



**Report to:** Development Services Committee

**Report Date:** April 24, 2012

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**SUBJECT:** PRELIMINARY REPORT  
211 Langstaff Road  
Applications by the Catholic Cemeteries Archdiocese of Toronto for a  
Zoning By-law Amendment and Site Plan Approval to permit a 4,562 m<sup>2</sup>  
(49,107 ft<sup>2</sup>) funeral home

**PREPARED BY:** Geoff Day, MCIP RPP – Senior Planner, West Development Team  
**REVIEWED BY:** Ron Blake, MCIP RPP – Manager, West Development Team

**FILE #'S:** ZA 12 129743 & SC 12 129743

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**RECOMMENDATION:**

That the report dated April 24, 2012, entitled “PRELIMINARY REPORT – 211 Langstaff Road, Applications by the Catholic Cemeteries Archdiocese of Toronto for a Zoning By-law Amendment and Site Plan Approval to permit a 4,562 m<sup>2</sup> (49,107 ft<sup>2</sup>) funeral home” be received;

And that a Public Meeting be held to consider the applications submitted by the Catholic Cemeteries Archdiocese of Toronto for a Zoning By-law Amendment and Site Plan Approval to permit a funeral home at 211 Langstaff Road;

And further that Staff be authorized and directed to do all things necessary to give effect to this resolution.

**PURPOSE:**

The purpose of this report is to provide preliminary information regarding the applications submitted by the Catholic Cemeteries Archdiocese of Toronto for a Zoning By-law Amendment and Site Plan Approval to permit a funeral home at 211 Langstaff Road.

The report recommends that a statutory Public Meeting be held to consider these applications.

This report contains general information in regard to applicable Official Plan and other policies, as well as other issues, and the report should not be taken as Staff's opinion or recommendation on the applications.

**BACKGROUND**

**Property and Area Context**

The 2.62 ha (6.47 acre) site is located between Yonge Street and Bayview Avenue south of Hwy 407 and the Langstaff Community (figure 1). The area of the property affected by this application is located on the south side of Langstaff Road west of Bayview Avenue. To the north across the portion of Langstaff Road abutting the subject lands are lands zoned Open Space, owned by the applicant and envisioned for burial plots. Generally to the north is the Langstaff Community and Highway 407. To the east is Bayview Avenue and to the east of Bayview exists a stable single detached residential community. The lands to the south also contain a stable single detached community and located some distance to the south of the

proposed funeral home, a condominium townhouse development. To the west is an existing mausoleum and existing and future burial plot locations.

### **Official Plan and Zoning**

The lands are designated Medium Density Housing in the Thornhill Secondary Plan (OPA 1), as amended. In April of 2000, the Thornhill Secondary Plan was amended to provide for funeral homes on cemetery lands, subject to zoning approval and Provincial legislation. It is anticipated that on July 1, 2012, the Provincial Legislature of Ontario will proclaim the revised *Funeral, Burial and Cremation Services Act, 2002 Act* as law. This revised *Act* will, among other things, provide for funeral homes on cemetery lands.

The lands are zoned Open Space Two [O2] by By-law 2150, as amended. A Zoning-By-law Amendment is required to permit the proposed development.

### **PROPOSAL**

In addition to the zoning by-law amendment application to permit funeral home uses on the subject lands, the Catholic Cemeteries Archdiocese of Toronto has submitted an application for Site Plan Approval to permit a 4,562 m<sup>2</sup> (49,107 ft<sup>2</sup>) two storey funeral home containing 194 parking spaces.

The building would be in a similar architectural style to the existing mausoleum to the west. The building would contain two front elevations/entrances facing Langstaff Road to the north and the existing residential dwellings to the south. The eastern and western elevations have two single storey wings on the east and west sides of the building with a two storey section in the central portion of the building. The proposed 194 space parking areas are located to the immediate east and west of the building (see figures 4&5).

### **POTENTIAL BENEFITS OF THE PROPOSAL:**

The Catholic Cemeteries Archdiocese of Toronto have advised Staff that as the majority (if not all) of funeral services will result in an interment on the cemetery lands itself, traffic congestion that typical funeral processions create onto public roads/highways will be virtually eliminated. Engineering Staff acknowledge this statement and will take it into consideration during the review of the Traffic Study that was submitted in support of the applications.

### **MATTERS TO BE RESOLVED:**

As indicated earlier in this report, it is anticipated that on July 1, 2012, the Provincial Legislature of Ontario will proclaim the revised *Funeral, Burial and Cremation Services Act, 2002*, as law. The Town Solicitor has advised that the Zoning By-law Amendment cannot proceed to enactment until the revised Act has been proclaimed as law.

