



# REPORT

## Development Services

**TO:** Mayor and Members of Council

**FROM:** Elizabeth Howson  
Macaulay Shiomi Howson Ltd.

**DATE:** January 24, 2022

**REPORT #** DS 02/22

**FILE:** N/A

**SUBJECT:** Cemetery Road Neighbourhood Study

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### **BACKGROUND :**

Cemetery Road is a unique residential neighbourhood at the south end of the Uxbridge Urban Area primarily comprised of larger residential lots and lands associated with the Uxbridge Cemetery and the smaller Sacred Heart Cemetery. It takes the form of an elongated crescent connecting, at both its north and south ends, to Toronto Street South generally between the northern entrance to Campbell Drive and the boundary of the Uxbridge Urban Area to the south.

A significant number of development applications have been submitted in the last few years for consents along Cemetery Road, including an application which would result in the creation of five lots. In addition, it is understood that an application will be submitted for a small plan of subdivision on one of the larger lots.

To ensure that the cumulative effects of such development are considered, a Neighbourhood Study has been undertaken as a basis for evaluation of any further development applications in this area.

The study examines issues related to this ongoing intensification/redevelopment including impacts on natural features and significant trees, servicing, and community character. It is being carried out by a consultant team which includes the technical expertise to address the identified issues as follows:

- Planning/Urban Design  
Macaulay Shiomi Howson Ltd. (MSH) and Brook McIlroy Inc. (BMI)
- Natural Heritage  
Natural Resource Solutions Inc. (NRSI)
- Engineering  
AECOM

The study is being carried out in three phases:

- **Phase 1 Background Review**  
A comprehensive review of available background information including natural heritage, land use, urban design and servicing.
- **Phase 2 Development Potential**  
Development of policy directions with respect to future development.
- **Phase 3 Review and Adoption**  
Public and agency review of recommendations and submission to Council of policy and regulatory recommendations for approval/adoption.

The first two phases of the study are now complete and the results are summarized in the Cemetery Road Neighbourhood Study Report which is found in Appendix A.

The report concludes that the Cemetery Road Neighbourhood is dominated by the numerous trees with the homes tucked in among them creating a sylvan character. The special character of this neighbourhood and, in particular, the large lots, have attracted significant interest in the intensification of the community, largely through the severance of existing lots, the demolition of existing homes and their replacement with new dwellings.

In addition to the cumulative impacts of this intensification on the character of the neighbourhood which has the potential to impact the characteristics which make the area attractive, the review has also identified natural heritage and servicing issues arising from new development which need to be carefully considered for each application.

The current Township Official Plan provides a general policy framework for the evaluation of new development in existing residential areas. However, these policies do not reflect a vision specific to this neighbourhood and are not focused directly on the issues identified.

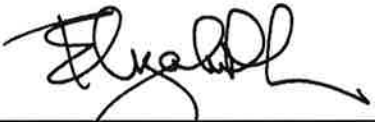
Based on the analysis, a vision and detailed policy framework for the Cemetery Road Neighbourhood has been developed. It is recommended that this be

incorporated in the Official Plan through an amendment, following public and agency review.

**RECOMMENDATION:**

1. That the Report DS 02/22 re: Cemetery Road Neighbourhood Study be received;
2. And that Council direct that the Cemetery Neighbourhood Study Report and related proposed Official Plan Amendment be circulated for public and agency review including a virtual open house and statutory public meeting.

**Submitted by:**

A handwritten signature in black ink, appearing to read 'Elizabeth Howson', with a long horizontal stroke extending to the right.

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Elizabeth Howson, MCIP, RPP  
Macaulay Shiomi Howson Ltd.

**Appendix A**  
**Cemetery Road Neighbourhood Report**