

January 13th, 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 664m2.

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 increasing 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

Suite 500 65 Overlea Boulevard Toronto, ON M4H 1P1

T: 416-696-7866 F: 416-696-0227

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. 664m2 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.

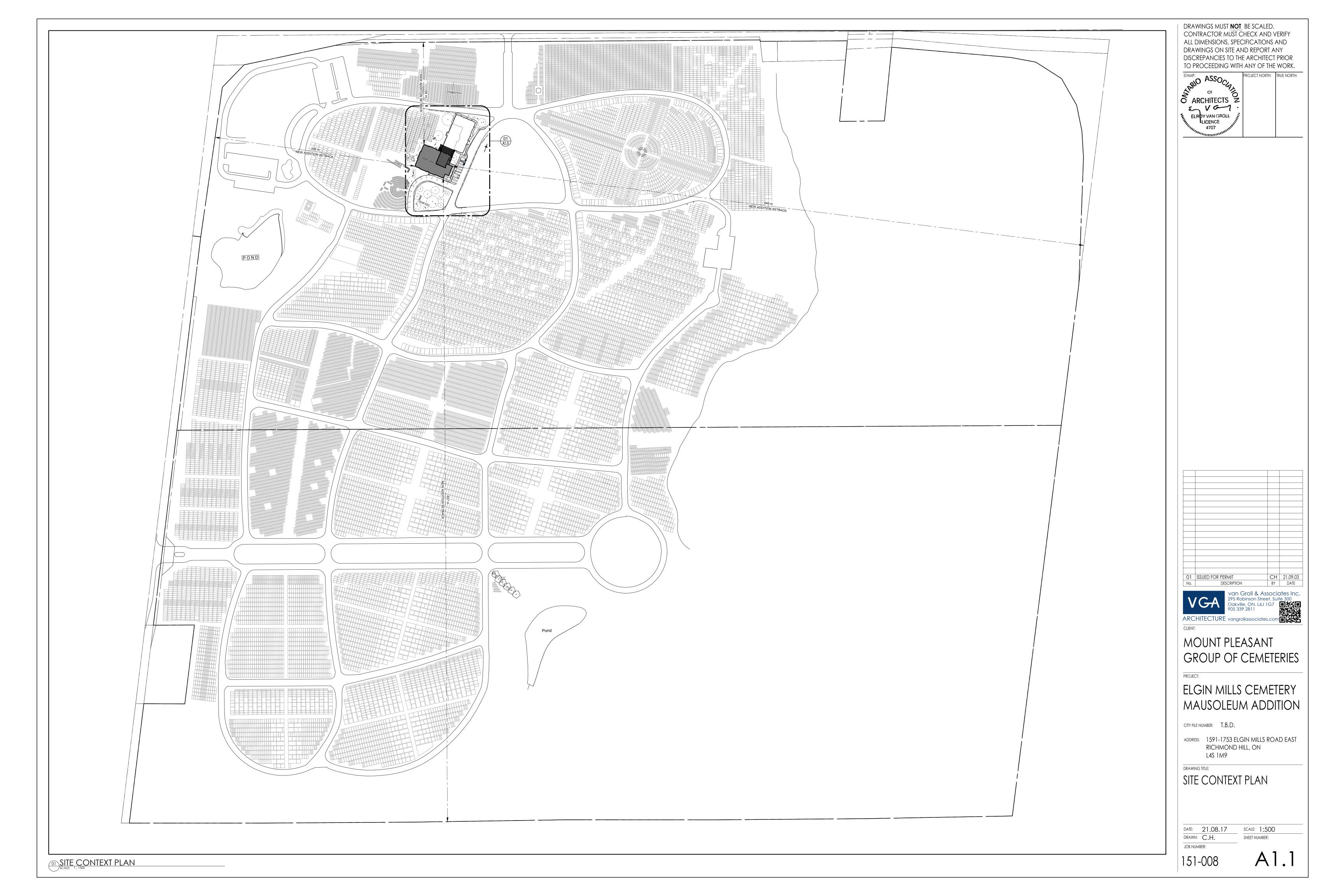
### **Request for Decision**

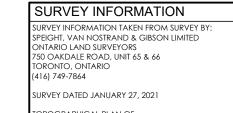
Based on the information presented above MPGC respectfully requests that:

- 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**





TOPOGRAPHICAL PLAN OF PART OF SECTION 10 BEING PART OF LOT 25, CONCESSION 3 ( Geographic Township of Markham ) TOWN OF RICHMOND HILL REGIONAL MUNICIPALITY OF YORK
LSYMBOLS LEGEND

ı	TOVARDOLO LEGEND						
	SYMBOLS LEGEND						
	Ų	SITE TRAFFIC DIRECTION ARROW					
	abla	BUILDING VEHICLE ENTRANCE/EXIT (LARGE SYMBOL)					
	∢	BUILDING PEDESTRIAN ENTRANCE/EXIT (SMALL SYMBOL)					
	<b>(4)</b>	PRIMARY PEDESTRIAN ENTRANCE/EXIT					
	\$	FIRE DEPARTMENT SIAMESE CONNECTION					
	- 0	SITE SIGNS (IE; ACCESSIBLE, FIRE ROUTE)					
		BIKE RACK					
	þ	FIRE HYDRANT					

STANDARD SPACES

12 DASHED LINE INDICATES LINE OF BUILDING FACE ABOVE.

14 GAS METER, COORDINATE WITH GAS COMPANY FOR METER INSTALLATION

LANDSCAPE WALLS C/W STONE FINISH TO MATCH NEW ADDITION AND EXISTING BUILDING. NEW COMPANY AND BUILDING LOGO TO BE INSTALLED ON FACE OF WALL. SEE ALSO BUILDING ELEVATIONS. CONFIRM SIGNAGE AND LOGO WITH OWNER.

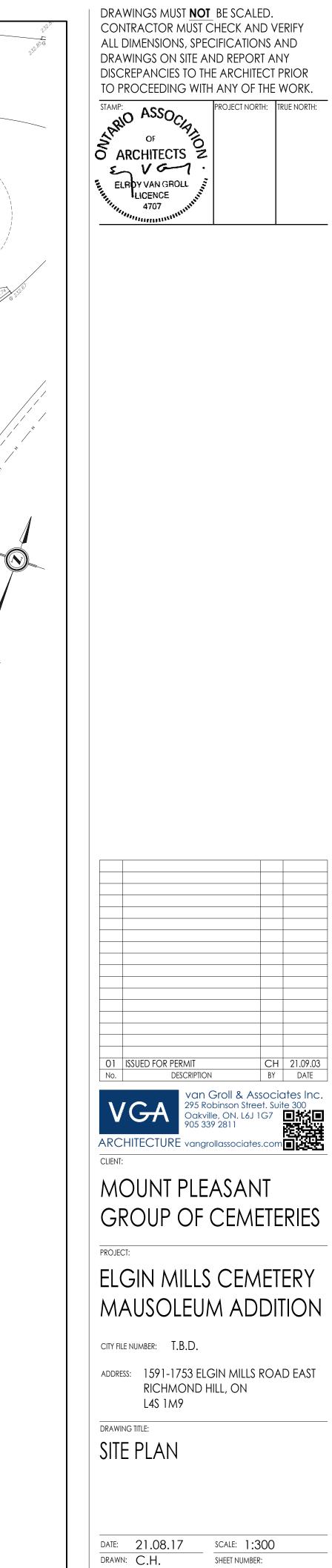
ACCESSIBLE SPACE(S)