The 194 parking spaces proposed for the funeral home is 42 spaces less than required by the zoning by-law. The applicant has submitted a Parking Utilization Study that advises that there is sufficient parking within close proximity of the funeral home, within the parking area for the mausoleum. Further, the driveways that access the cemetery lands are sufficiently wide to provide overflow parking should a large funeral service take place. The Study is presently being reviewed by the Town's Engineering Department.

The Site Plan Application is presently under review by internal departments and external agencies. Staff will continue to work with the applicant on the building form, parking layout, environmental (including bird and 'dark sky' friendly) considerations as well as specific landscape treatments to be provided around the perimeter and throughout the site.

**CONCLUSION:**

Staff recommend that a statutory Public Meeting be held to consider these applications and obtain public input.

**FINANCIAL CONSIDERATIONS AND TEMPLATE:**

There are no financial matters to be considered in this report.

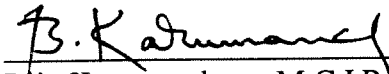
**ALIGNMENT WITH STRATEGIC PRIORITIES:**

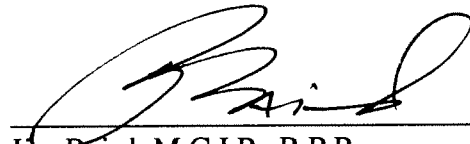
The addition of the proposed use provides a community service to the residents of the Town. Providing for a funeral home on cemetery lands is an efficient use of the Town's existing infrastructure and may be considered a component of Managed Growth.

**BUSINESS UNITS CONSULTED AND AFFECTED:**

The applications have been circulated to various Town departments and external agencies and are currently under review. Requirements of the Town and external agencies will be reflected in the preparation of the Zoning By-law amendment and Site Plan Approval.

