

**2. ZONING BY-LAW AMENDMENT APPLICATION Z.03.054
CANADIAN NATIONAL RAILWAY COMPANY
PRELIMINARY REPORT**

P.2004.18

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.03.054 (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 August 1, 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, to facilitate employment development.

Background - Analysis and Options

The 12.86 ha site is located on the south side of Regional Road #7 through to Highway #407, east of Jane Street, within the CN MacMillan Railway Yard, in Part of Lots 4 and 5, Concession 4, City of Vaughan.

The subject lands are designated "Rail Facilities" by OPA #450 (Employment Area Plan) and zoned EM4 Employment Area Transportation Zone by By-law 1-88. The surrounding uses are:

- North - Regional Road #7; employment (EM1 Prestige Employment Area Zone)
- South - Highway #407; parkway belt (PB1(S) Parkway Belt Linear Facilities Zone)
- West - commercial/employment (C6 Highway Commercial Zone, EM2 General Employment Area Zone)
- East - CN Rail yard (EM4 Employment Area Transportation Zone)

On December 22, 2003, a notice of public hearing was circulated to all property owners within 120 m of the subject lands. 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:

- CN Rail considers the subject lands to be surplus to the needs of the CN Rail yard and has proposed that the lands be rezoned for employment use;
- the "Rail Facilities" designation in OPA #450 states that: "should railway and related uses cease on lands at the periphery of this designation, the lands may be developed in accordance with the policies of the adjacent Employment Area land use designation"; the adjacent designations are "Prestige Area" adjacent to Regional Road #7 and Highway #407, and "Employment Area General" on the interior of the site;

- the proposed rezoning of the lands abutting Regional Road #7 (3.79 ha) and Highway #407 (0.99 ha) to EM1 Zone would conform to the Official Plan;
- the proposed rezoning of the middle portion (8.08 ha) to EM2 Zone would conform to the Official Plan;
- a development proposal would be reviewed through a future site plan application, which would consider the overall site layout, access and traffic management, landscaping and urban design, and building elevations;
- the CN site is limited to access via Freshway Drive, which could generate larger truck volumes through the Corporate Centre road system;
- the subject lands are located adjacent to the Vaughan Corporate Centre to the west, within the Highway #7 Policy Review study area with a projected completion date of Spring 2004; the study is considering how to encourage redevelopment of this older industrial area at the southeast corner of Jane Street and Highway #7, to implement the Vaughan Corporate Centre Vision, through potential amendments to OPA 500 and other municipal initiatives;
- any significant changes to the land uses on these lands will require careful consideration of the potential impact on the intended direction of OPA 500 and the Vaughan Corporate Centre; and
- several matters to be reviewed through the subject application, including access, traffic and land use compatibility with adjacent lands, are inter-related with the Highway #7 Policy Review, and there would be a mutual benefit in coinciding the reviews.

Relationship to Vaughan Vision 2007

The applicability of this application to the Vaughan Vision will be determined when the technical report is completed.

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.

In particular, the 12.86 ha CN site is a significant sized parcel of land adjacent to the Vaughan Corporate Centre. Several matters to be reviewed through the subject application, including access, traffic and land use compatibility with adjacent lands, are inter-related with the Highway #7 Policy Review, and there would be a mutual benefit in coinciding the reviews. The technical report may be forwarded to Committee of the Whole upon completion of the Highway #7 Policy review report.