SITE PLAN LEGEND	
HEAVE OUTLINE WITH BOARDER CROSS HATCH INDICATES FOOTPRINT OF EXISTING BUILDING TO REMAIN. SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR ANY DEMOLITION AND NEW CONSTRUCTION RELATED TO THE EXISTING BUILDING.	
DASH-DOT OUTLINE WITH DASH-DOT BOARDER CROSS HATCH INDICATES FOOTPRINT OF EXISTING BUILDING TO BE REMOVED. REMOVE AND DISPOSE OF ALL MATERIALS OF EXISTING BUILDING INDICATED AS REQUIRED. REMOVE EXISTING FOUNDATIONS AND SLABS AS REQUIRED TO ALLOW FOR CONSTRUCTION OF NEW BUILDING ADDITION. SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS.	
DARK HATCHED AREA WITH HEAVE OUTLINE INDICATES PROPOSED NEW FOOTPRINT OF BUILDING ADDITION. SEE ARCHITECTURAL, STRUCTURAL, ELECTRICAL AND MECHANICAL DRAWINGS.	
HEAVE DASHED OUTLINE WITH CROSS HATCHED AREA INDICATES PROPOSED NEW BUILDING ADDITION BRIDGED ABOVE EXISTING BUILDING FOOTPRINT. SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS. EXISTING STRUCTURE AND ROOF BELOW PROPOSED ADDITION TO REMAIN INTACT AS REQUIRED TO PRESERVE CONDITION OF EXISTING INTERIOR PUBLIC SPACES.	
HEAVE DASHED OUTLINE WITH DASHED-SOLID CROSS HATCHED AREA INDICATES PROPOSED NEW ROOF ADDITION BRIDGED ABOVE EXISTING BUILDING ROOF. NEW ROOF ABOVE EXISTING TO BE DESIGNED TO CARRY INCREASED SNOW LOADS. SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS. EXISTING STRUCTURE AND ROOF BELOW PROPOSED ROOF ADDITION TO REMAIN INTACT AS REQUIRED TO PRESERVE CONDITION OF EXISTING INTERIOR PUBLIC SPACES.	
LIGHT SOLID HATCHED AREA INDICATES NEW OR REWORKED CONCRETE WALKWAY AND PATIO AREAS. SEE ALSO LANDCAPE AND CIVIL DRAWINGS.	

SI	TE STATISTICS					
1.0	OWNER	ARCHI	TECT:			
	65 OVERLEA BOULEVARD,		OLL & ASSOCIATES INC			
			inson Street, Suite 300 Ontario			
	M4H 1P1	L6J 1G7				
	Tel: 416.696.7866		iroy Van Groll -339-2811 EXT 228			
2.0	LOCATION	Tel: 905	-339-2611 EXT 226			
0	1591 ELGIN MILLS RD. E,					
	RICHMOND HILL, ON, L4S 1M9					
3.0	LEGAL DESCRIPTION					
	PART OF SECTION 10 BEING PART OF LOT 25, CONCESSION 3					
4.0	ZONING CATEGORY					
	TBD					
5.0	PROPOSED USE					
	NEW 2 STORY MAUSOLEUM BUILDING ADDITION AND ASSOCIATED SITE WORKS.					
6.6	LOT AREA					
	699,715 SQ.M. (173 ACRES)					
7.0	BUILDING AREAS (TOTAL SITE)	METRIC (SQ.M)	IMPERIAL (SQ.F)			
	EX. BUILDINGS FOOTPRINT TO REMAIN	2,577	27,739			
	EX. BUILDINGS FOOTPRINT TO REMAIN	969	10,430			
	EX. BUILDINGS FOOTPRINT TO BE REMO	(54)	(581)			
	NEW BUILDING FOOTPRINT	664	7,147			
	TOTAL PROPOSED BUILDING FOOTPRIN	4,210	45,316			
8.0	LOT COVERAGE (TOTAL SITE)	BLD FOOTPRINT (SQ.M)	PERCENT COVER			
	EXISTING BUILDING LOT COVERAGE	3,600	0.51 %			
0 0	PROPOSED BUILDING LOT COVERAGE	4,210	0.63 %			
9.0	BUILDING CLASSIFICATION:  O.B.C. 3.2.2.24 - GROUP A, DIVISION	I 2 LID TO 2 STOD	EVG SBDINIKI EDED			
10 O	GROSS FLOOR AREAS (proposed)		METRIC (SQ.M)	IMPERIAL (SQ.F		
10.0	GROUND FLOOR AREA (INCL. EXISTING ANI		969 + 664 (1,663)	17,577		
	SECOND FLOOR AREA	817	8.794			
	TOTAL GROSSFLOOR AREA (proposed)	2.450	26.372			
	AREA OF EXISTING BUILDING TO BE RE	229	2.464			
11.0	PARKING REQUIRED	REQUIRED	PROVIDED			
	MAUSOLEUM = TBD	TBD	-			
	Barrier Free Spaces (incl. in count)					

