

**COMMITTEE OF THE WHOLE OCTOBER 22, 2001**

**AMENDMENT TO ZONING BY-LAW  
CANADIAN NATIONAL RAILWAY COMPANY  
REPORT #P.2001.58  
FILE: Z.01.054**

**Recommendation**

The Commissioner of Planning recommends:

THAT Zoning By-law Amendment Application Z.01.054 (Canadian National Railway Company) BE APPROVED, to rezone the subject lands to EM2 General Employment Area Zone.

**Purpose**

On July 12, 2001, the Owner submitted an application to amend the Zoning By-law to rezone the subject lands from PB1(S) Parkway Belt Linear Facilities Zone to EM2 General Employment Area Zone. The rezoning would facilitate the conveyance of the 3 m x 70 m parcel to the adjacent southerly landowner (360 Hanlan Road) for parking and driveway purposes.

**Background - Analysis and Options**

The site is located west of Weston Road and north of 360 Hanlan Road, in Part of Lot 2, Concession 6, The rectangular-shaped 3 m x 70 m vacant parcel, is surplus to the needs of CN Rail. The site is designated "Employment Area General" by OPA #450, and zoned PB1(S) Parkway Belt Linear Facilities Zone by By-law 1-88. The 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)

On July 18, 2001, a notice of Public Hearing was circulated to all property owners within 120 m of the subject lands, and to the Pine York Ratepayer's Association. To date, no comments have been received. The recommendation of the Committee of the Whole at the Public Hearing on August 20, 2001, to receive the public hearing and forward a comprehensive report to a future Committee meeting, was ratified by Council on August 27, 2001.

On July 26, 2001, the Committee of Adjustment approved CN Rail's application to sever the subject lands from the railway corridor (Consent Application B58/01), subject to Condition #4, which states: "That the subject lands of Consent Application B58/01 be rezoned to the same zone (EM2) of the lands to the south (Lot 17, Plan M-2009) if required, to the satisfaction of the Planning Department."

**Planning Comment**

The "Employment Area General" designation provides opportunities for industrial uses that do not require high profile locations. The proposed rezoning to EM2 Zone conforms to the Official Plan.

The PB1(S) Zone does not permit the subject lands to be used for additional parking and driveway purposes for the industrial use to the south. The subject lands are surplus to the needs of CN Rail. As this parcel cannot be developed on its own, it is proposed to be rezoned and conveyed to the lands to the south, to enable the expansion of the parking area and driveway aisles for the industrial use at 360 Hanlan Road.

Rezoning the subject lands to EM2 Zone would provide for consistent zoning so that combining the parcels does not result in a newly formed lot with split zoning.

### **Conclusion**

Staff are satisfied that the proposed rezoning of the subject lands to EM2 Zone to facilitate the conveyance and to permit the expansion of the parking area for the industrial use on the adjacent southerly lot is appropriate and in conformity with the Official Plan. The proposed zone category and use of the parcel is consistent with the adjacent property to which it is to be added. Similar zoning amendments affecting surplus railway lands at the rear of lots on Hanlan Road, have been approved for similar purposes.

Should the Committee concur, the recommendation in this report can be adopted.

