

**1810 Albion Road – Approval Under the Cemeteries Act (Revised) - Site Plan Approval Application**

<b>Date:</b>	November 13, 2007
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Director, Community Planning, Etobicoke York District
<b>Wards:</b>	Ward 1 – Etobicoke North
<b>Reference Number:</b>	File No. 07 261687 WET 01 SA

**SUMMARY**

The purpose of this report is to seek Council's approval under the *Cemeteries Act (Revised)* to permit a new 4-storey, mausoleum, containing approximately 226 niches and 5,657 crypts, to be located in Glendale Memorial Gardens Cemetery at 1810 Albion Road.

**RECOMMENDATIONS**

**The City Planning Division recommends that:**

1. City Council grant approval of the proposal to increase the capacity of Glendale Memorial Gardens Cemetery at 1810 Albion Road with a mausoleum containing approximately 226 niches and 5,657 crypts; subject to:
  - (a) site plan approval being granted to the satisfaction of the Director of Community Planning, Etobicoke York District; and,
  - (b) the owner paying for the cost of publishing the “Notice of



Decision” of Council’s approval.

2. City Council authorize the City Clerk, subsequent to Council’s approval of the proposal and under the requirements of the *Cemeteries Act (Revised)* to:
  - (a) publish the “Notice of Decision” of Council’s approval of the mausoleum development in the local newspaper; and,
  - (b) send a copy of City Council’s decision to the applicant and the Registrar, Ministry of Consumer and Business Services, Cemeteries Regulation unit.
3. City Council authorize and direct the appropriate City officials to take the necessary action to give effect thereto.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **BACKGROUND**

Glendale Memorial Gardens Cemetery is located at the northwest corner of Albion Road and Highway 27 and extends westerly and northerly to Carrier Drive. The cemetery, which is owned and operated by Memorial Gardens Canada Limited, has been operational and licensed at this location since 1952.

The owner has submitted a site plan control approval application to permit the construction of another mausoleum on the property, to be known as the Apostles Mausoleum. A proposal to increase the capacity of a cemetery, including the establishment of a mausoleum, requires approval from the Registrar of the Ministry of Consumer and Business Services, under the *Cemeteries Act (Revised)*. Prior to applying for consent from the Registrar, the owner, under Section 3 (2) of the Act, is required to first obtain approval from the local municipality. Once a decision has been reached, Section 5 (3) of the Act, requires that the municipality publish a “Notice of Decision”, with respect to the approval of the mausoleum to increase the capacity of the cemetery, in a local newspaper. The owner of the property has agreed to pay for the cost of publishing Council’s decision on the application.

An appeal to the Ontario Municipal Board (OMB) may be made within 15 days after publication of the “Notice of Decision”. The applicant, Registrar appointed under the *Cemeteries Act (Revised)*, or any person with an interest in the matter may appeal the decision to the OMB.

### **COMMENTS**

#### **Proposal**

The applicant has submitted a site plan control application to permit the construction of a 4-storey mausoleum with approximately 226 niches and 5,657 crypts. Construction of the facility is proposed to be in 3 phases. Development activity will be concentrated in the area affected by this proposal and will not require any alterations or disruption to burial areas within the cemetery as dictated by the *Cemeteries Act (Revised)*. The proposed development will be 16.5 metres in height and will have a gross floor area of about 24 000 square metres.

The mausoleum is to be built in a similar architectural style as the existing mausoleum located immediately to the north. Access to the mausoleum will be provided from the internal cemetery roadway, with connections to Carrier Drive. Parking will be accommodated along the south side of the proposed building (Attachments 3 and 4).

### **Site and Surrounding Uses**

The proposed development will be located in the northerly portion of the site in close proximity to Carrier Drive, and immediately south of an existing mausoleum building of similar size and design. (see Attachment 2 for location)

Other buildings on the site are located in close proximity to the northeast corner of Albion Road and Carrier Drive (southwest corner of the site) and consist of an administrative office, chapel and crematorium and other mausolea. Future expansion plans consist of a new reception centre and the expansion of an existing mausoleum as well as a new mausoleum at the southwest portion of the site.

Surrounding land uses include:

North & West: industrial uses, as permitted under the Class One Industrial (I.C1) zoning classification.

South & East: industrial uses, as permitted under the Class One Industrial (I.C1) zoning classification.