**RECOMMENDED BY:**

  
Blju Karumanchery, M.C.I.P., R.P.P.  
Senior Development Manager

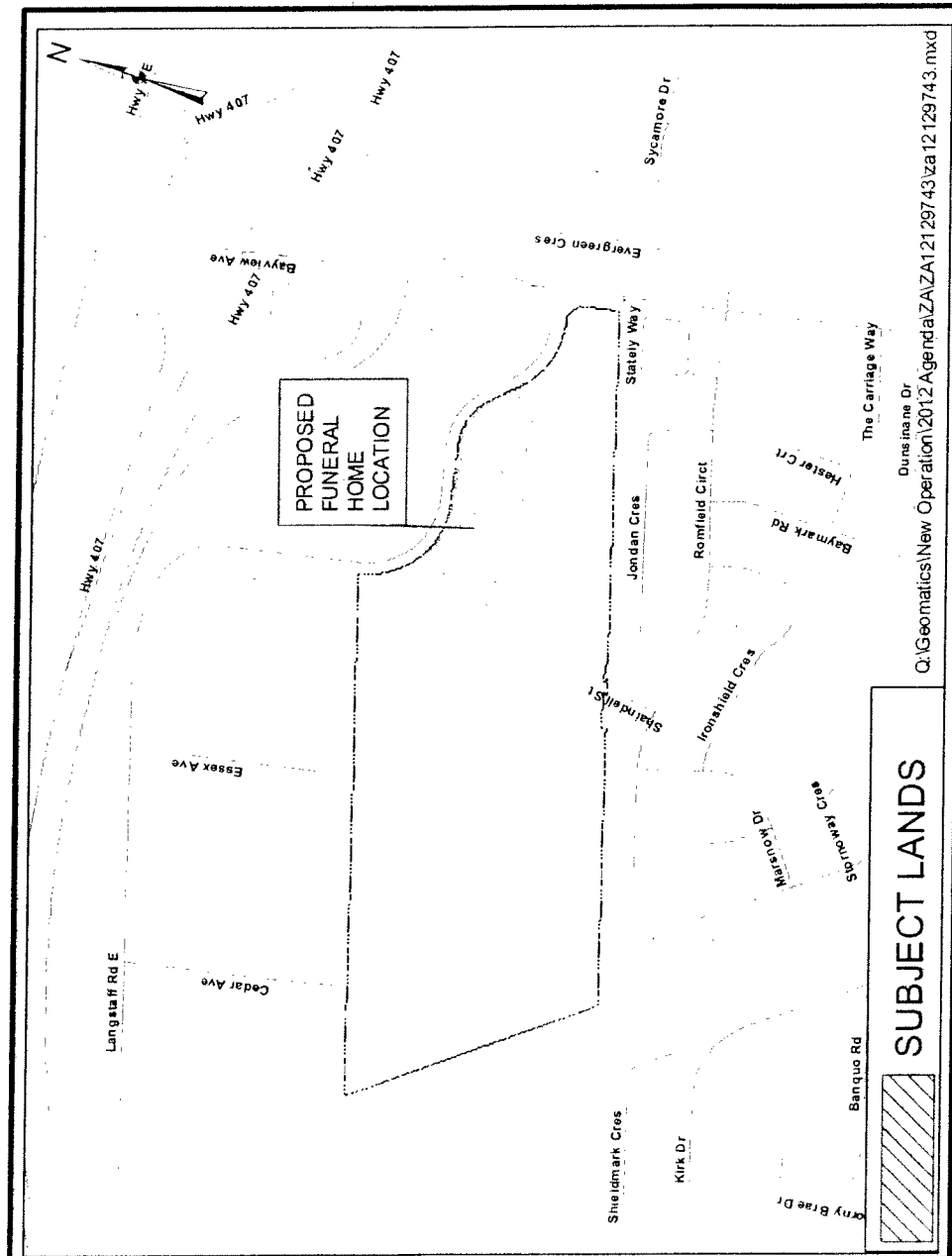
  
Jim Baird, M.C.I.P., R.P.P.  
Commissioner, Development Services

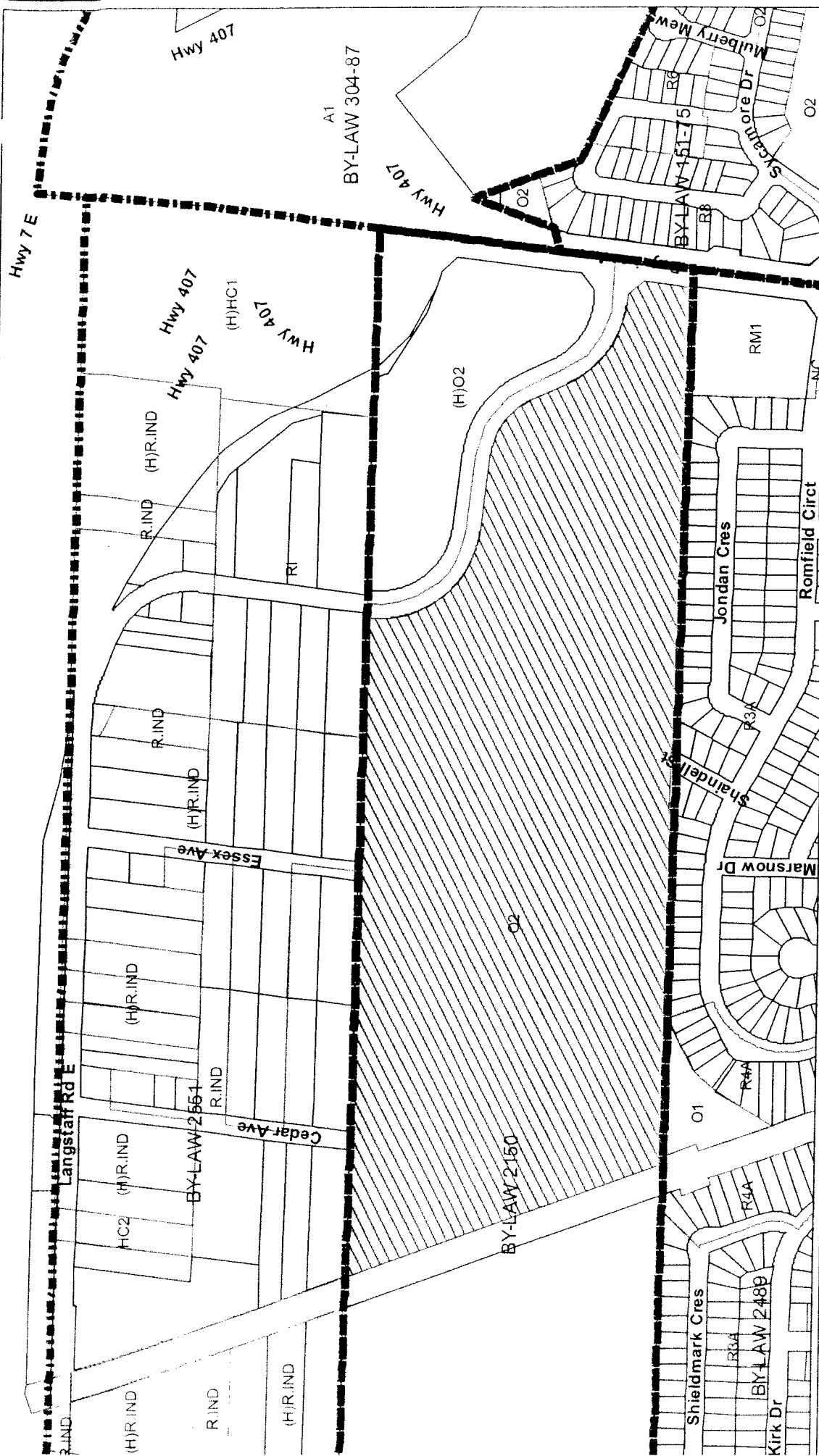
**ATTACHMENTS:**

- Figure 1: Location Map
- Figure 2: Area Context and Zoning By-law
- Figure 3: Air Photo
- Figure 4: Proposed Site Plan
- Figure 5: Proposed Elevations

**APPLICANT / AGENT:**

Mike Everard, M.Sc., RPP  
Augusta National Inc.  
905-944-9709 (B)  
905-944-9710 (Fax)

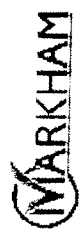




