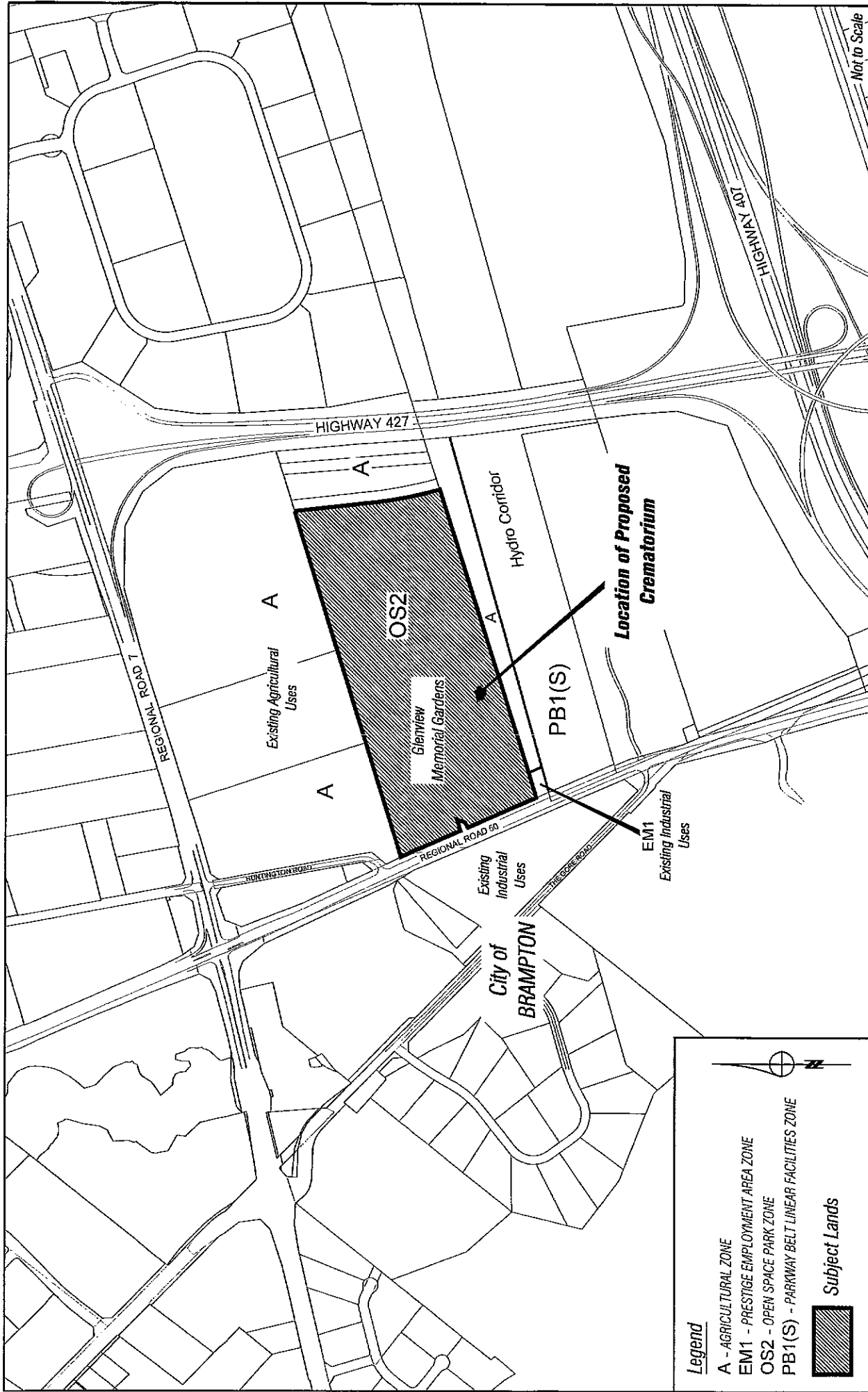
LOCATION: Part Lot 4, Concession 9
 APPLICANT: Memorial Gardens Canada Limited

