

COMMITTEE OF THE WHOLE (PUBLIC HEARING) AUGUST 20, 2001

**AMENDMENT TO ZONING BY-LAW FILE Z.01.054
CANADIAN NATIONAL RAILWAY COMPANY
PRELIMINARY REPORT**

P.2001.58

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.01.054 (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 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 east of Pine Valley Drive, north of 360 Hanlan Road, in Part of Lot 2, Concession 6, City of Vaughan. 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 site consists of a rectangular-shaped, 3 m x 70 m vacant parcel. 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 (PS1(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 the Pine York Ratepayer's 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 meeting.

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 360 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:

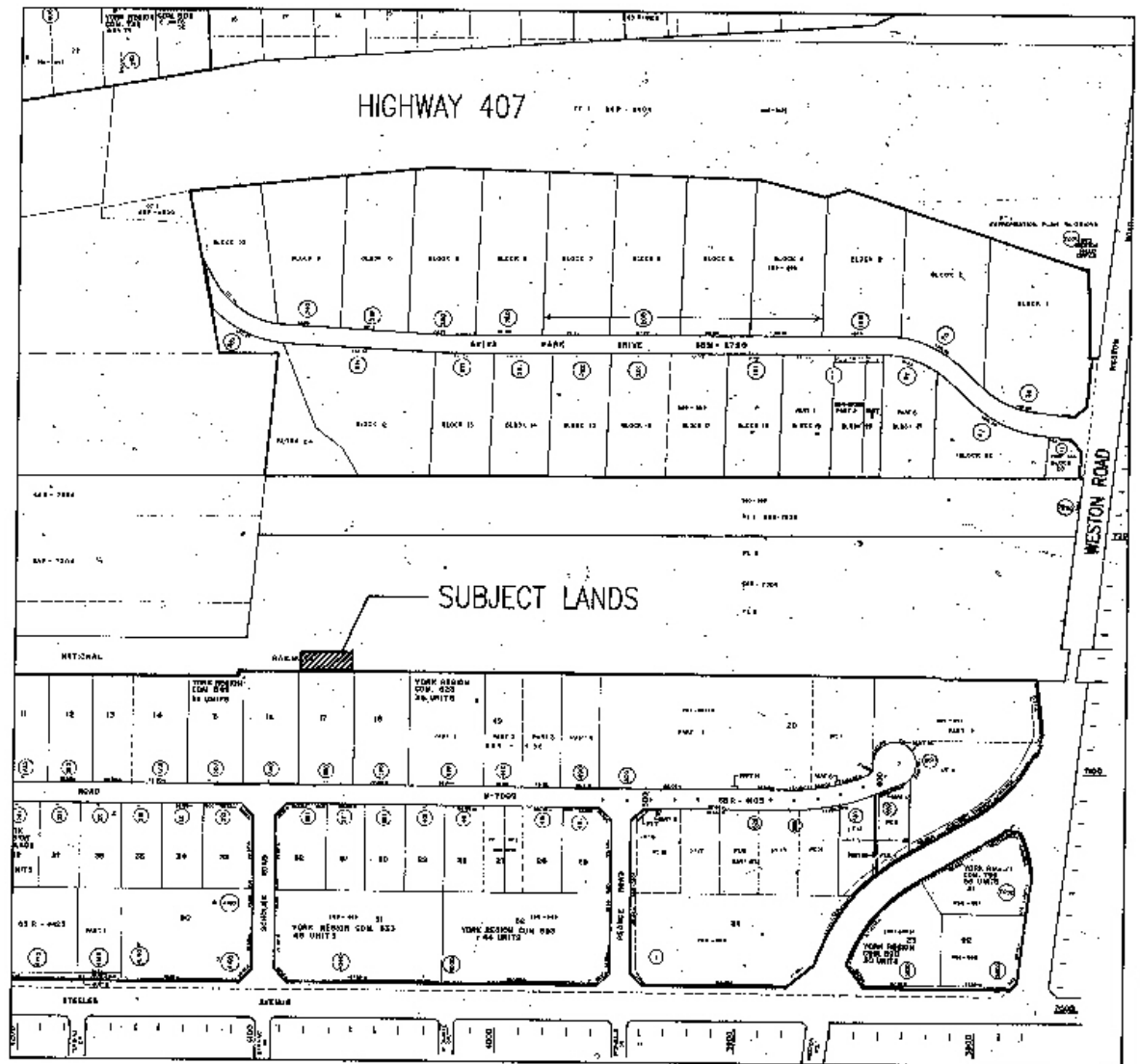
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Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

