



January 13<sup>th</sup>, 2022

To: City Clerk, City of Richmond Hill

From: Jeff Dennis, Director Development, Mount Pleasant Group of Cemeteries

**RE: Request for Notice of Decision for Elgin Mills Cemetery Proposed Niche Building Expansion**

Further to a discussion with the Richmond Hill Clerks office the Mount Pleasant Group of Cemeteries (MPGC) is submitting this formal request to have Richmond Hill City Council find that the proposal to construct a two-storey columbarium addition to the existing Mausoleum and columbarium building at the Elgin Mills Cemetery, 1591 Elgin Mills Road East (contemplated in Building Permit Application #2021-51191), is in the public interest as required under the Funeral, Burial and Cremation Services Act, 2002 and Ontario Regulation 30/11.

**Summary**

MPGC is proposing to build a 2 storey addition to our existing mausoleum and columbarium building at the Elgin Mills cemetery with a footprint of 664m<sup>2</sup>.

The proposed addition will expand the Elgin Mills cemetery's ability to offer indoor, glass fronted columbarium niches for the storage and memorialization of cremated human remains, a cemetery product offering that MPGC has been providing to the Richmond Hill community for the past 20 years, and which has become increasingly popular with families who have chosen cremation as their preferred choice of disposition following a death.

Matters related to the establishment, alteration and expansion of cemeteries, burial sites and crematoriums are addressed under the FBCS Act and Ontario Regulation 30/11 (the "Regulation").

The FBCS Act requires the Registrar's consent together with the approval of the local municipality for a proposal to establish, alter, or increase the capacity of a cemetery. The applicant is required to obtain the City's approval, prior to requesting approval from the registrar.

The FBCS Act also specifies that in addition to the granting of a Building Permit a local municipality that receives such a request shall grant the approval if, in the municipality's opinion, it is in the public interest, and that the municipality must publish a notice confirming that decision per FBCS Act

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MOUNT PLEASANT  
GROUP OF CEMETERIES  
*owns and operates as:*

Beechwood Cemetery  
Vaughan

Duffin Meadows  
Cemetery  
Pickering

Elgin Mills Cemetery  
Cremation and  
Funeral Centres  
Richmond Hill

Meadowvale Cemetery  
Cremation and  
Funeral Centres  
Brampton

Mount Pleasant  
Cemetery, Cremation  
and Funeral Centres  
Toronto

Pine Hills Cemetery  
and Funeral Centre  
Scarborough

Prospect Cemetery  
Toronto

Thornton Cemetery  
Cremation and  
Funeral Centres  
Oshawa

Toronto Necropolis  
Toronto

York Cemetery  
and Funeral Centre  
North York

## **Background**

MPGC is a not for profit cemetery provider whose history extends back to 1826, when Toronto was a small Victorian capital, known as the Town of York.

At the time only Anglicans and Roman Catholics could be buried in an “authorized” cemeteries within the Town of York, and everyone else had to be buried outside the city limits.

In 1826 MPGC opened their first cemetery, and has been in continuous operations ever since. Over the past 200 years MPGC has grown and adapted to the ever changing needs of the communities they serve, and now own and operate 10 cemeteries across the GTA. Although MPGC’s founders could never have imagined the diverse multicultural region that the GTA has become their idea to create and maintain non-denominational cemeteries that provide choice to families in their time of need is even more relevant in the 2020’s than it was in 1820’s.

The Elgin Mills Cemetery property was licensed for cemetery use in 1970, and established and opened in 1979. Since then Elgin Mills Cemetery has continuously served the expanding and changing needs of the Richmond Hill community.

Cemetery space in Ontario is a finite, non-renewable resource, as under Provincial law all interment rights are sold in perpetuity. As the existing cemeteries in the GTA age, land available to provide future generations with options to memorialize their loved ones in close proximity to where they live becomes increasingly challenging so maximizing the use of existing cemetery lands is of utmost importance to MPGC as we work to continue providing meaningful choices to residents of the communities in which we reside moving forward.