	Barrier Free Spaces (incl. in count) TBD
SITE PLAN NOTES	RioCan Elgin (a) Mills Crossing
[01] EXISTING ASPHALT PAVED ROADWAY TO REMAIN. PATCH AND REPAIR ROADWAY WHERE DAMAGED OR AFFECTED BY CONSTRUCTION AND DEMOLITION ACTIVITIES.	PetSmart © (as)
©2 EXISTING SOFT LANDSCAPED AREA TO REMAIN. PATCH AND REPAIR LANDSCAPING WHERE DAMAGED OR AFFECTED BY CONSTRUCTION AND DEMOLITION ACTIVITIES. SEE ALSO LANDSCAPE DRAWINGS FOR NEW LANDSCAPING WORKS.	Michaels &
EXISTING AREA OF INTERNMENT RIGHTS TO REMAIN. NO CONSTRUCTION OR DEMOLITION ACTIVITIES OR STAGING OF CONSTRUCTION OR DEMOLITION IS TO OCCUR IN THESE AREAS. CONFIRM EXTENT OF ALLOWABLE WORKING AREAS WITH CEMETERY STAFF OR OWNERSHIP PRIOR TO COMMENCEMENT OF ANY WORK.	Chatime Takeout · Delivery  By Elgin Mills Ce
NEW OR REWORKED SOFT LANDSCAPED AREA. SEE LANDSCAPE DRAWINGS FOR PROPOSED LANDSCAPING WORKS.	Esso Cremation and Petrol Station
LINE INDICATES EXTEND OF INTERNMENT RIGHTS SETBACK. NO STRUCTURES SHALL BE ERECTED BEYOND THE SETBACK. CONFIRM EXTENT OF SETBACK WITH CEMETERY STAFF OR OWNERSHIP PRIOR TO COMMENCEMENT OF ANY WORK.	AiSushi Richmond Hill (PROPOSED AREA OF
DASHED-DOT LINETYPE INDICATES FEATURES, TREES, VEGETATION, CONCRETE WALKWAYS, LANDSCAPE WALLS, EXTERIOR CANOPY AND ALL MATERIALS TO BE DEMOLISHED AND REMOVED, WHERE INDICATED BY LINEWORK AND NOTES (TYPICAL). CONFIRM EXTENT OF DEMOLITION AND REMOVALS WITH OWNER AND CONSULTANT.	DEVELOPMENT DEVELOPMENT
07 HATCHED AREA INDICATES DEMARCATION PAINTED ON ASPHALT	- Primont Dr. Martini Dr. Martini Dr. Martini Dr.
SLOPE POURED CONCRETE WALKWAY FOR ACCESSIBLE PATCH OF TRAVEL TO MEET ONTARIO BUILDING CODE REQUIREMENTS. SEE SITE DETAILS AND SITE SERVICING DRAWINGS.	Cyescendo Ave Maraca Dr. Toporowski Ave Toporowski Ave 7
O9 INSTALL NEW ACCESSIBLE PARKING SPACE SIGN TO MEET REQUIREMENTS OF THE CITY OF ST. CATHARINES ZONING BY-LAW	Our Lady Help of Christians Catholic XSM Crescent  Headwaters
NEW TYPICAL PARKING SPACES TO MEET REQUIREMENTS OF CITY OF RICHMOND HILL ZONING BYLAWS.	Community Park  Cosmo Music - The Musical Instrument  Tipo Park
2750 2400 1500 3400 008 008 008	10 Public School Merilin Trading Co  O3 LOCATION KEYPLAN  SCALE: N.T.S.