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City of
TORONTO

City of
BRAMPTON

Subject Property



Location Map

LOCATION:
Part Lot 4, Concession 9

APPLICANT:
Memorial Gardens Canada Limited



Attachment

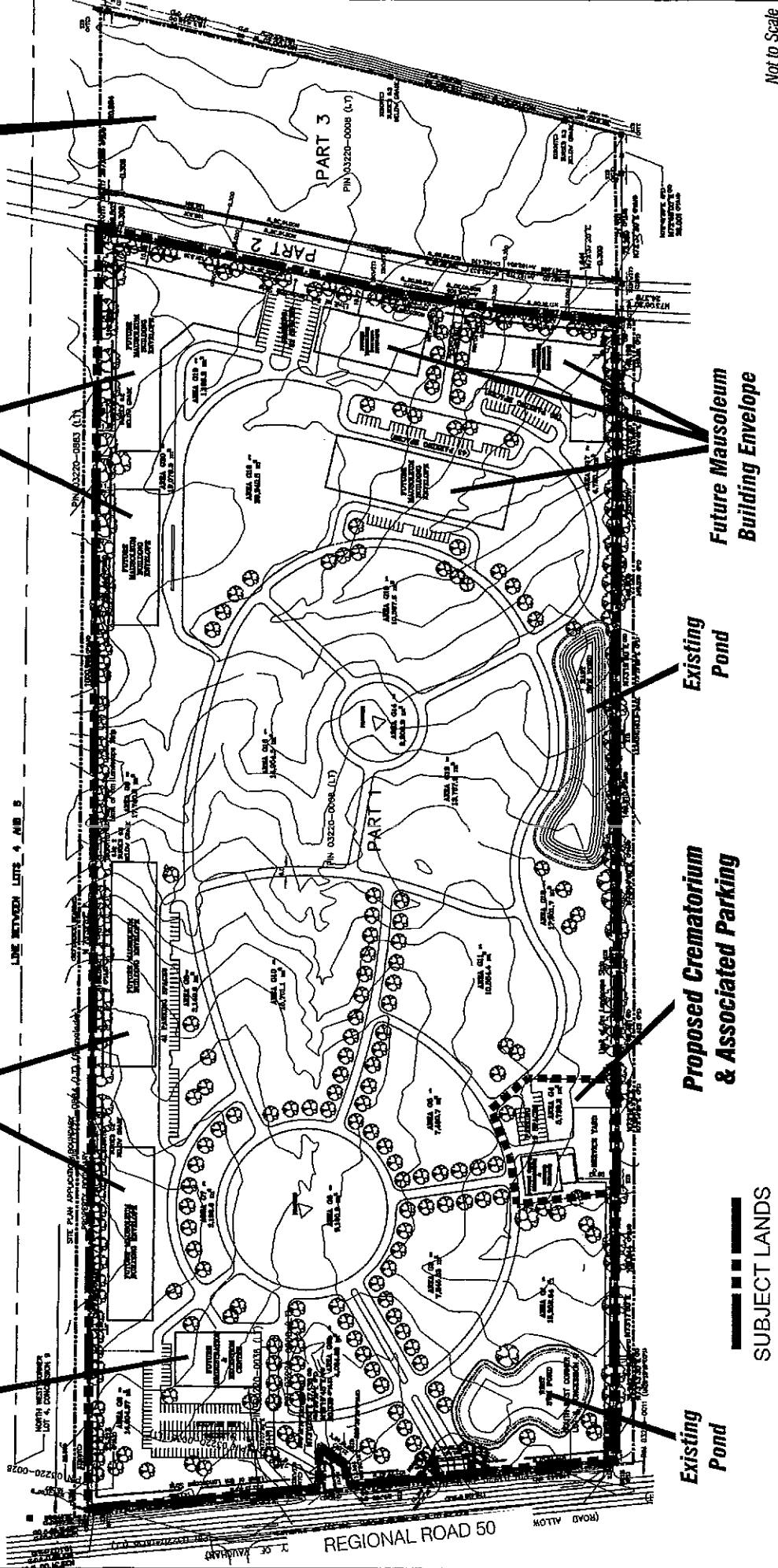
FILE: DA.10.022
DATE: February 17, 2011

Other Lands Owned