### **Official Plan**

The City of Toronto Official Plan designates the site as Other Open Space Areas which includes golf courses, cemeteries, and open spaces associated with public utilities and other specialized uses.

### **Zoning**

The site is zoned as Agricultural (A-4), as amended by Site Specific Amending By-law No. 1981-168, which permits the cemetery subject to certain development standards.

### **Site Plan Review**

An application for site plan control approval was made in September 2007. This application was circulated to relevant departments and agencies. The applicant is currently working with staff to address all departmental and agency comments. Site Plan Approval under delegated authority will be completed in the near future provided approval of the proposed mausoleum development is granted by City Council under the *Cemeteries Act (Revised)*.

### **Community Consultation**

The current proposal was the subject of a recent public hearing before the Committee of Adjustment on November 1, 2007 respecting minor variances affecting the placement and height of the proposed building on the site. The Committee granted the requested variances (Decision No. A583/07EYK), subject to the granting of site plan control approval. The appeal period ends on November 22, 2007, at which time the decision becomes final and

binding. The local Councillor was consulted and has advised that no further public hearing need be held to affirm the public interest in the proposal.

## **CONCLUSIONS**

The proposed mausoleum meets the requirements of Site Specific Amending By-law No. 1981-168, as amended by Committee of Adjustment Decision No. A583/07EYK. It is recommended that City Council approve the proposal to increase the capacity of Glendale Memorial Gardens Cemetery and that the “Notice of Decision” be published in a local newspaper as set out by the *Cemeteries Act (Revised)*. The owner has agreed to pay for the cost of publishing the notice of Council’s decision.

## **CONTACT**

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## **SIGNATURE**

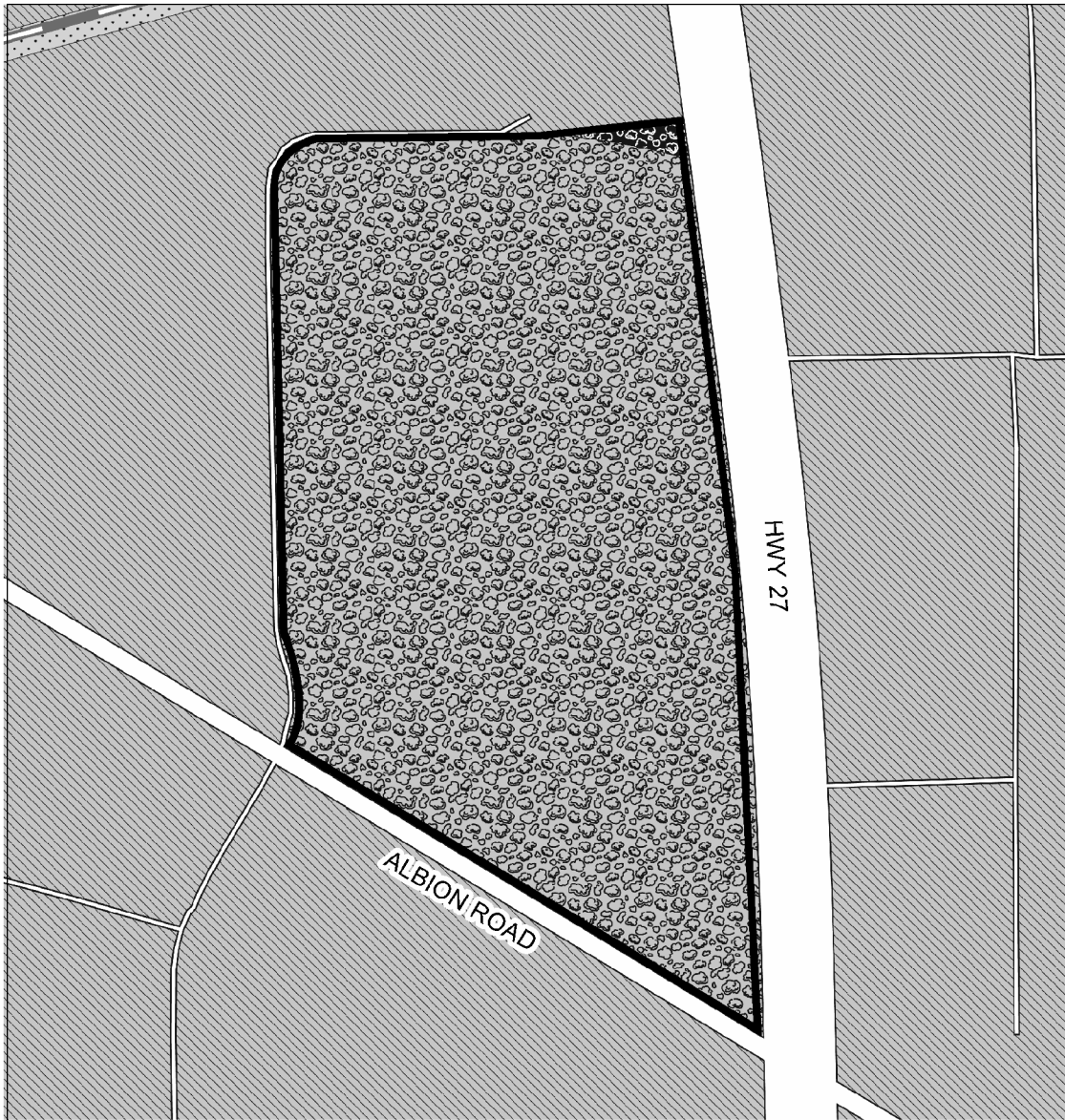
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Gregg Lintern, Director  
Community Planning, Etobicoke York District