Over the past decades cremation has increasingly become the preferred choice for many families in Southern Ontario (vs. traditional in ground burial) and as a result we now see approx. 70% of all GTA families we serve choosing cremation (vs. around 55% in 2000).

With changing demographics and the expected increase in the regions population from immigration (as predicted by StatsCanada), we expect the demand for cremation to continue to rise, as combined with the move towards cremation as the preferred choice of many (noted above) numerous faiths and cultures have practices that either dictate or prefer cremation over burial.

This proposal is in direct response to the growing demand for cremation memorization options in the City, and in particular indoor glass niches, which have proven to be a preferred choice for many families who select the Elgin Mills Cemetery as the final resting place for their loved ones.

## **Proposal**

MPGC proposes to construct a two-storey columbarium addition to the existing mausoleum at the Elgin Mills cemetery, located centrally on the property, south of the existing signalized cemetery entrance along Elgin Mills Road E.

A columbarium is a structure designed for the storage and memorialization interment of cremated human remains in individual niches or compartments. The

proposed columbarium structure has been designed specifically to contain Glass Fronted Niches, a type of niche that is highly desirable within the Richmond Hill community.

Appendix A shows the proposed site plan and elevations for the building expansion which will have a footprint of approx. 664m<sup>2</sup> and will allow for the phased installation of over 8,000 new niches.

The proposal was reviewed with Richmond Hill planning staff in early 2021 who agreed that the proposed development is consistent with previously approved building envelopes set out in existing Site Plan Agreements with the City, is as of-right, and does not require additional planning approvals.

Richmond Hill Planning staff have directed MPGC and the Richmond Hill Building Department that the only municipal approvals required for the addition are a building permit.

### **Zoning & Licensing**

The entire 172 acre Elgin Mills Cemetery property is zoned and licensed to operate as a cemetery.

Columbarium structures are an approved use on licensed cemetery lands under both Municipal and Provincial regulations.

### **Policy Considerations**

#### **Funeral, Burial and Cremation Services Act, 2002**

Matters related to the establishment, alteration and expansion of cemeteries, burial sites and crematoriums are addressed under the *Funeral, Burial and Cremation Services Act, 2002* (the "*FBCS Act*") and *Ontario Regulation 30/11* (the "*Regulation*").

Section 83(1) of the *FBCS Act* requires the registrar's consent together with the approval of the local municipality for a proposal to alter, or increase the capacity of a cemetery. Section 83(2) of the *FBCS Act* requires the applicant to obtain the City's approval prior to requesting approval from the registrar. The registrar is a person appointed under Section 3 of the *FBCS Act*.

Pursuant to Section 84(1) of the *FBCS Act*, a local municipality that receives a request for an approval to establish, alter or increase the capacity of a cemetery in the municipality shall grant the approval if, in the municipality's opinion, it is in the public interest.

Section 84(4) requires the City to send a copy of its decision with reasons to the registrar and to the applicant and to publish notice of the City's decision in a local newspaper. By publishing notice of the City's decision the public is aware of the decision made and has an opportunity to appeal the decision to the Ontario Land Tribunal for 15 days after the publication of this notice.

The Municipality's decision to declare a project as being in the public interest does not remove any other requirements the Municipality may have for the project to obtain the required Zoning, Planning or Building Approvals. As previously noted Richmond Hill Planning Staff have reviewed the proposal and found it to be within the scope of previous Site Plan Approvals and as such an application has been made for a Building Permit with the Richmond Hill Building Department. MPGC will be required to show proof of Municipal Approval (in the form of a building permit) to the Registrar as part of gaining their Consent.

### **Financial Impacts**

All costs associated with the proposed development are born by the applicant and there are no financial implications for Richmond Hill.