Attachments

1. Location Map
2. Draft Reference Plan/Proposed Zoning

Report prepared by:

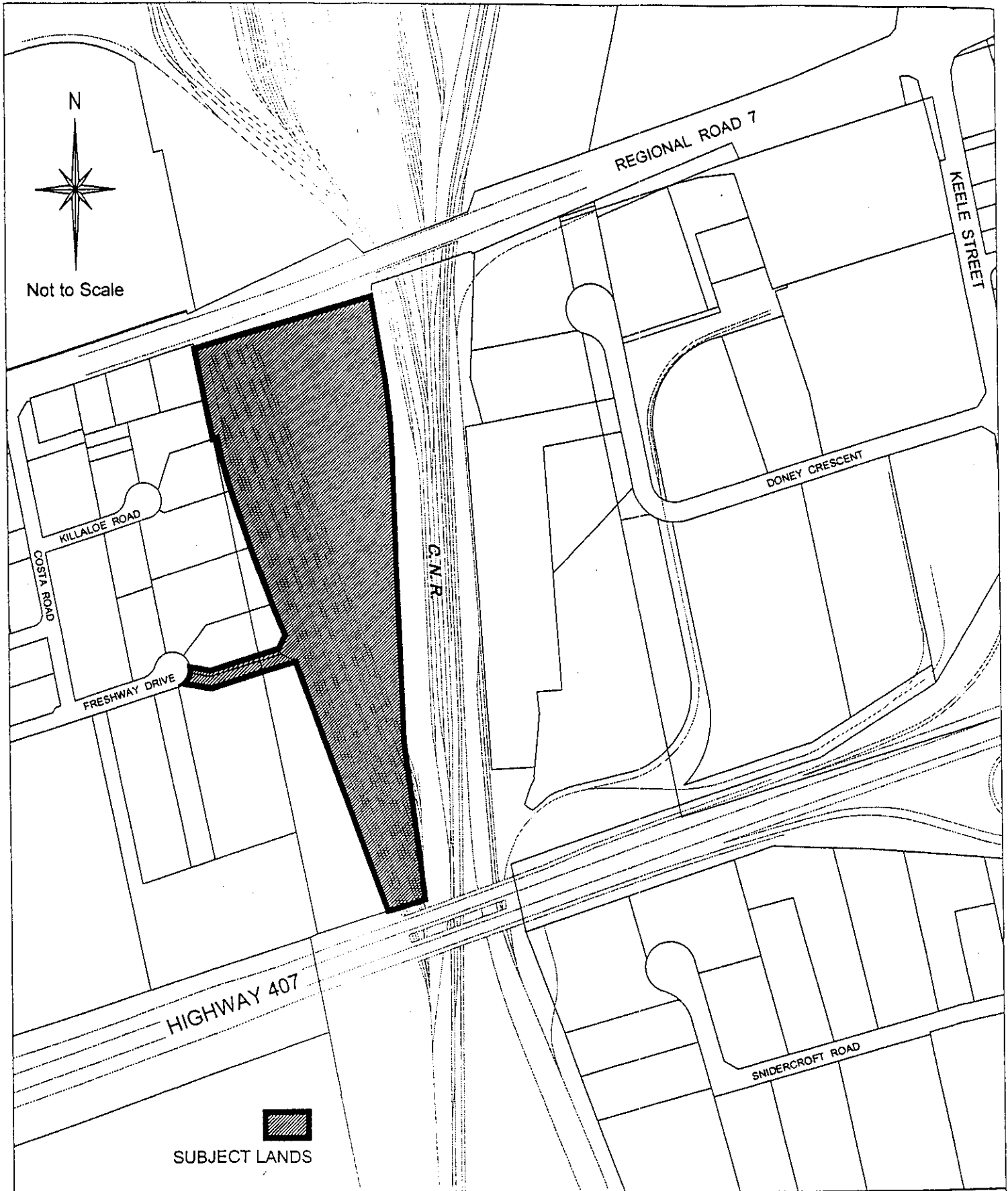
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Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