### **Attachments**

1. Location Map
2. Site Plan

### **Report prepared by:**

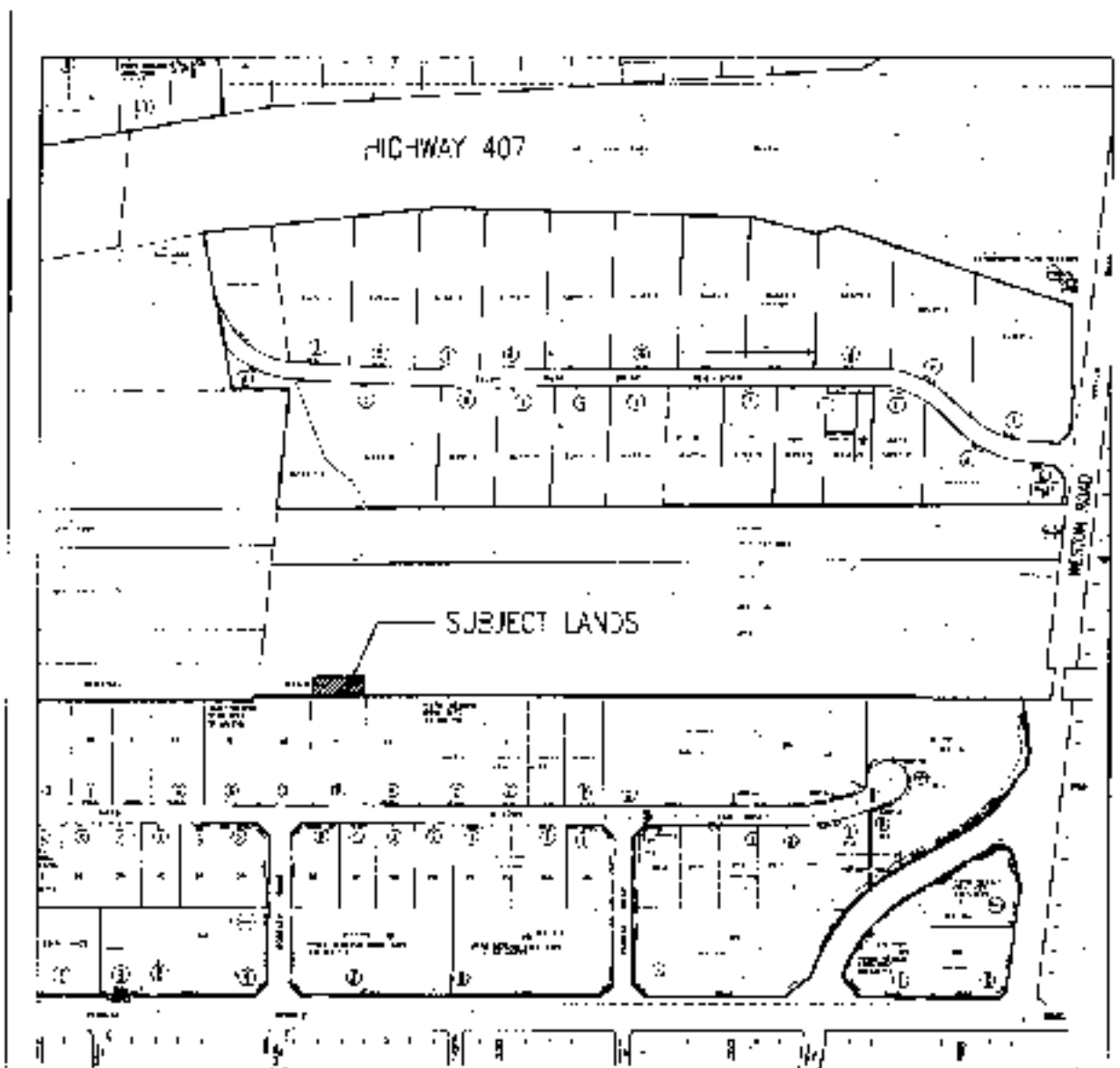
Arminé Hassakourians, Planner, ext. 8368  
Grant A. Uyeyama, Senior Planner, ext.8635  
Bianca M.V. Bielski, Manager, Development Planning, ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning

JOANNE R. ARBOUR  
Director of Community Planning

/CM



ATTACHMENT "1"  
LOCATION MAP

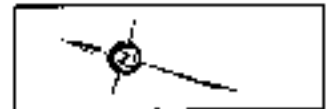
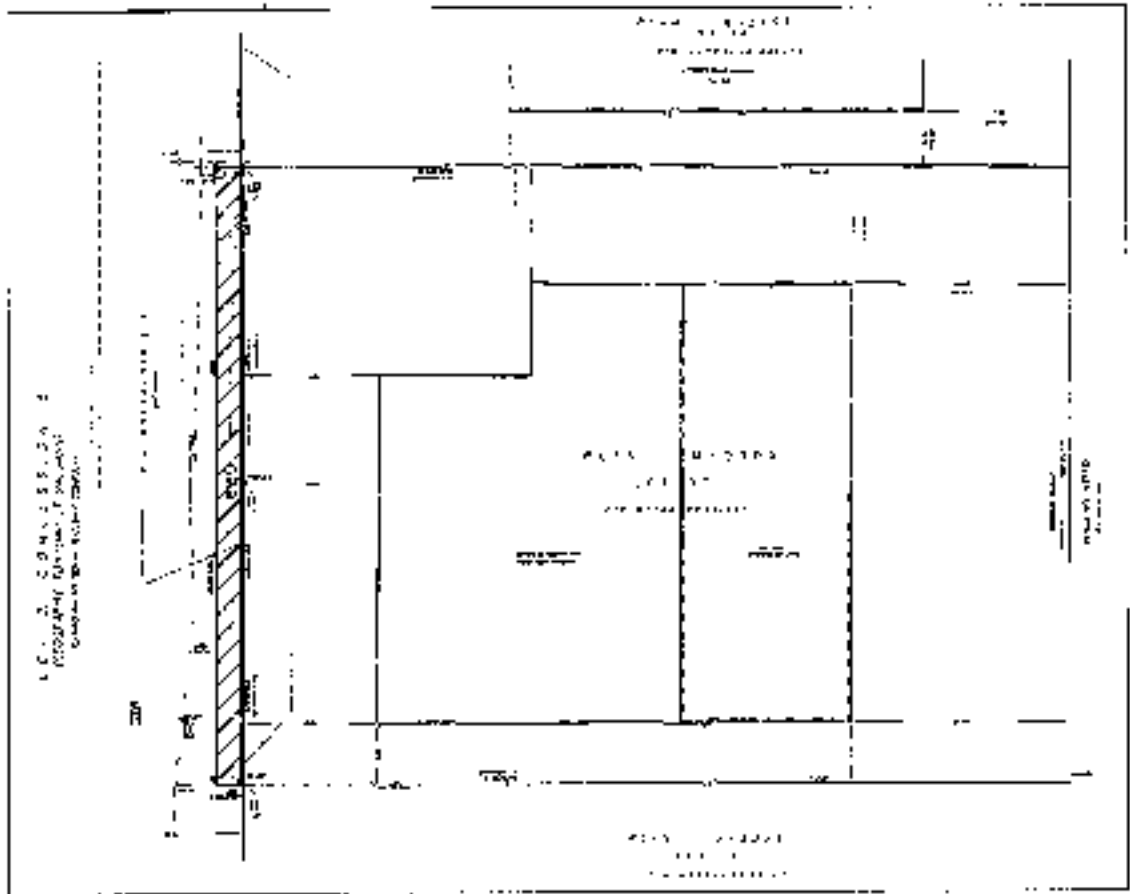
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Z 01.034	PT. 111 J, CORAL S

CITY OF KAGHAN  
PLANNING DEPARTMENT

APPLICANT  
CANADIAN NATIONAL RAILWAY COMPANY

DATE: 25/07/2001  
SCALE: 1:01 TO SCALE

Subject Lands to be severed from  
 rail corridor (App. 956/01)  
 area = 210.00m<sup>2</sup>  
 use = parking and driveway



A TRACTMENT "2"  
 SITE PLAN

FILE #:  
 REPORT #  
 ZONING: CC-1  
 PT. LOT 2, COND. 4

CITY OF WASHINGTON  
 PLANNING DEPARTMENT

DATE: 06/08/2001  
 SCALE: NOT TO SCALE  
 APPLICANT: CHANUKH NATIONAL RAILWAY COMPANY