# AREA CONTEXT / ZONING

APPLICANT: CATHOLIC CEMETERIES ARCHDIOCESE  
211 LANGSAFF ROAD

FILE No. ZA12129743 & SC12129743 (RB)



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DATE: 03/26/12

FIGURE No. 2

SUBJECT LANDS

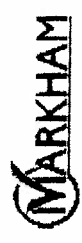
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# AIR PHOTO 2011

APPLICANT: CATHOLIC CEMETERIES ARCHDIOCESE  
211 LANGSAFF ROAD

FILE No. ZA12129743 & SC12129743 (RB)



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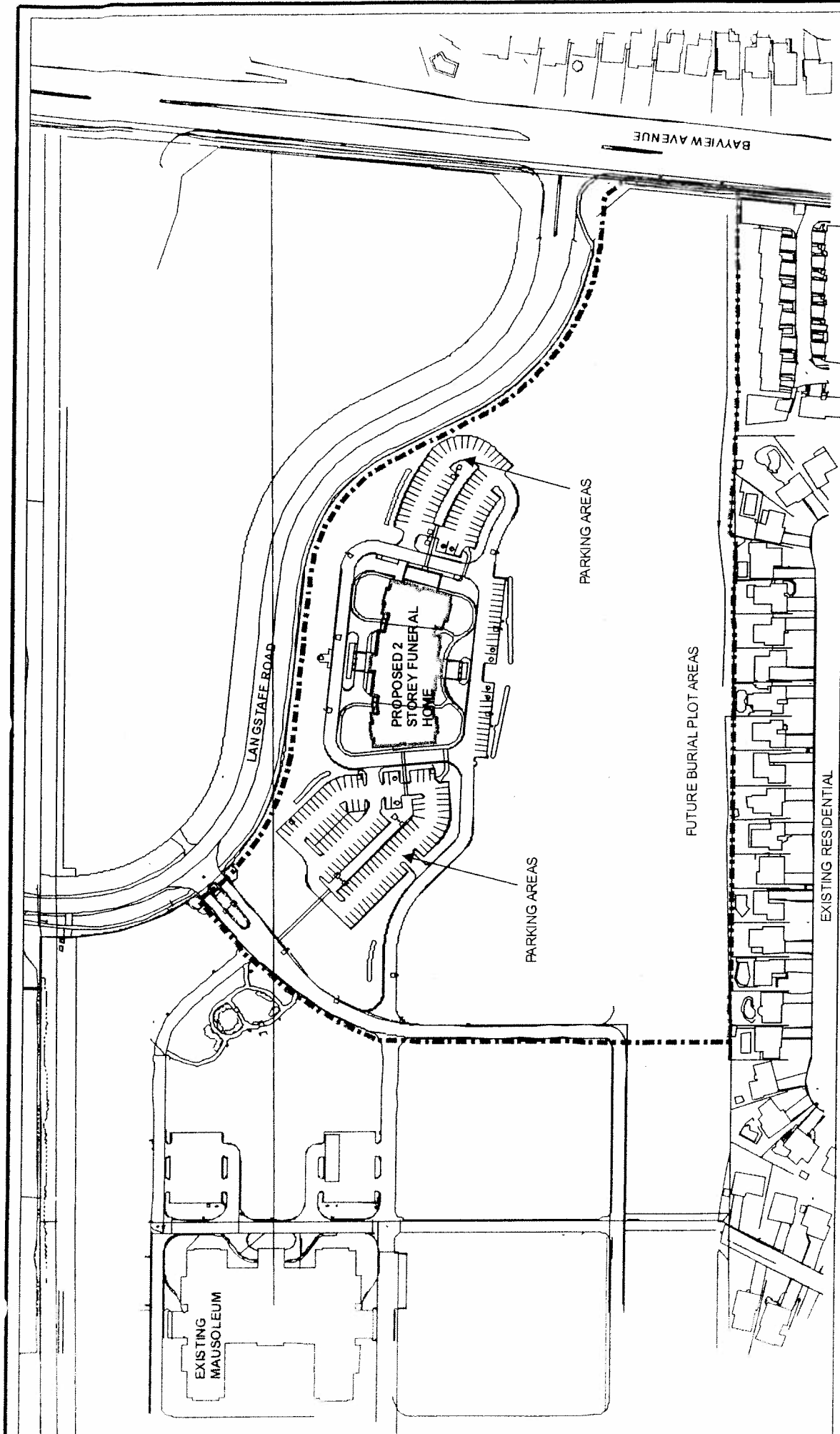
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FIGURE No. 3