by Applicant

Future Mausoleum
Building Envelope

Future Mausoleum
Building Envelope

Future Administration
& Reception Area



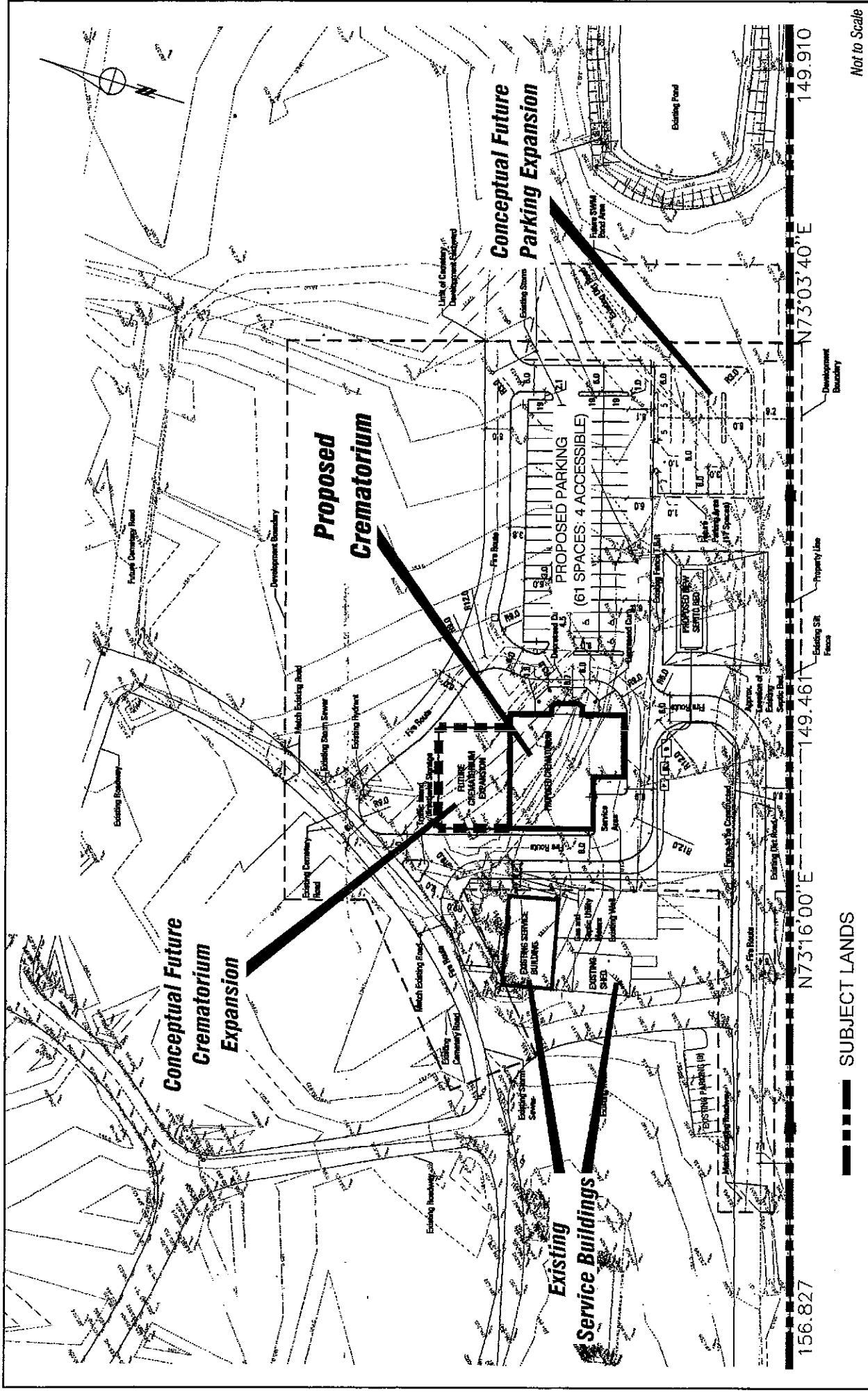
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Attachment
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DATE: February 17, 2011