## **ATTACHMENTS**

Attachment 1: Official Plan  
Attachment 2: Zoning  
Attachment 3: Site Plan  
Attachment 4: Elevations

# Attachment 1: Official Plan



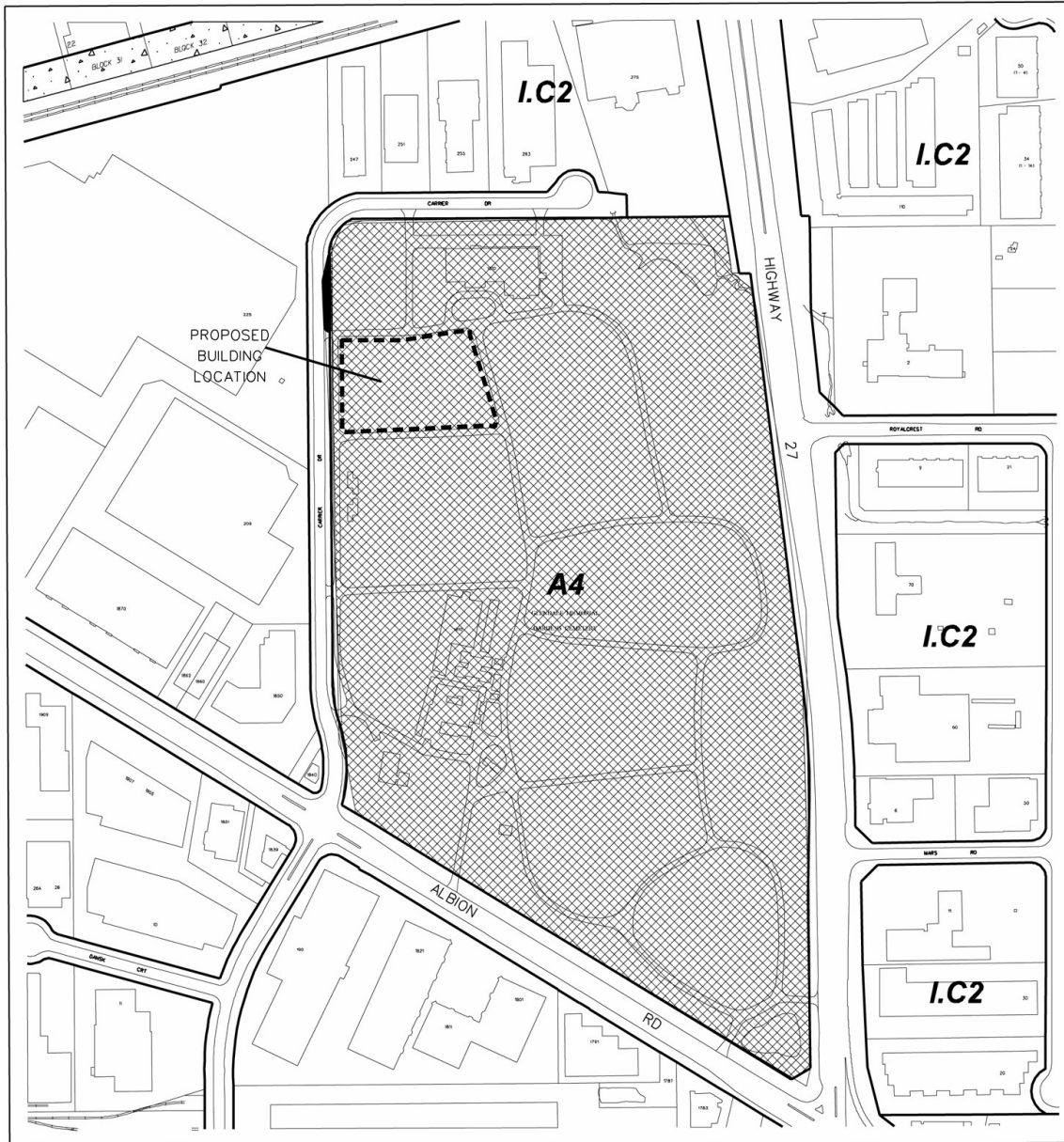
**TORONTO** City Planning  
**Official Plan**