### **Request for Decision**

Based on the information presented above MPGC respectfully requests that:

1. Richmond Hill City Council find that the request to construct a two-storey columbarium contemplated in Building Permit Application #2021-51191, at the Elgin Mills Cemetery located at 1591 Elgin Mills Road East is in the public interest and approve the application under the Funeral, Burial and Cremation Services Act, 2002 and Ontario Regulation 30/11.
2. Richmond Hill City Council direct that the City Clerk publish notice of City Council's decision in request 1 above in accordance with the Funeral, Burial and Cremation Services Act, 2002.
3. City Council direct that the City Clerk provide notice of City Council's decision in Recommendation 1 above to the Registrar and to the applicant under the Funeral, Burial and Cremation Services Act, 2002

-END-

## **APPENDIX A**

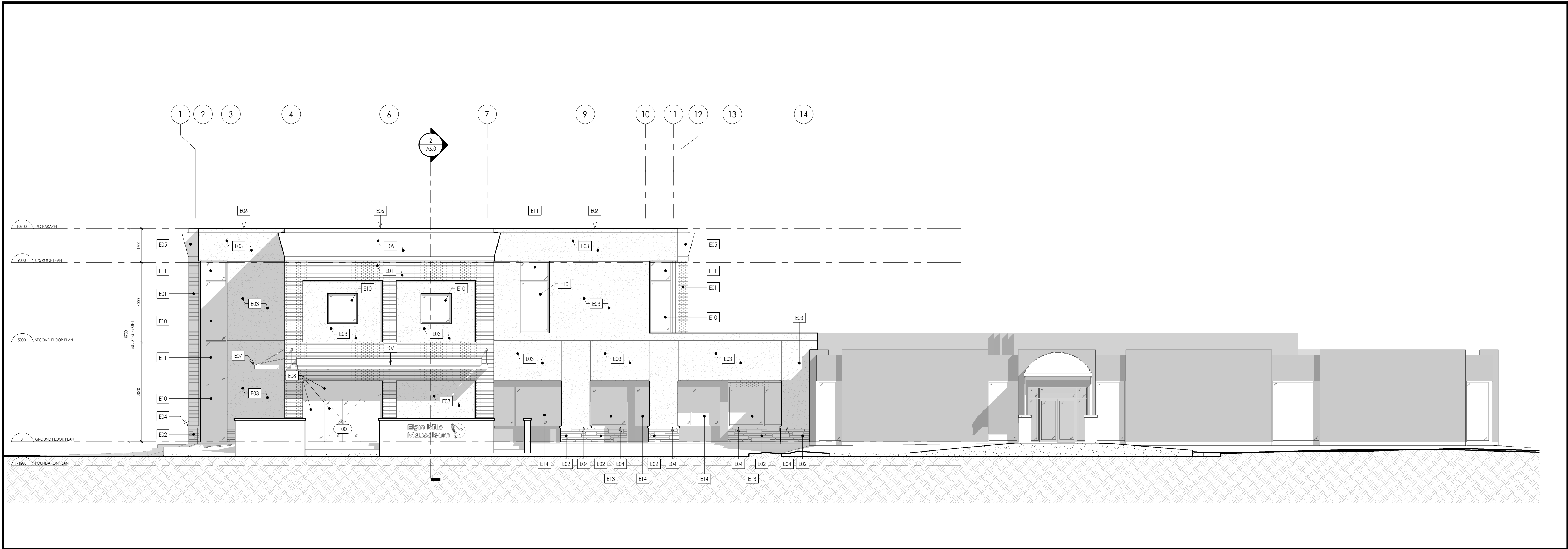




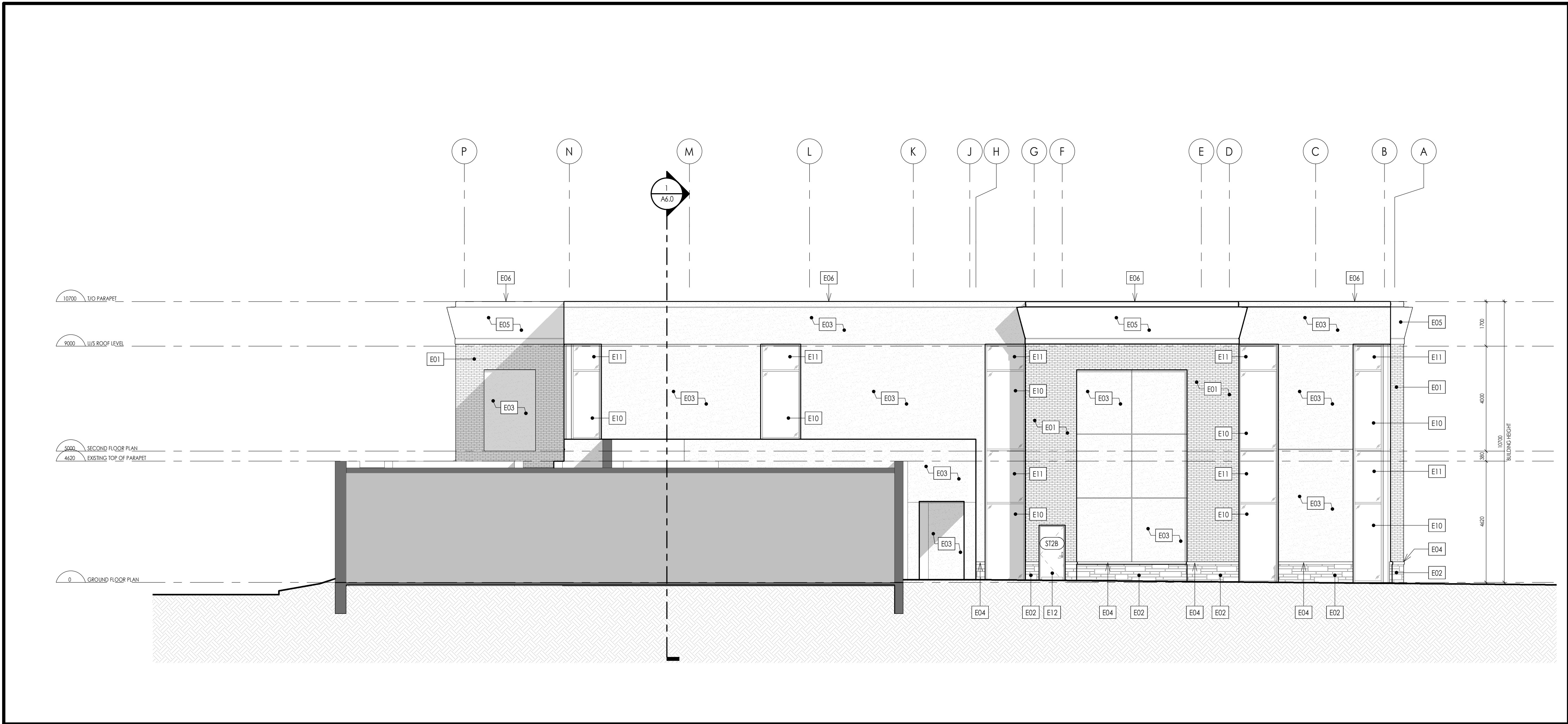








1 FRONT ELEVATION  
1:100

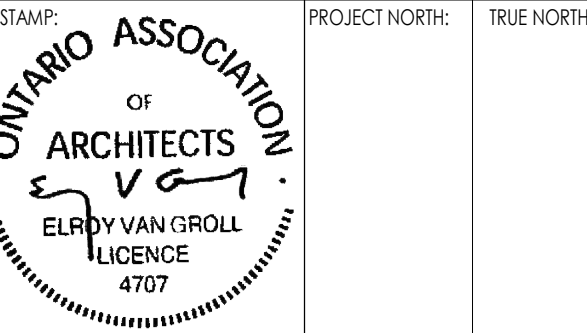


2 RIGHT ELEVATION  
1:100

### ELEVATION NOTES

- E01 NEW EXTERIOR BRICK VENEER FINISH. REFER TO SPECIFICATIONS. FINISH TO BE SELECTED BY CONSULTANT.