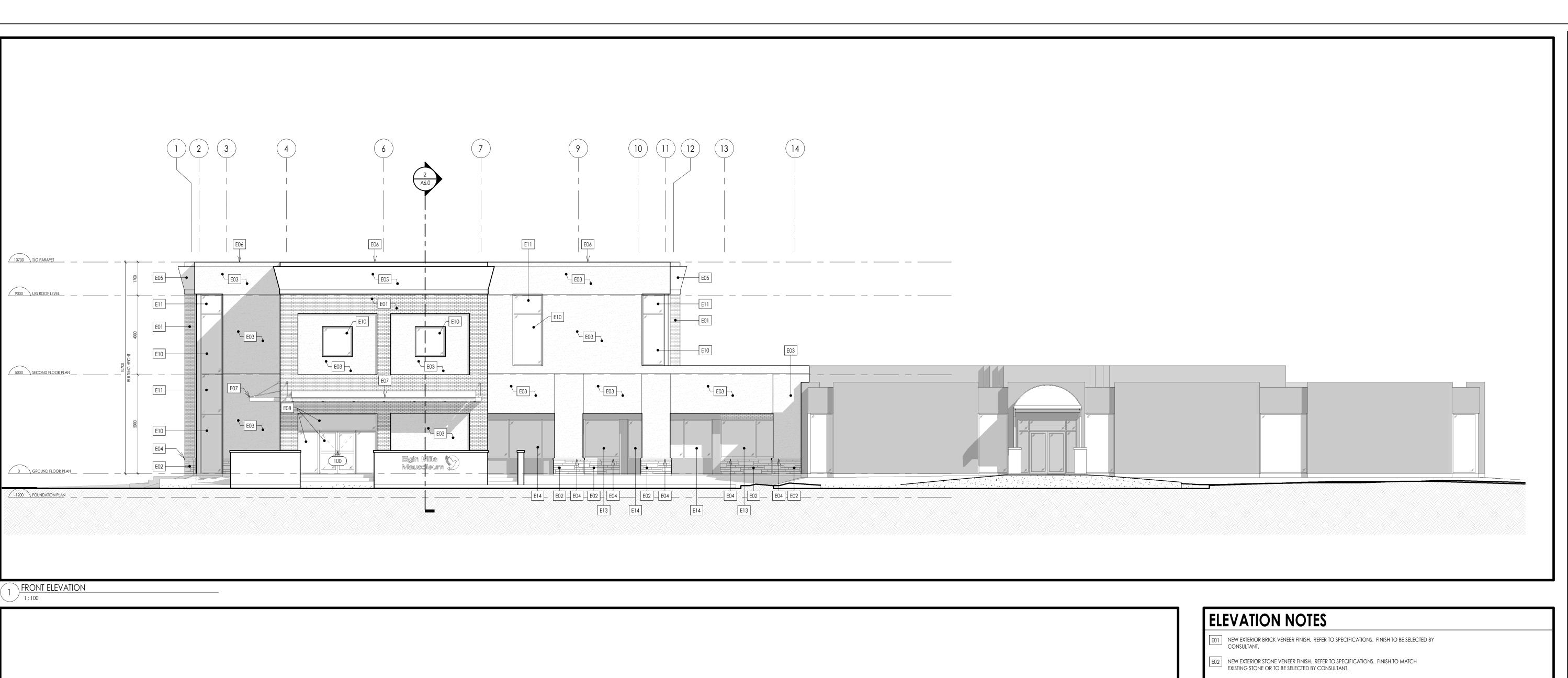


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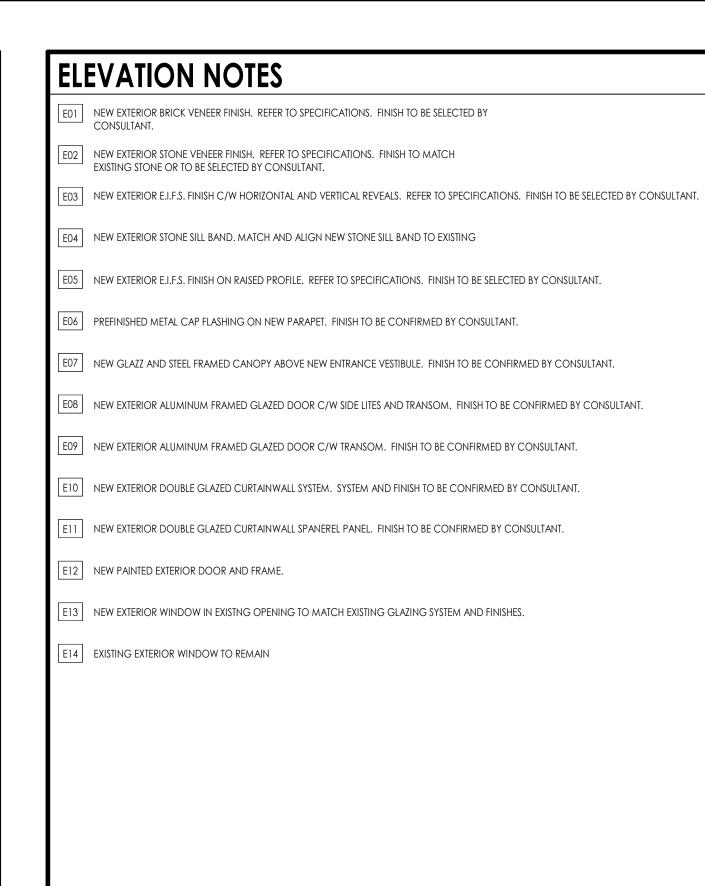