MARCO RAMUNNO
Manager of Development Planning

/LG



Location Map

Part Lots 4 & 5,
Concession 4

APPLICANT:
CANADIAN NATIONAL RAILWAY COMPANY

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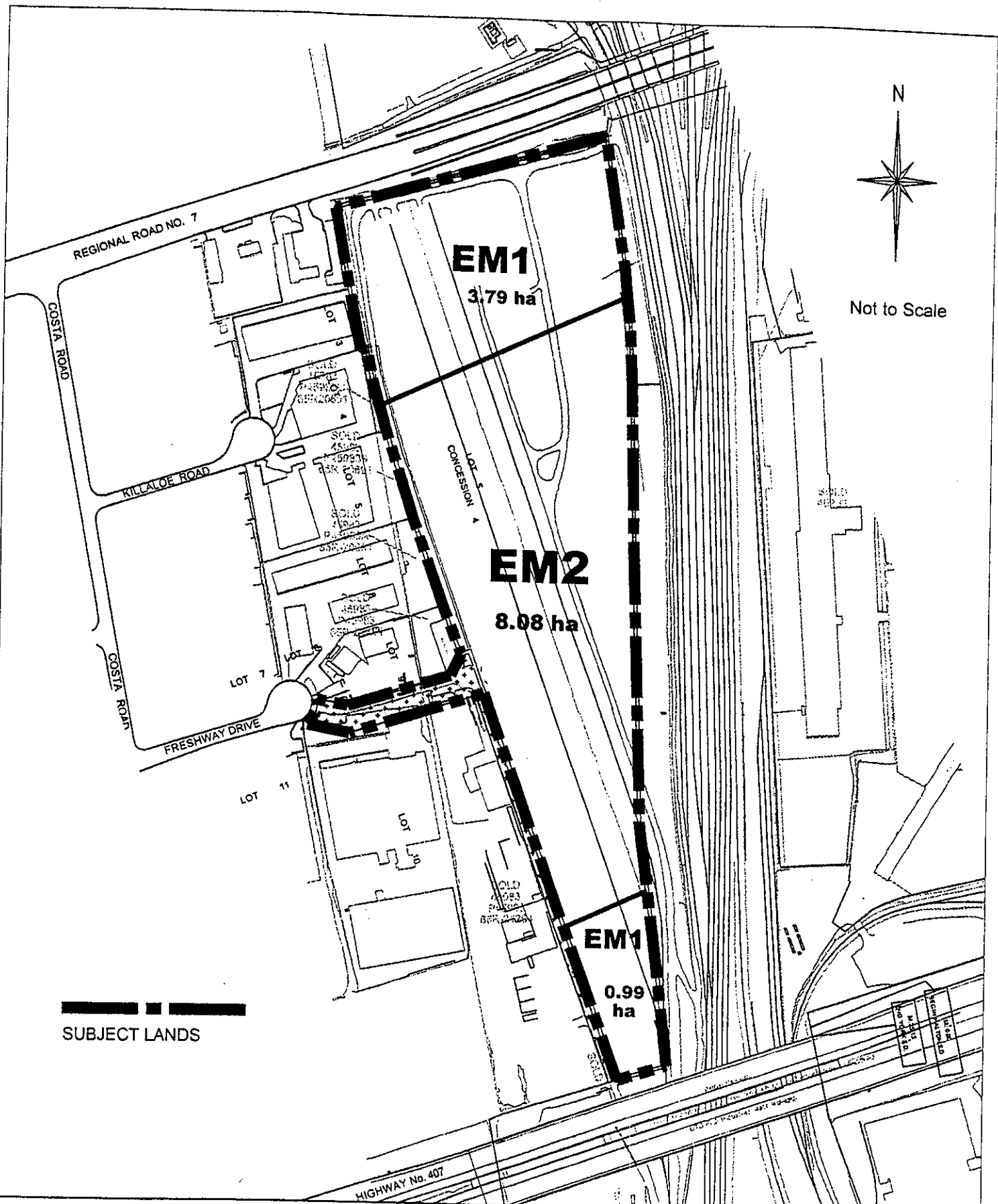
Community Planning Department

Attachment

FILE No.: Z.03.054

December 16, 2003

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Draft Reference Plan

APPLICANT: CANADIAN NATIONAL RAILWAY COMPANY

Part Lots 4 & 5, Concession 4

City of Vaughan
Community Planning Department

Attachment

FILE No.: Z.03.054

December 16, 2003

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