- E02 NEW EXTERIOR STONE VENEER FINISH. REFER TO SPECIFICATIONS. FINISH TO MATCH EXISTING STONE OR TO BE SELECTED BY CONSULTANT.
- E03 NEW EXTERIOR E.J.F.S. FINISH C/W HORIZONTAL AND VERTICAL REVEALS. REFER TO SPECIFICATIONS. FINISH TO BE SELECTED BY CONSULTANT.
- E04 NEW EXTERIOR STONE SILL BAND. MATCH AND ALIGN NEW STONE SILL BAND TO EXISTING
- E05 NEW EXTERIOR E.J.F.S. FINISH ON RAISED PROFILE. REFER TO SPECIFICATIONS. FINISH TO BE SELECTED BY CONSULTANT.
- E06 PREFINISHED METAL CAP FLASHING ON NEW PARAPET. FINISH TO BE CONFIRMED BY CONSULTANT.
- E07 NEW GLAZZ AND STEEL FRAMED CANOPY ABOVE NEW ENTRANCE VESTIBULE. FINISH TO BE CONFIRMED BY CONSULTANT.
- E08 NEW EXTERIOR ALUMINUM FRAMED GLAZED DOOR C/W SIDE LITES AND TRANSOM. FINISH TO BE CONFIRMED BY CONSULTANT.
- E09 NEW EXTERIOR ALUMINUM FRAMED GLAZED DOOR C/W TRANSOM. FINISH TO BE CONFIRMED BY CONSULTANT.
- E10 NEW EXTERIOR DOUBLE GLAZED CURTAINWALL SYSTEM. SYSTEM AND FINISH TO BE CONFIRMED BY CONSULTANT.
- E11 NEW EXTERIOR DOUBLE GLAZED CURTAINWALL SPANREL PANEL. FINISH TO BE CONFIRMED BY CONSULTANT.
- E12 NEW PAINTED EXTERIOR DOOR AND FRAME.
- E13 NEW EXTERIOR WINDOW IN EXISTING OPENING TO MATCH EXISTING GLAZING SYSTEM AND FINISHES.
- E14 EXISTING EXTERIOR WINDOW TO REMAIN

DRAWINGS MUST **NOT** BE SCALED.  
CONTRACTOR MUST CHECK AND VERIFY  
ALL DIMENSIONS, SPECIFICATIONS AND  
DRAWINGS ON SITE AND REPORT ANY  
DISCREPANCIES TO THE ARCHITECT PRIOR  
TO PROCEEDING WITH ANY OF THE WORK.



1	ISSUED FOR PERMIT	CH	21.09.03
No.	DESCRIPTION	BY	DATE



CLIENT:  
**MOUNT PLEASANT  
GROUP OF CEMETERIES**

PROJECT:  
**ELGIN MILLS CEMETERY  
MAUSOLEUM ADDITION**

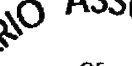
ADDRESS: 1591 - 1753 ELGIN MILLS ROAD EAST  
RICHMOND HILL, ON L4S 1M9

DRAWING TITLE:  
**BUILDING ELEVATIONS**

DATE:	21.09.03	SCALE:	As indicated
DRAWN:	Author	SHEET NUMBER:	
JOB NUMBER:			

151-008 **A5.0**



STAMP: 



E01	NEW EXTERIOR BRICK VENEER FINISH. REFER TO SPECIFICATIONS. FINISH TO BE SELECTED BY CONSULTANT.
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GROUP OF CEMETERIES

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PROJECT:

ELGIN MILLS CEMETERY  
MAUSOLEUM ADDITION

DRAWING TITLE:

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DATE:	21.09.03	SCALE:	As indicated
DRAWN:	Author	SHEET NUMBER:	
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