Approved Glenview Memorial Gardens
Master Plan - December 2001

APPLICANT: Memorial Gardens Canada Limited
LOCATION: Part Lot 4, Concessions 9 & 10



--- SUBJECT LANDS

Not to Scale

Site Plan

LOCATION:
Part Lot 4, Concession 9

APPLICANT:
Memorial Gardens Canada Limited



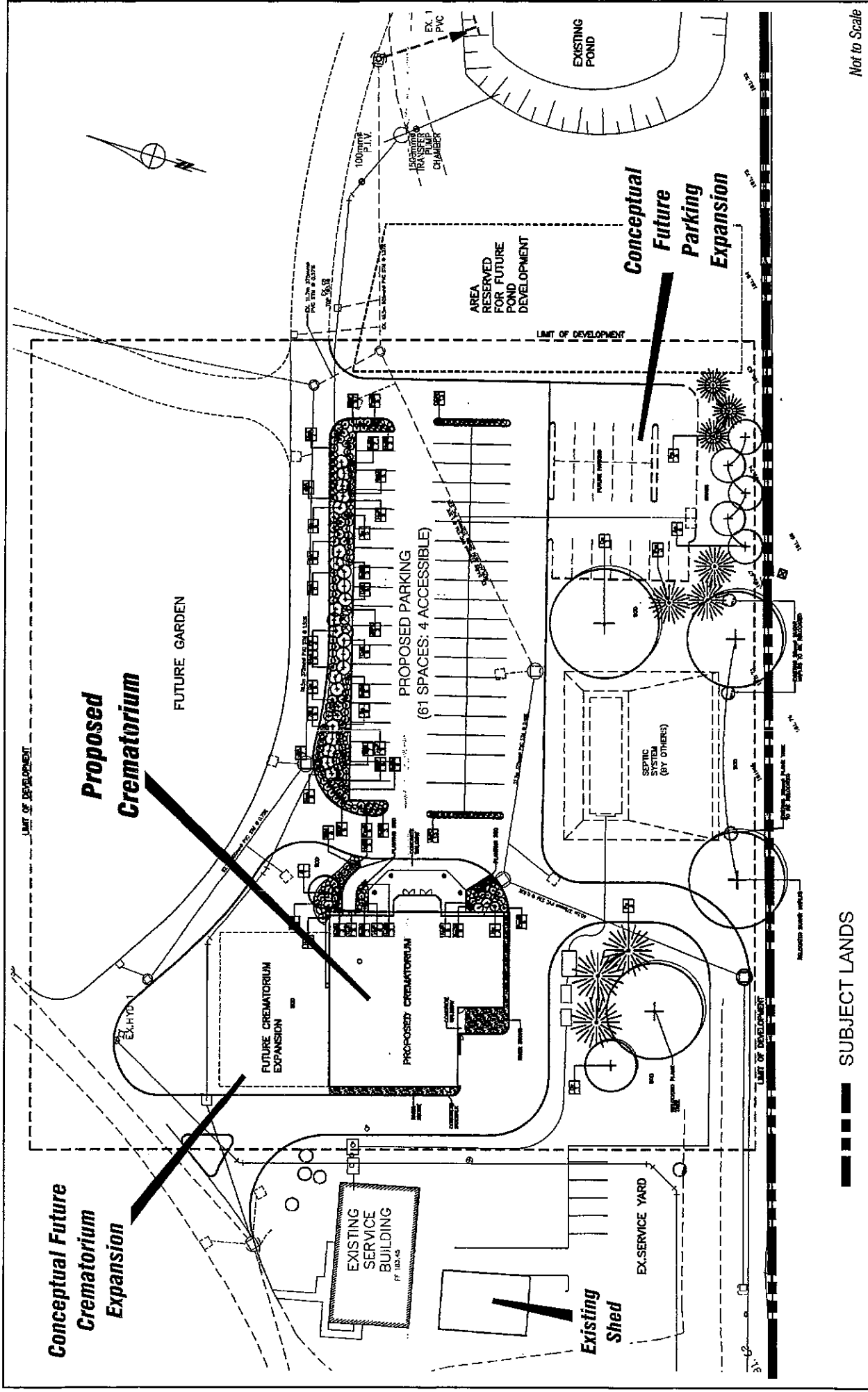
Development Planning Department

Attachment

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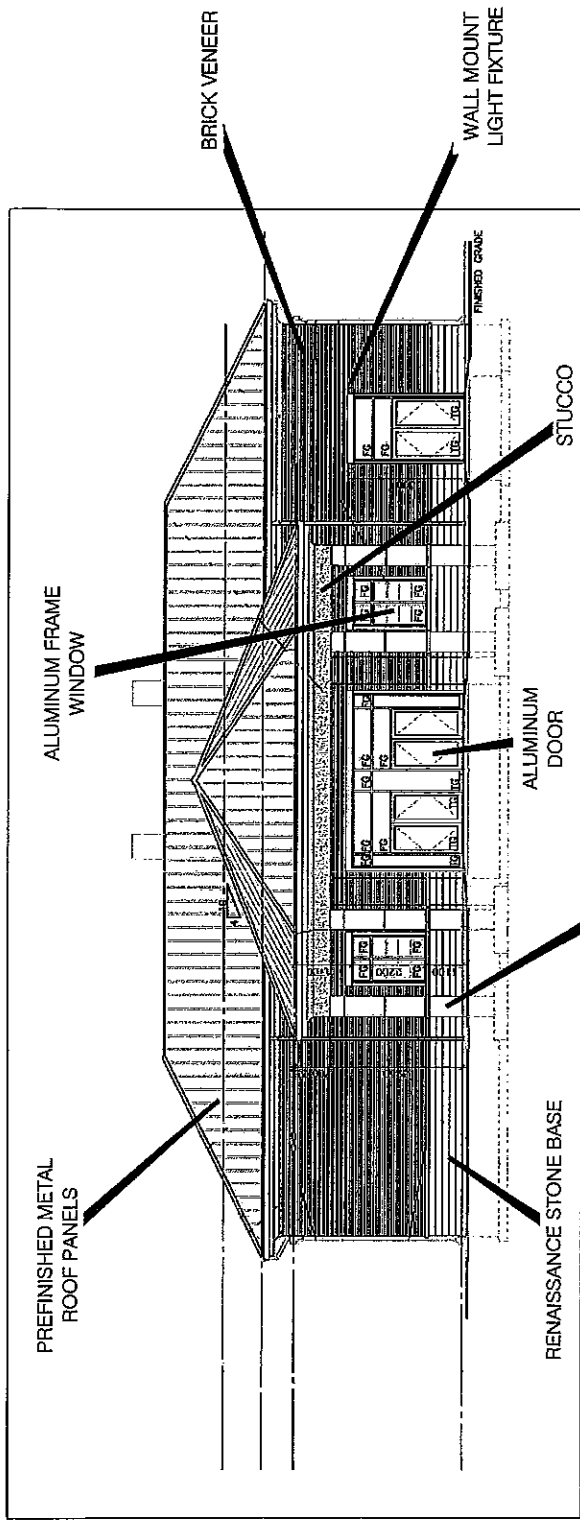
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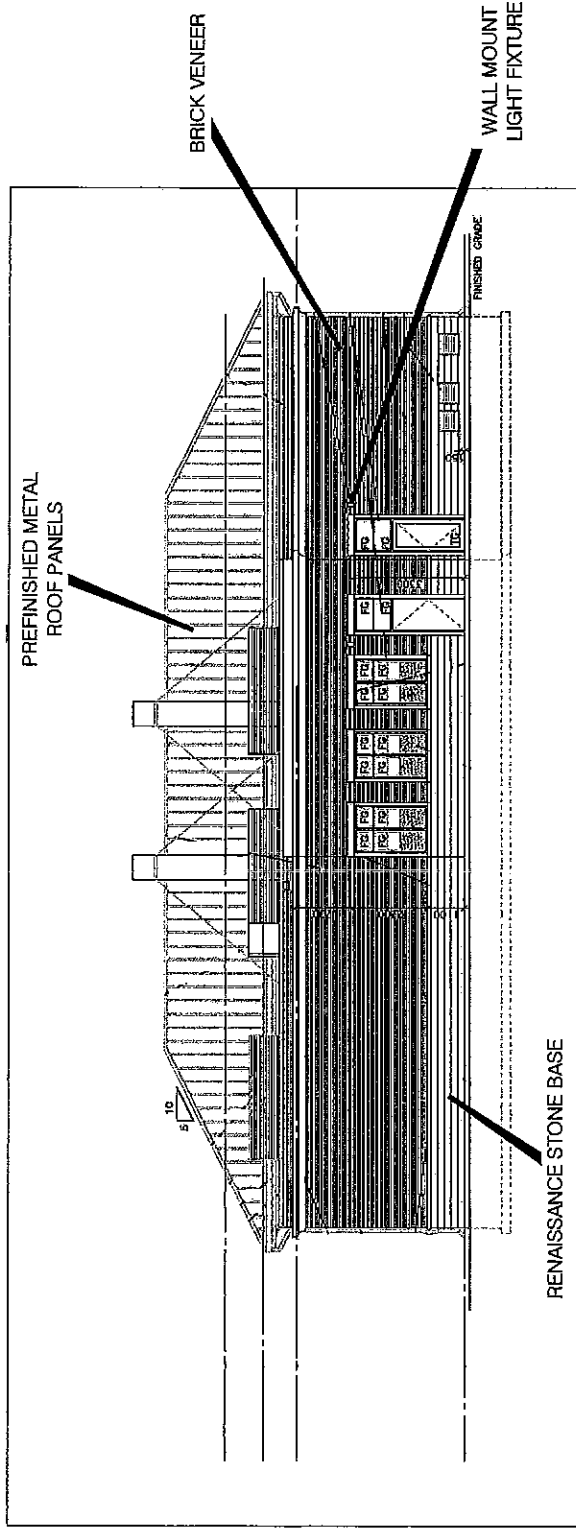
Landscape Plan