/CM



ATTACHMENT "1"
LOCATION MAP

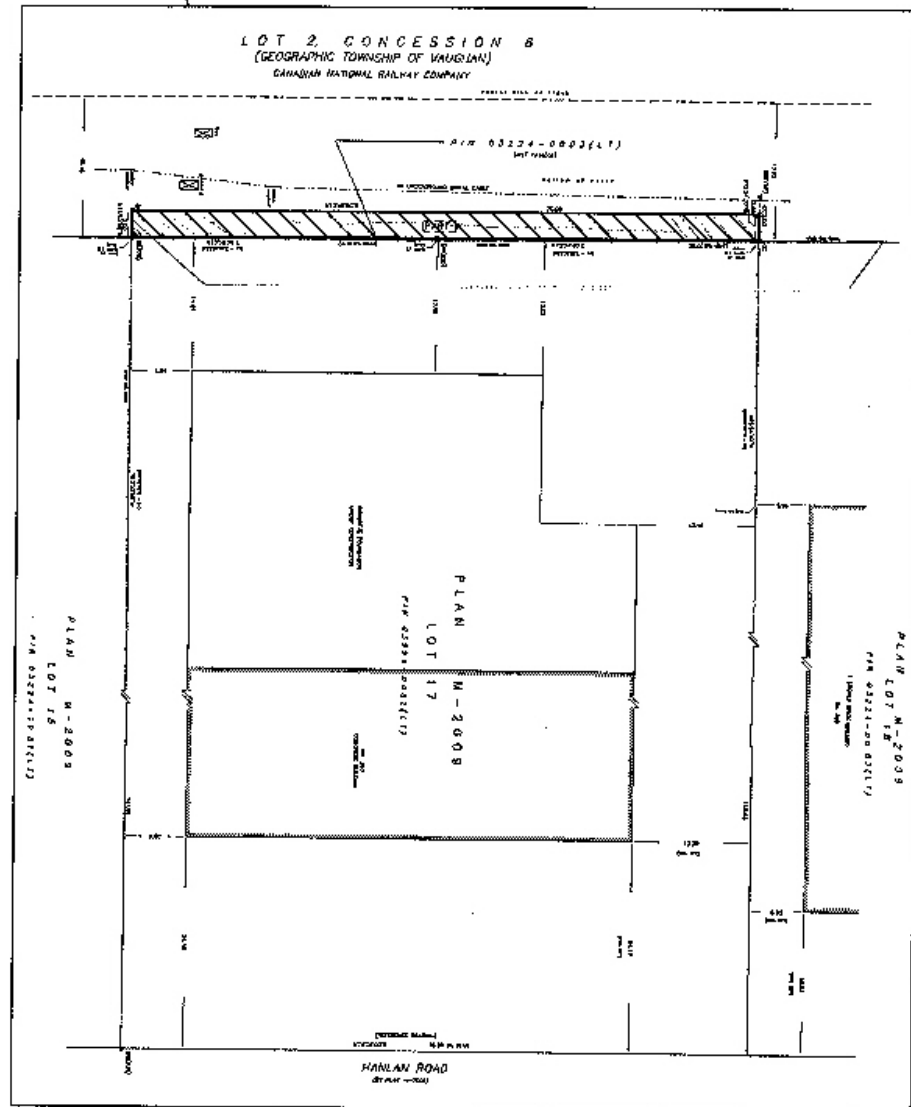
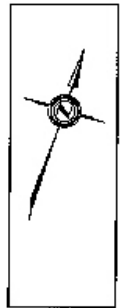
FILE #:	REPORT #:
Z.01.054	LOCATION: PT. LOT 2, CONC. 6

CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT:
CANADIAN NATIONAL RAILWAY COMPANY

DATE: 20/07/2001
SCALE: NOT TO SCALE

Subject Lands to be severed from
rail corridor (App. B58/01)
area = 210.00m²
use = parking and driveway



ATTACHMENT "2"
SITE PLAN

FILE #	REPORT #
Z.01.054	LOCATION PT. LOT 2, CONC. 6

CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT:
CANADIAN NATIONAL RAILWAY COMPANY

DATE: 08/05/2001
SCALE: NOT TO SCALE