1810 ALBION ROAD

File # 07\_261687



## Attachment 2: Zoning



**TORONTO** Urban  
Development Services  
**Zoning**

**1810 Albion Road**

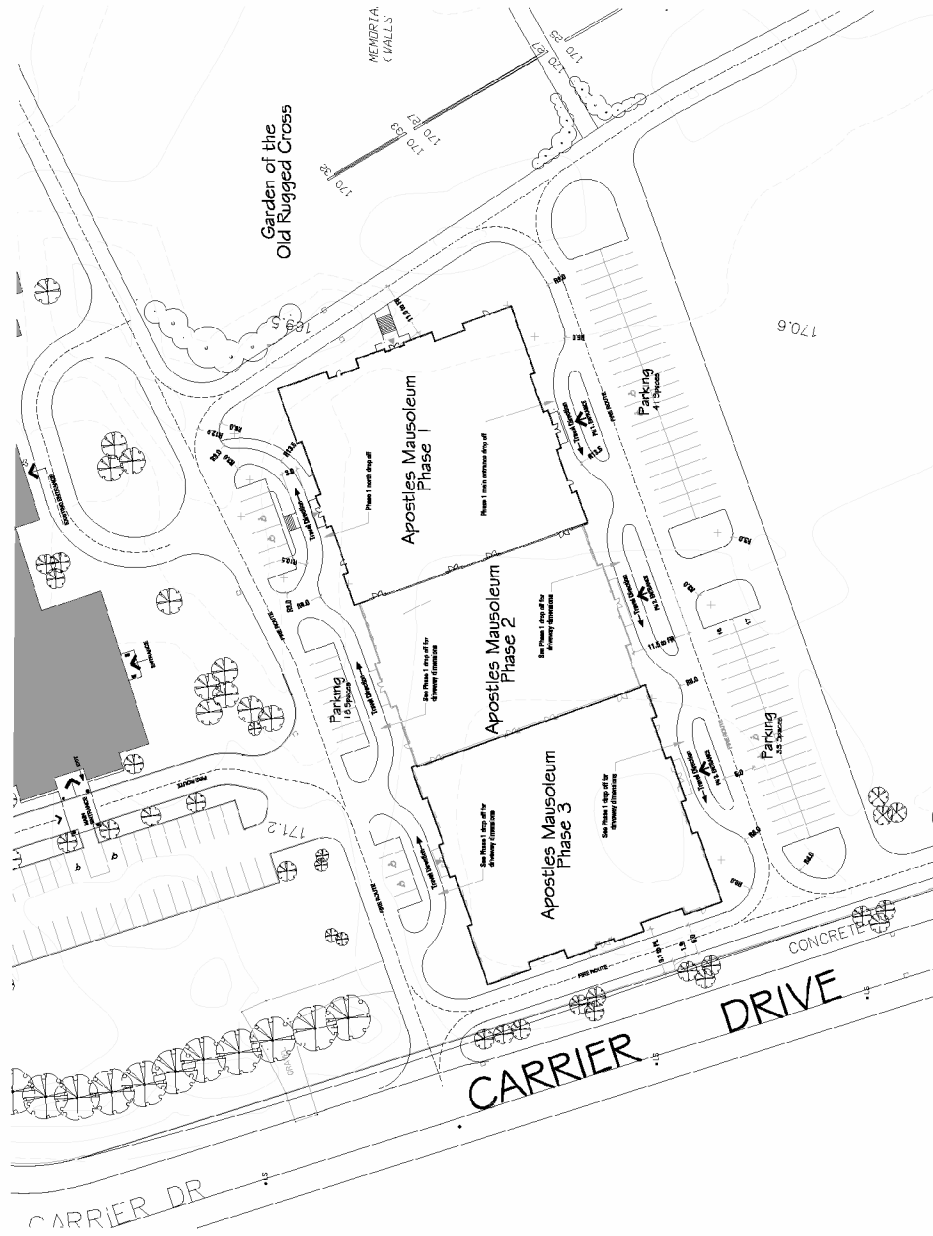
File # 07\_261687

I.C2 Industrial Class 2  
A4 Agriculture



Not to Scale  
Zoning By-law 11,737 as amended  
Extracted 11/07/07 - RZ