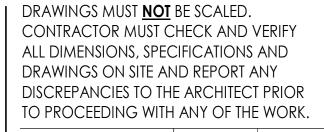


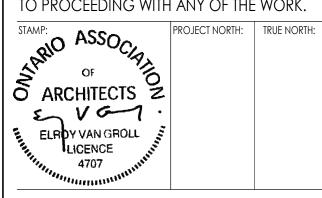
E03

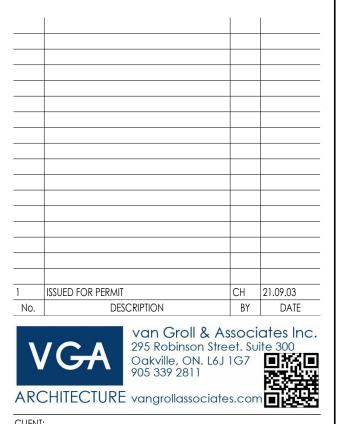
E06

2 RIGHT ELEVATION
1:100









MOUNT PLEASANT
GROUP OF CEMETERIES

ELGIN MILLS CEMETERY

MAUSOLEUM ADDITION

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

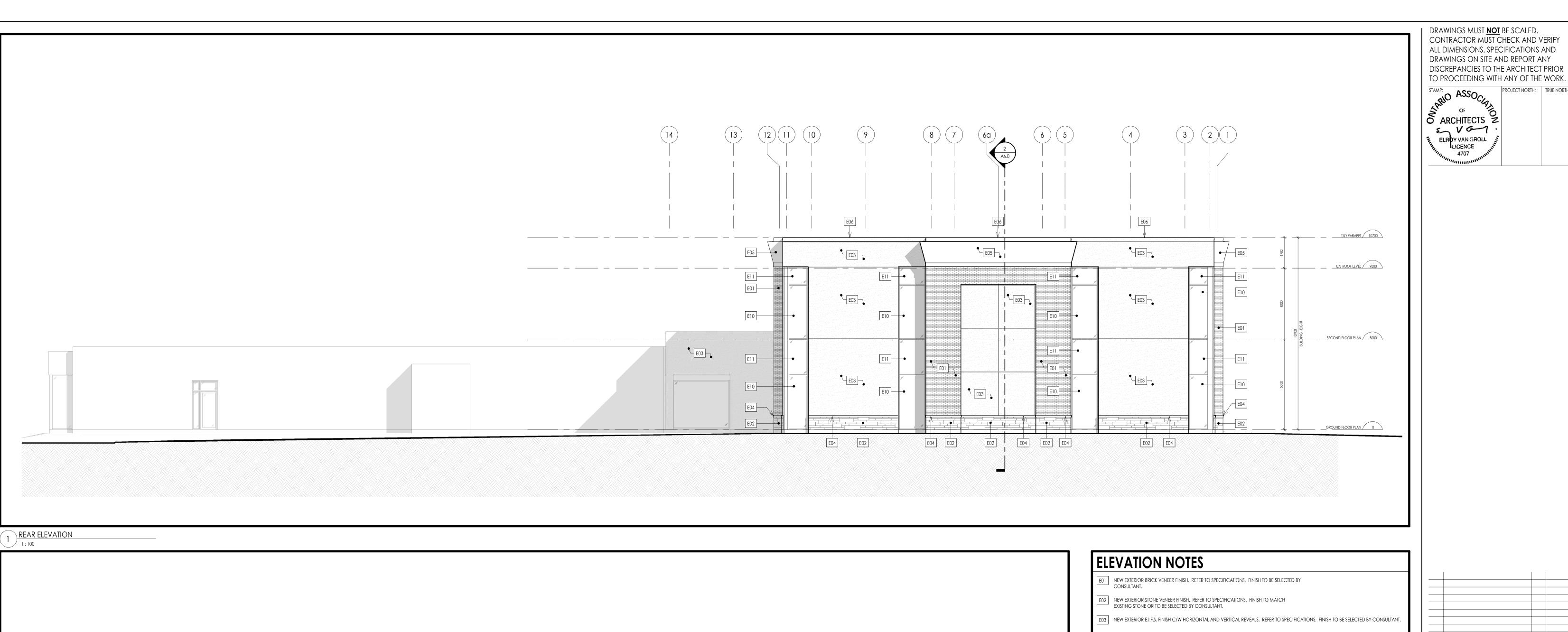
DRAWING TITL

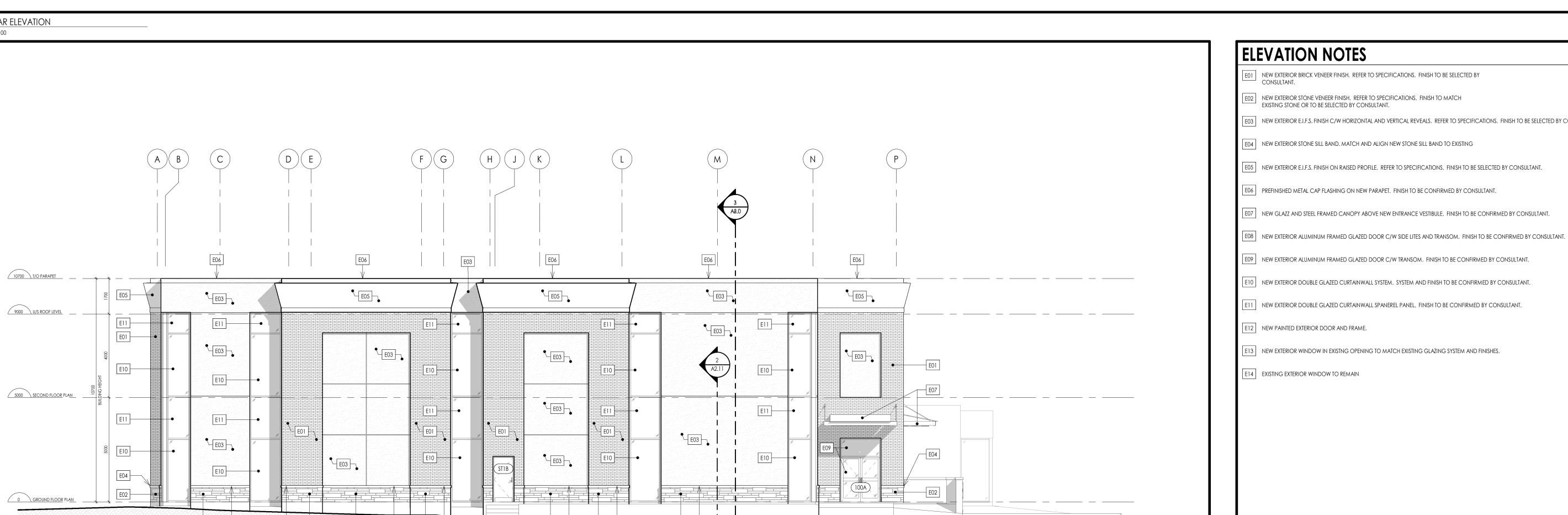
BUILDING ELEVATIONS

DATE: 21.09.03 SCALE: As indicated

DRAWN: Author SHEET NUMBER:

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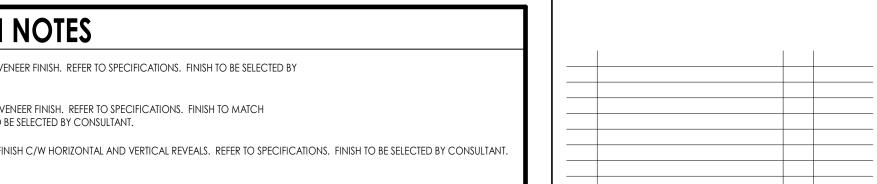


E04

2 LEFT ELEVATION

E02 E04 E02 E04

E02 E04





PROJECT NORTH: TRUE NORTH:

OF

LICENCE 4707

MOUNT PLEASANT GROUP OF CEMETERIES

ELGIN MILLS CEMETERY MAUSOLEUM ADDITION

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

BUILDING ELEVATIONS

21.09.03 SCALE: As indicated Author SHEET NUMBER:

JOB NUMBER: