

COMMITTEE OF THE WHOLE (PUBLIC HEARING) JUNE 4, 2001

**6. AMENDMENT TO ZONING BY-LAW FILE Z.01.033
CANADIAN NATIONAL RAILWAY COMPANY
PRELIMINARY REPORT**

P.2001.45

Recommendation

The Commissioner of Planning Recommends:

THAT the Public Hearing for File Z.01.033 (Canadian National Railway Company) BE RECEIVED; and, that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On April 20, 2001, the Owner submitted an application to amend the Zoning By-law to rezone the subject lands from PB1(S) Parkway Belt Linear Facilities to EM2 General Employment Area. The rezoning would facilitate the conveyance of surplus CN lands to the adjacent property for truck maneuvering purposes.

Background - Analysis and Options

Location

- East of Pine Valley Drive, north of 390 Hanlan Road
- Part of Lot 2, Concession 6, City of Vaughan

Land Use Status

- Designated - "Employment Area General" by OPA #450
- Zoning - PB1(S) Parkway Belt Linear Facilities Zone by By-law 1-88

Site Description

- a rectangular-shaped, 5.0m x 70.07m vacant parcel
- this surrounding land uses are:
 - North - CN Rail corridor (PB1(S) Parkway Belt Linear Facilities Zone)
 - South - employment (EM2 General Employment Area Zone)
 - East - CN Rail corridor (PB1(S) Zone)
 - West - CN Rail corridor (PB1(S) Zone)

Neighbourhood Circulation

On May 11, 2001, a notice of public hearing was circulated to all property owners within 120m of the subject lands, and to the Pine York Ratepayers Association. To date, no comments have been received. Any responses received will be addressed in the technical review and included in the detailed staff report to a future Committee of the Whole.

Preliminary Review

Following a preliminary review of the proposed application, Staff have identified the following matters to be reviewed in greater detail:

- the proposed rezoning to EM2 Zone conforms to the Official Plan;

- the surplus railway lands will enable the expansion of the driveway area for the employment use at 390 Hanlan Road; and,
- similar zoning amendments have occurred affecting surplus railway lands at the rear of lots on Hanlan Road, for the same purpose.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, together with comments of the public and Council expressed at the public hearing or in writing, and be addressed in a comprehensive report to a future Committee of the Whole meeting.

Attachments

1. Location Map
2. Site Plan

Report Prepared By:

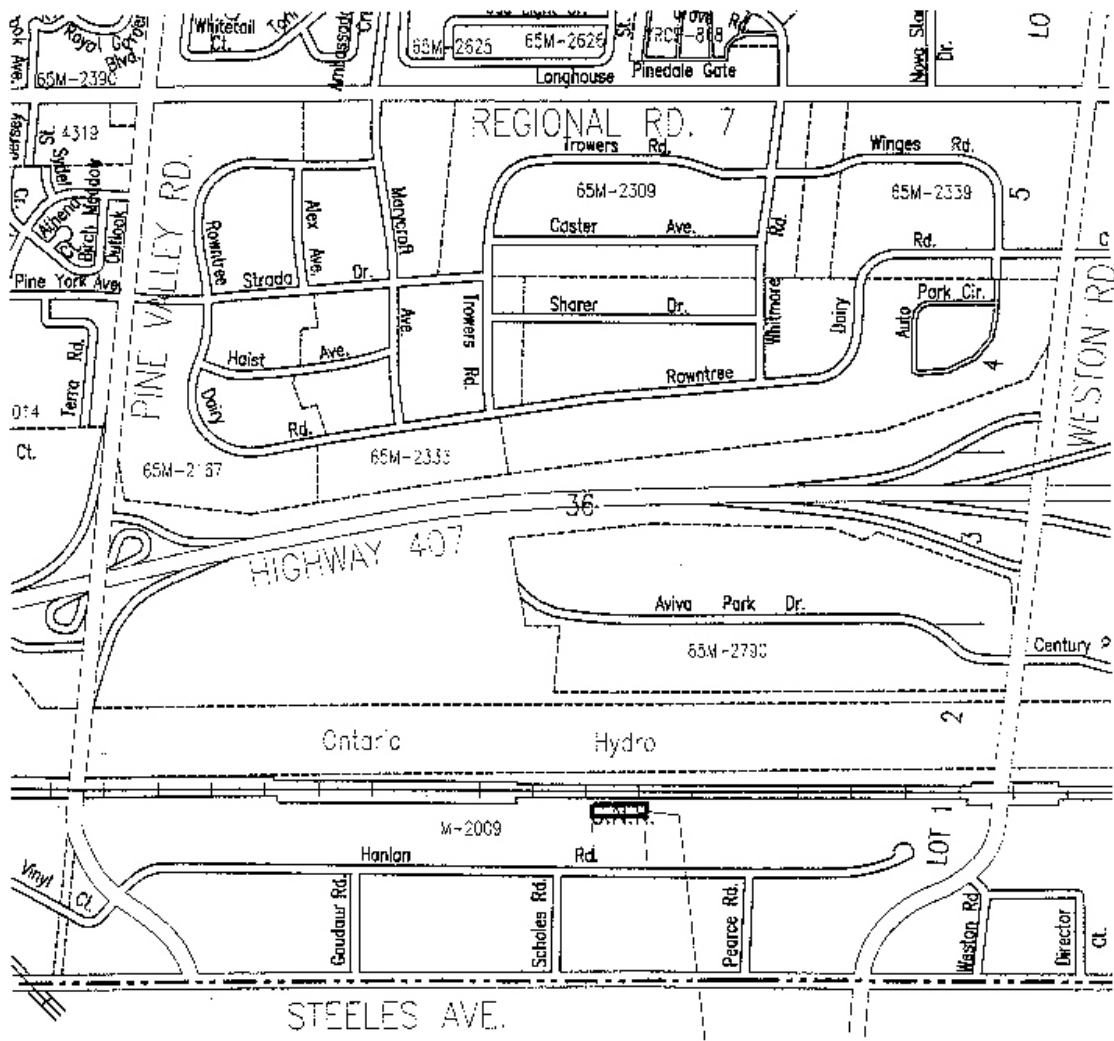
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Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

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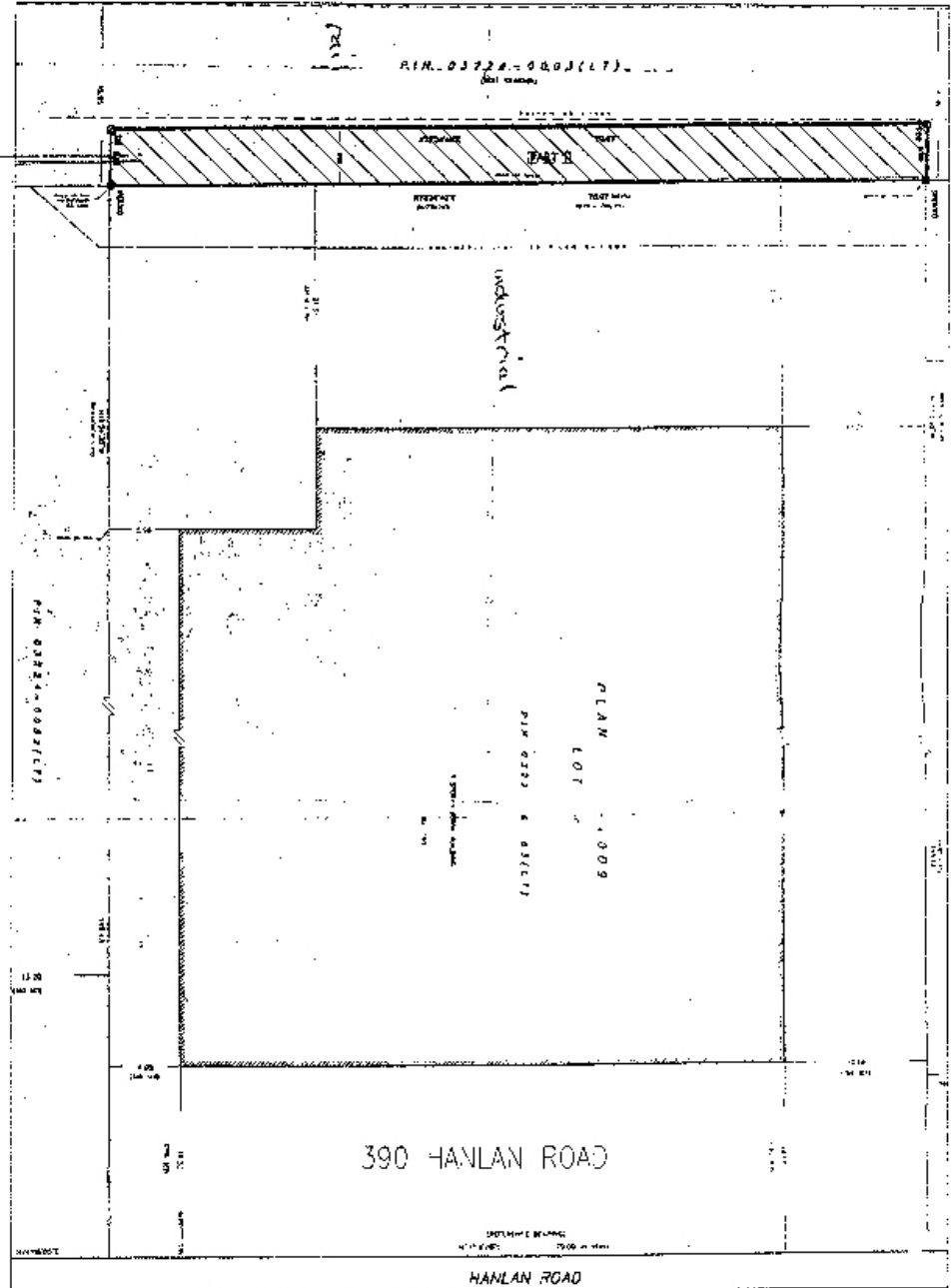
SUBJECT LANDS 5.0 M WIDE
BEHIND 390 HANLAN ROAD

ATTACHMENT "1"
LOCATION MAP

FILE #:	REPORT #:
Z.01.033	LOCATION: PT. LOT 2, CONC. 6

CITY OF VAUGHAN PLANNING DEPARTMENT	APPLICANT: CANADIAN NATIONAL RAILWAY COMPANY	DATE: 08/05/2001
		SCALE: NOT TO SCALE

Subject Lands to be severed from
 rail corridor (App. B74/00)
 area = 350.35m²
 use = industrial driveway - no buildings



ATTACHMENT "2" SITE PLAN	FILE #:	REPORT #:	DATE: 08/05/2001
	Z.01.033.	LOCATION: PT. LOT 2, CONC. 6	SCALE: NOT TO SCALE
CITY OF VAUGHAN PLANNING DEPARTMENT		APPLICANT: CANADIAN NATIONAL RAILWAY COMPANY	