Attachment 3: Site Plan



1810 Albion Road

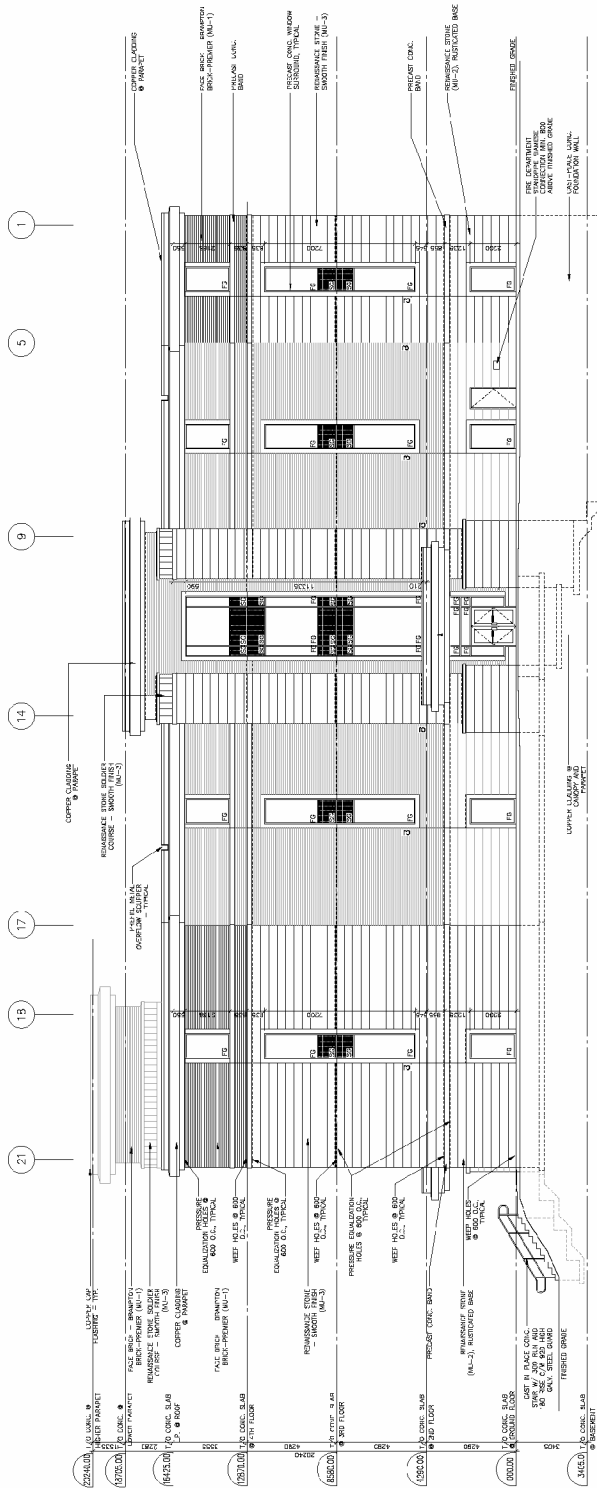
Site Plan

Applicant's Submitted Drawing

Not to Scale  
11/07/07

File # 07\_261687

Attachment 4a: Elevations



1810 Albion Road

North Elevation

Elevations

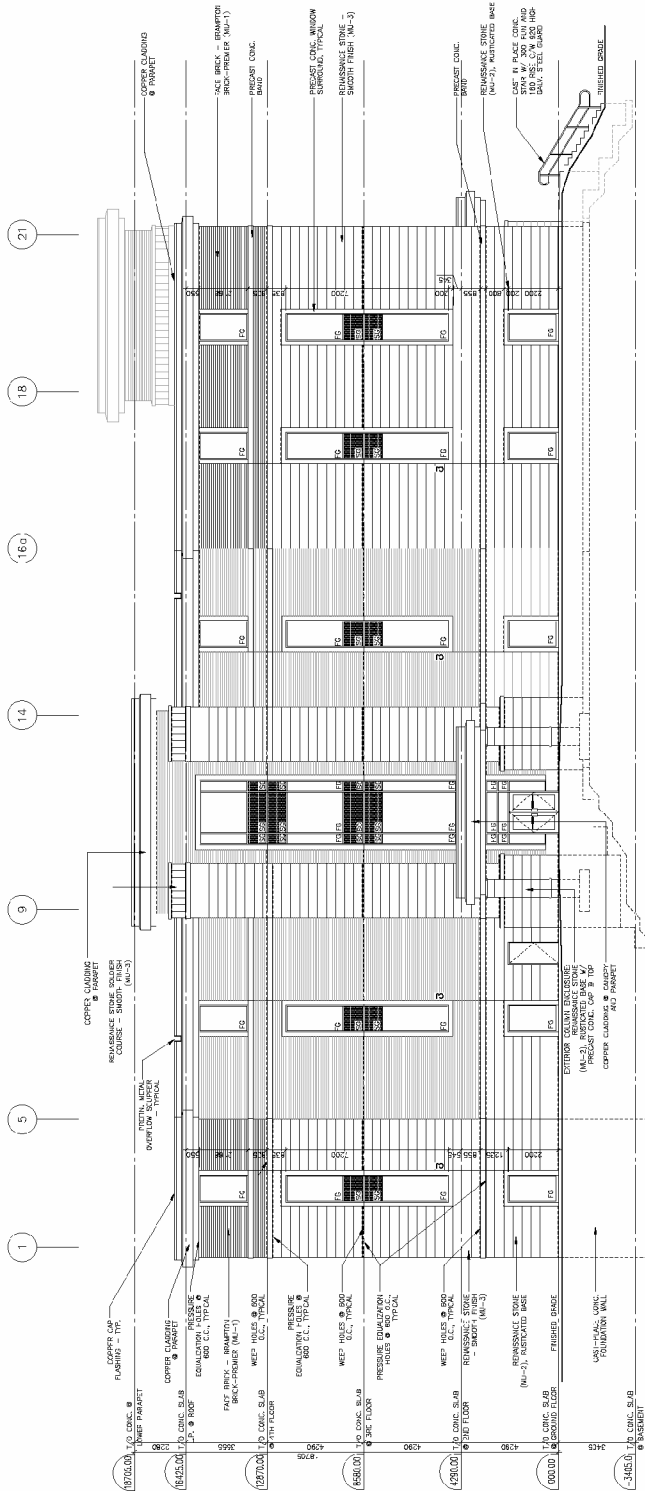
