

**4.    ZONING BY-LAW AMENDMENT FILE Z.03.040  
CANADIAN NATIONAL RAILWAY COMPANY  
PRELIMINARY REPORT**

**P.2003.53**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for Z.03.040 (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 June 2<sup>nd</sup>, 2003, the Owner submitted an application to amend the Zoning By-law to rezone the subject lands to EM1 Prestige Employment Area Zone and EM2 General Employment Area Zone. The proposed rezoning would facilitate future employment lands and the maintenance of the existing railway track. In addition, a portion of the subject lands would be conveyed to be joined with the abutting property to the east.

**Background - Analysis and Options**

The site is located southwest of Rutherford Road and Keele Street, being part of the CNR Spur Line to the MacMillan Railway Yard, in Lot 15, Concession 4, City of Vaughan.

The subject lands are designated "Prestige Area" and "Employment Area General" by OPA #450 and zoned A Agricultural Zone by By-law 1-88. The surrounding uses are:

- North - Rutherford Road; CN line and sports complex (M3 Transportation Industrial Zone and A Agricultural Zone)
- South - CN Yard (EM4 Employment Area Zone and EM2 General Employment Area Zone)
- East - employment (EM1 Prestige Employment Area Zone and EM2 General Employment Area Zone)
- West - employment (EM1 Prestige Employment Area Zone and EM2 General Employment Area Zone)

On July 25, 2003, a notice of public hearing was circulated to all property owners within 120m of the subject lands, and to the Maple Landing Ratepayers' Association. To date, no comments have been received. Any responses received will be addressed in the technical review, and included in a comprehensive report to a future Committee of the Whole meeting.

**Preliminary Review**

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

- the proposed rezoning of the lands abutting Rutherford Road (approximately 1.21 ha) to EM1 Zone conforms to the Official Plan; the proposed rezoning of the remaining lands (approximately 11.29 ha) to EM2 Zone conforms to the Official Plan;

- the alignment of the proposed zone boundaries on the subject lands are consistent with the abutting EM1 and EM2 lands to the east and west;
- a small portion of the site (1102.m<sup>2</sup>) is subject to a Consent Application (B84/02) filed with the Committee of Adjustment on October 31, 2002; the severed lands would be conveyed to the abutting EM2 lands (Tesma International) to the east; and
- the remaining land would maintain the existing railway tracks and facilitate future employment development, subject to a future site development application being submitted and approved.

### **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. Draft Reference Plan

### **Report prepared by:**

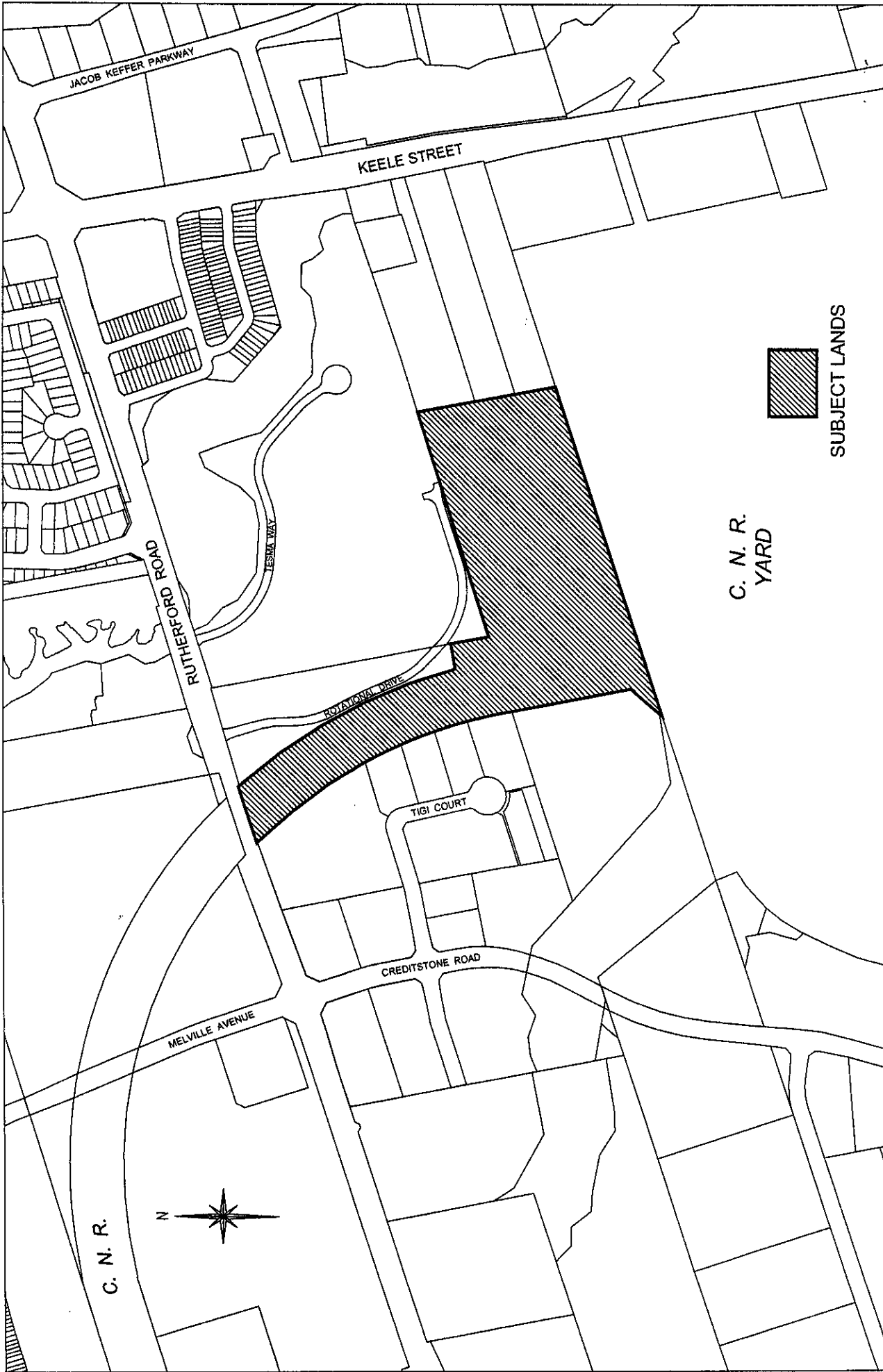
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Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning

JOANNE ARBOUR  
Director of Community Planning

/LG



# Location Map

Part of Lot 15,  
Concession 4  
 APPLICANT:  
 CANADIAN NATIONAL RAILWAY COMPANY  
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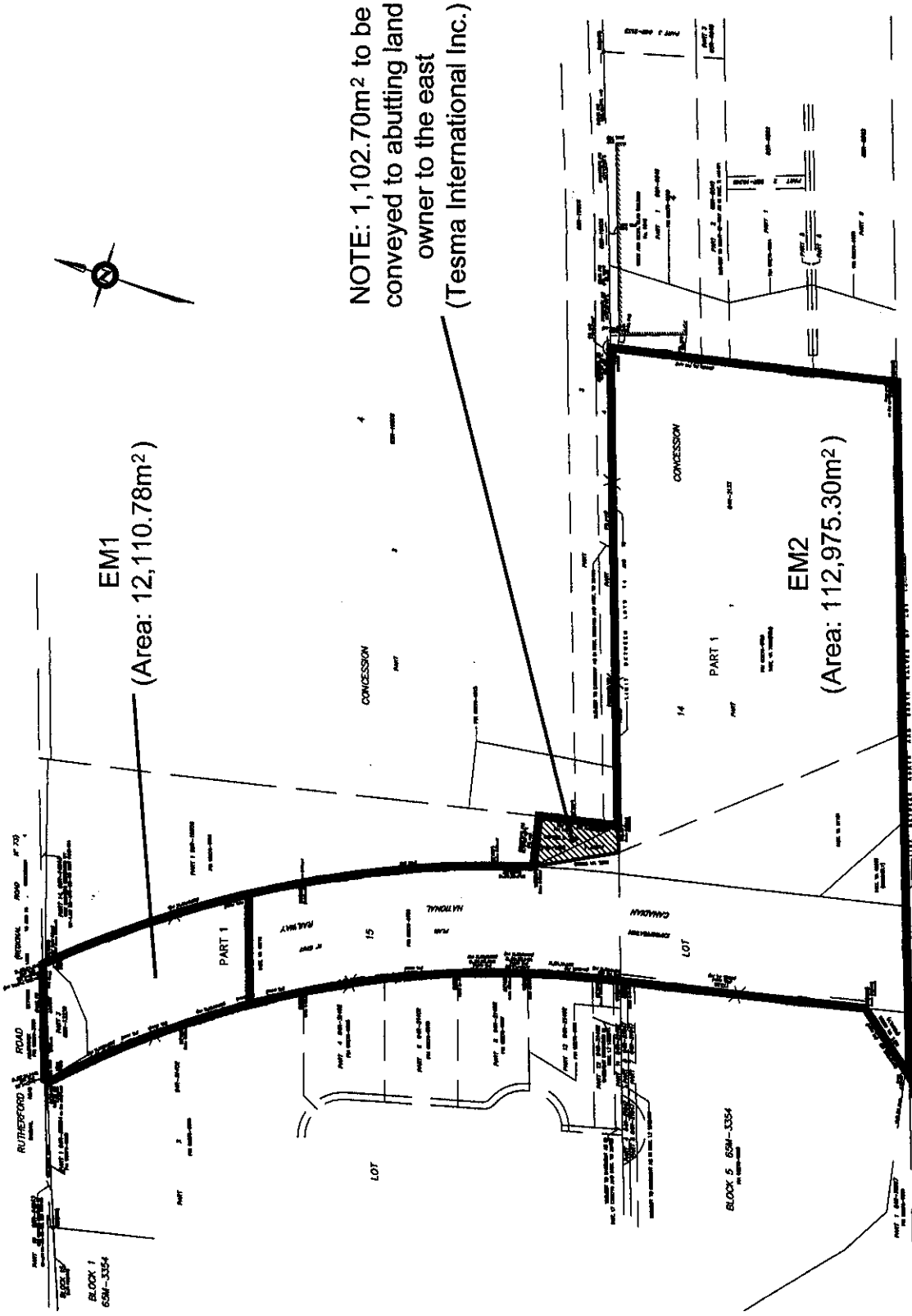
# City of Vaughan

Community Planning Department

# Attachment

FILE No.:  
 Z.03.040  
 Not to Scale  
 July 31, 2003





EM1  
(Area: 12,110.78m<sup>2</sup>)

EM2  
(Area: 112,975.30m<sup>2</sup>)

NOTE: 1,102.70m<sup>2</sup> to be conveyed to abutting land owner to the east (Tesma International Inc.)

# Draft Reference Plan with Proposed Zoning

Part of Lot 15, Concession 4  
 APPLICANT:  
 CANADIAN NATIONAL RAILWAY COMPANY

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Community Planning Department

**Attachment 2**  
 FILE No.: Z.03.040  
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