LOCATION: Part Lot 4, Concession 9
 APPLICANT: Memorial Gardens Canada Limited

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EAST ELEVATION



WEST ELEVATION

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Attachment 6

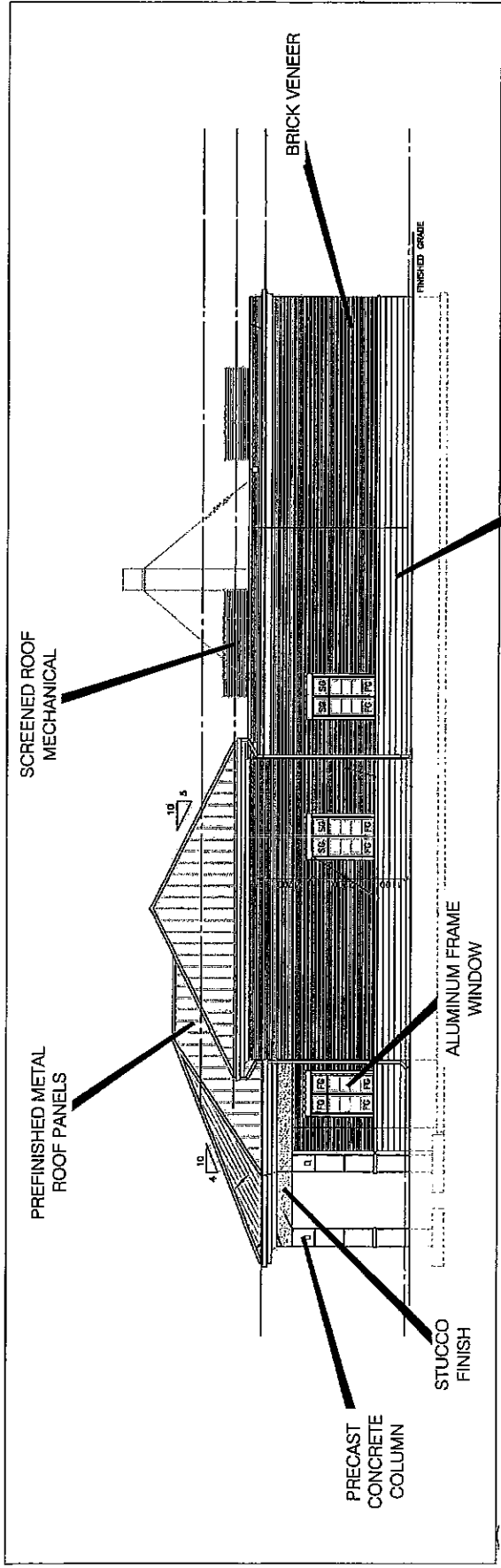
FILE: DA.10.022
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West & East Elevations