Applicant's Submitted Drawing

Not to Scale  
11/07/07

File #07\_261687



**Attachment 4b: Elevations**



South Elevation

1810 Albion Road

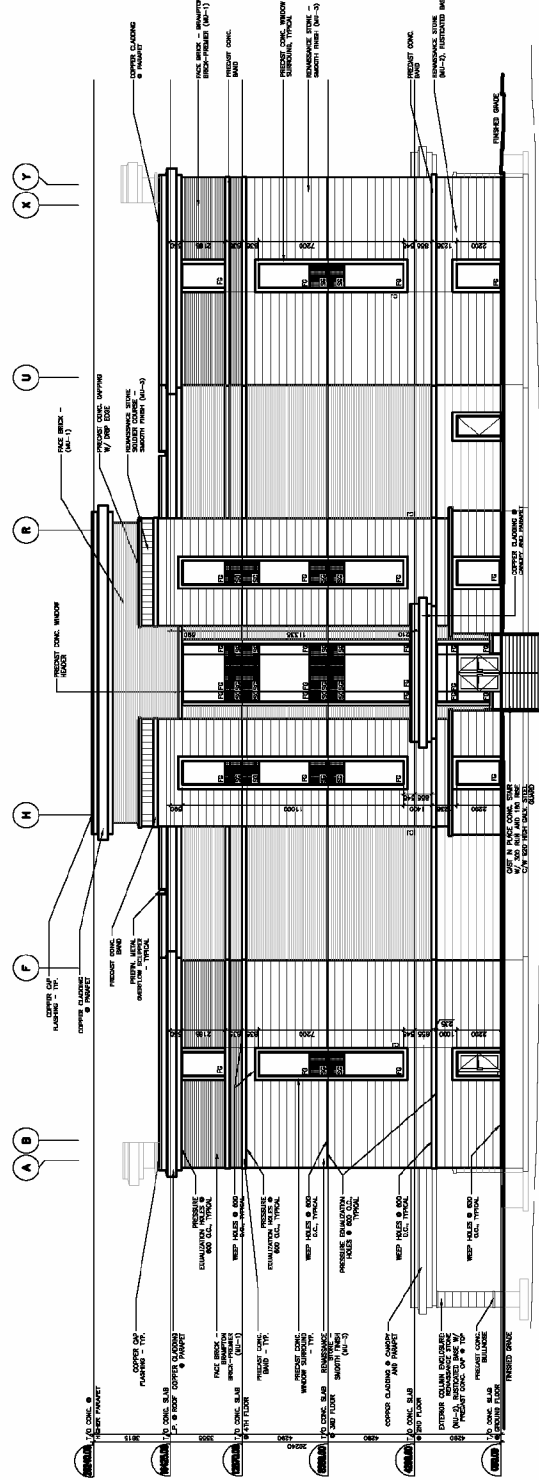
**Elevations**

Applicant's Submitted Drawing

Not to Scale  
11/07/07

File # 07\_261687

# Attachment 4c: Elevations



East Elevation

