

COMMITTEE OF THE WHOLE AUGUST 20, 2001

**AMENDMENT TO ZONING BY-LAW
CANADIAN NATIONAL RAILWAY COMPANY
REPORT #P.2001.45
FILE: Z.01.033**

Recommendation

The Commissioner of Planning recommends:

THAT Zoning Amendment Application Z.01.033 (Canadian National Railway Company) BE APPROVED, to rezone the subject lands to EM2 General Employment Area Zone.

Purpose

On April 20, 2001, the Owner submitted an application to amend the Zoning By-law to rezone the subject lands to EM2 General Employment Area Zone. The rezoning would facilitate the conveyance of surplus CN Rail lands to the adjacent property to the south to extend the driveway area of the existing industrial operation.

Background - Analysis and Options

Land Use Status

The site is located east of Pine Valley Drive, north of 39 Hanlan Road, in Lot 2, Concession 6. The site is designated "Employment Area General" by OPA #450 and zoned PB1(S) Parkway Belt Facilities Zone by By-law 1-88.

The lands are a rectangular-shaped, 5m x 70.07m vacant parcel. The surrounding land uses are:

- North - CN Rail corridor (PB1(S) Zone)
- South - employment (EM2 Zone)
- East - CN Rail corridor (PB1(S) Zone)
- West - CN Rail corridor (PB1(S) Zone)

On May 11, 2001, a notice of public hearing was circulated to all property owners within 120m of the subject lands, and the Pine York Ratepayers Association. To date, no comments have been received. The recommendation of the Committee of the Whole at the Public Hearing on June 18, 2001, to receive the public hearing and forward a comprehensive report to a future Committee meeting, was ratified by Council on June 25, 2001.

On August 31, 2000, the Committee of Adjustment adjourned CN Rail's application to sever the subject lands from the railway corridor (Consent Application B74/00), until Council had considered the subject zoning amendment application

Planning Comment

The "Employment Area General" designation provides opportunities for industrial uses that do not require high profile locations. The proposed rezoning to EM2 conforms to the Official Plan. The PB1(S) Zone does not permit the subject lands to be used for driveway/truck-maneuvering 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 at 390 Hanlan Road for use as an expanded driveway area for the existing industry.

Rezoning the lands to EM2 Zone would provide for consistent zoning on the subject lands and the adjacent lot so that combining the parcels does not result in a newly formed lot with split zoning. The EM2 Zone would also enable the expansion of the driveway area for the use at 390 Hanlan Road.

Conclusion

Staff are satisfied that the proposed rezoning of the subject lands to EM2 Zone to facilitate the conveyance and permit industrial use 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 the same purpose.

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

Attachments

1. Location Map
2. Site Plan

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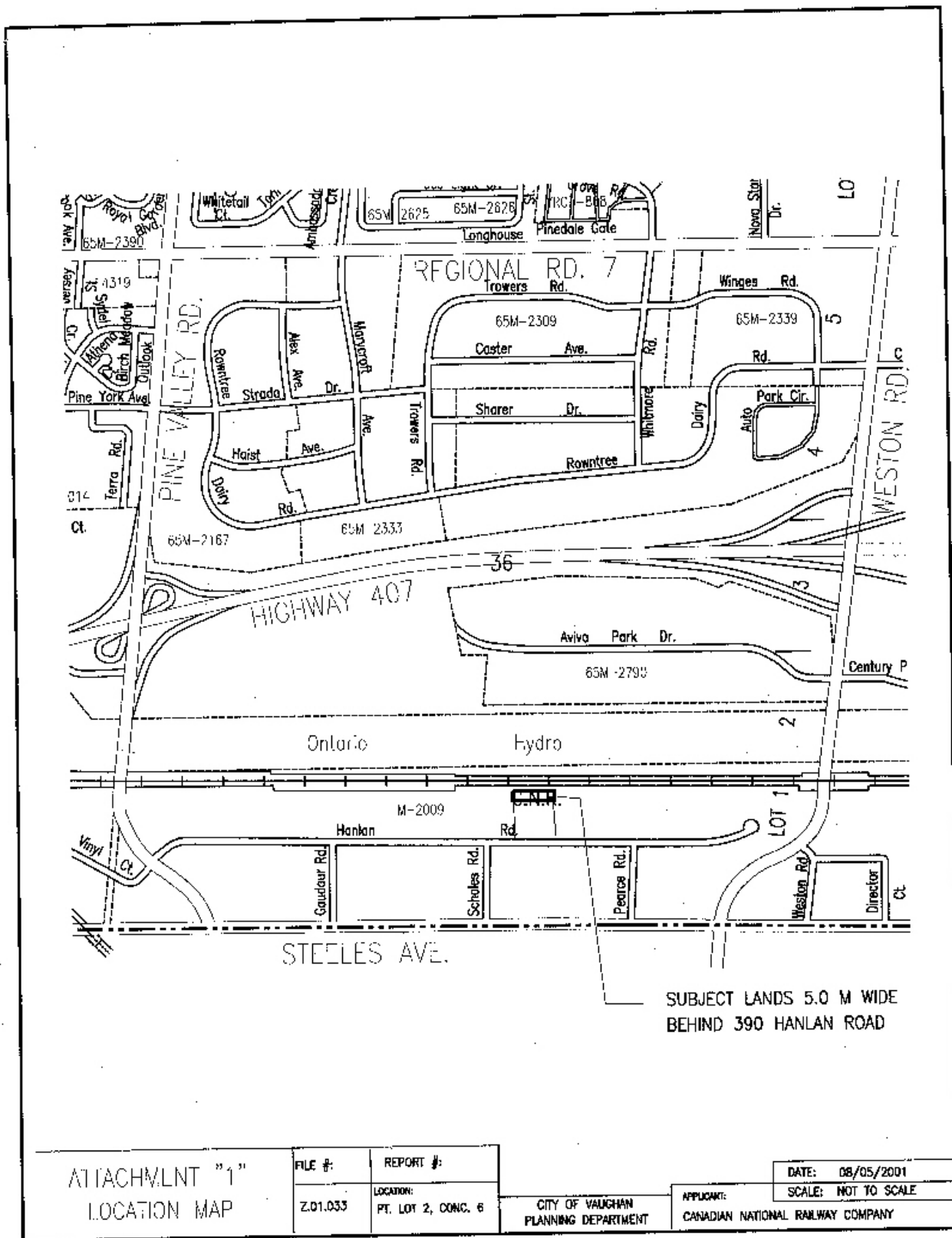
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