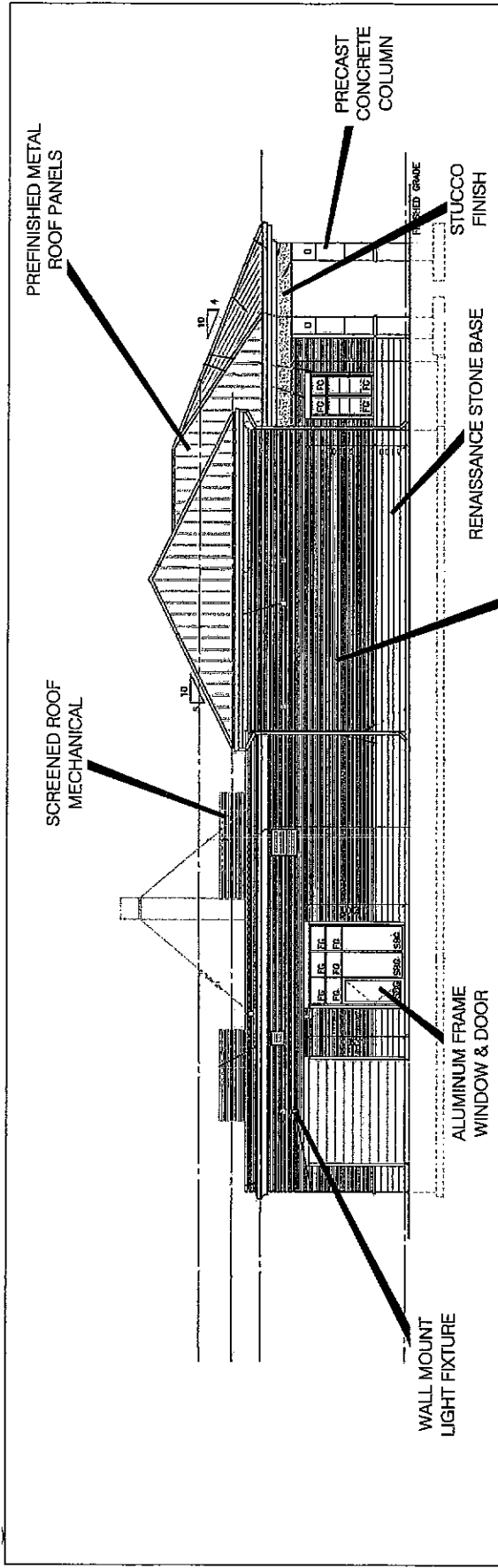
LOCATION: Part Lot 4, Concession 9
APPLICANT: Memorial Gardens Canada Limited

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NORTH ELEVATION

RENAISSANCE STONE BASE



SOUTH ELEVATION

BRICK VENEER

Not to Scale

North & South Elevations

LOCATION:
Part Lot 4, Concession 9

APPLICANT:
Memorial Gardens Canada Limited



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