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# SITE PLAN

APPLICANT: CATHOLIC CEMETERIES ARCHDIOCESE  
211 LANGSAFF ROAD

FILE No. ZA12129743 & SC12129743 (RB)



SUBJECT LANDS

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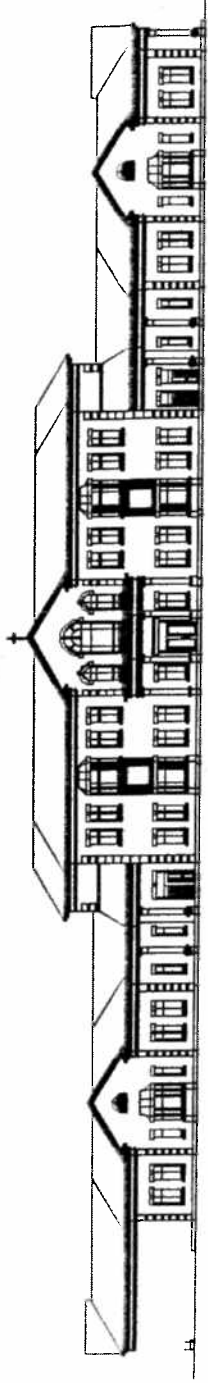
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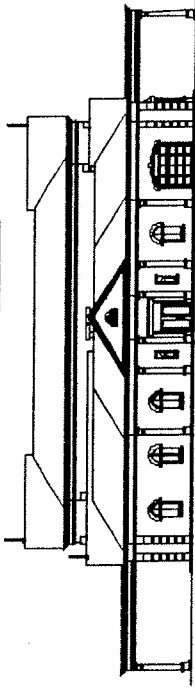
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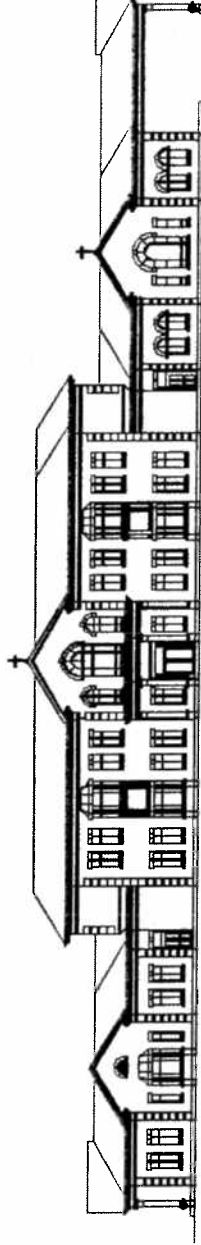
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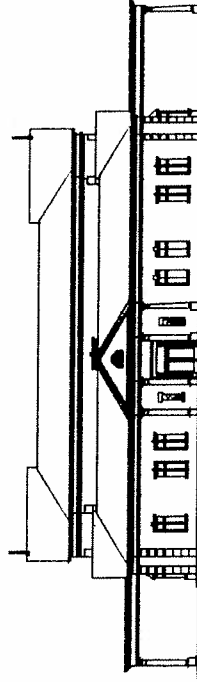
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

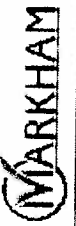


WEST ELEVATION

# ELEVATIONS

APPLICANT: CATHOLIC CEMETERIES ARCHDIOCESE  
211 LANGSAFF ROAD

FILE No. ZA12129743 & SC12129743 (RB)



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FIGURE No. 5