1810 Albion Road

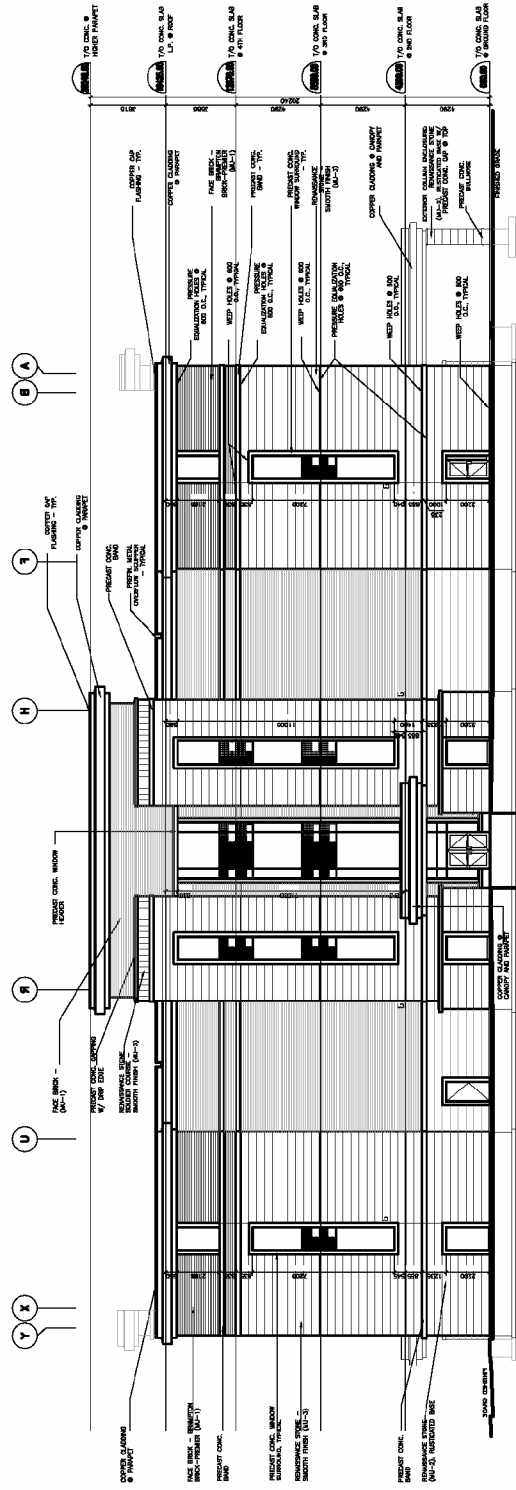
Elevations

Applicant's Submitted Drawing

Not to Scale  
11/07/07

File # 07\_261687

# Attachment 4d: Elevations



West Elevation

1810 Albion Road

**Elevations**  
 Applicant's Submitted Drawing  
 Not to Scale  
 11/07/07

File # 07\_261687