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ATTACHMENT "1"
LOCATION MAP

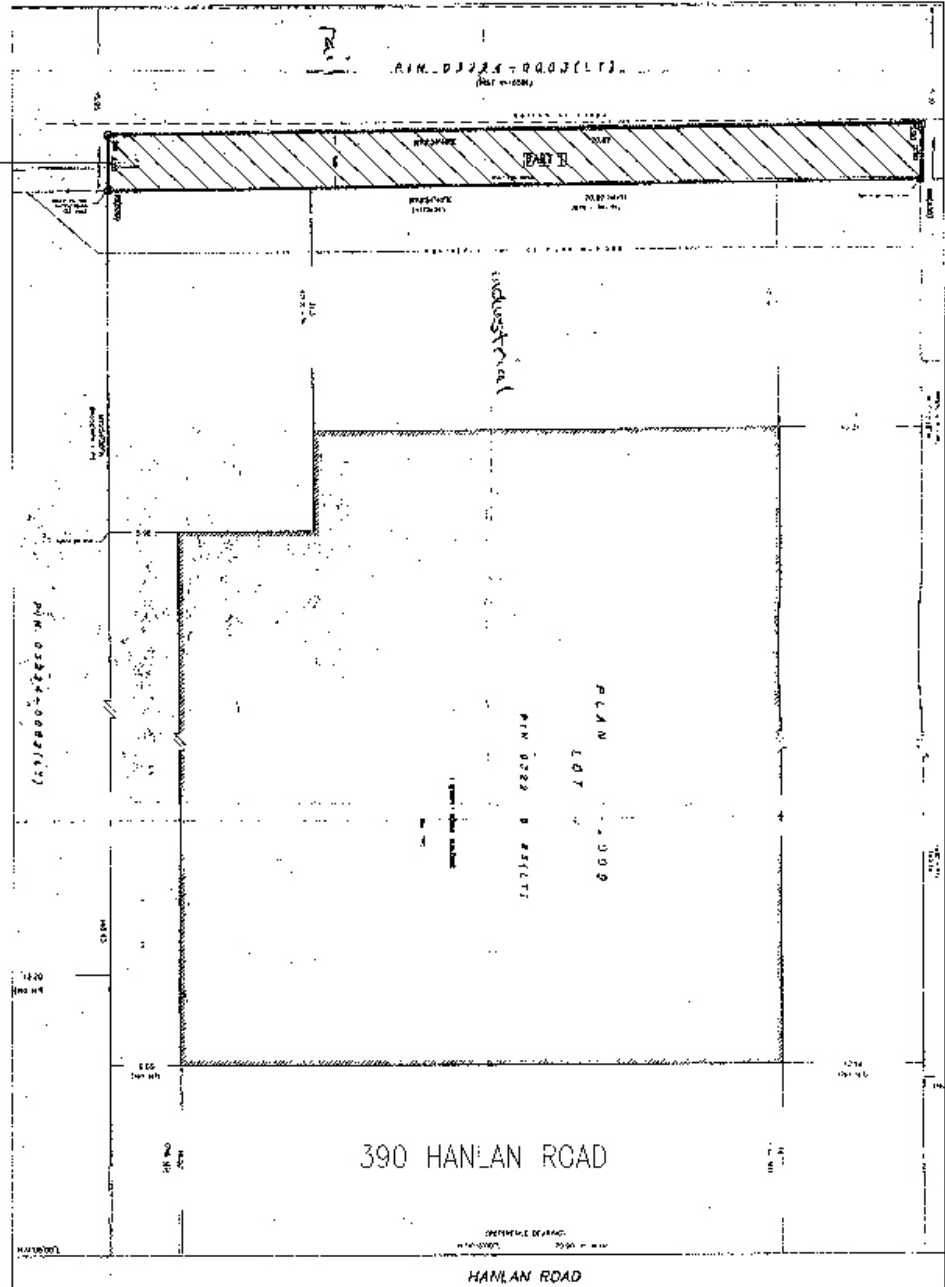
FILE #:	REPORT #:
Z.01.033	PT. LOT 2, CONC. 6

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. E74/00)
 area = 350.35m²
 use = industrial driveway - no buildings



ATTACHMENT "2"
 SITE PLAN

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