



Report to: Development Services Committee

Report Date: February 25th, 2019

SUBJECT: **Preliminary Report**
Sarena Properties Ltd.
Zoning By-law Amendment application to extend permission for temporary uses at 197 & 199 Langstaff Rd
File No.: ZA 18 257917, Ward 1

PREPARED BY: Carlson Tsang, Planner II, West District, ext. 2945

REVIEWED BY: Dave Miller, MCIP, RPP, Manager, West District, ext. 4960

RECOMMENDATION:

1. THAT the report dated February 25th, 2019, titled "PRELIMINARY REPORT, Sarena Properties Ltd., Zoning By-law Amendment application to extend permission for temporary uses at 197 & 199 Langstaff Road, File No.: ZA 18 257917, Ward 1", be received;

PURPOSE

The owner is proposing to extend permissions for the temporary uses at 197 and 199 Langstaff Road. This report contains general background information about the application. The report should not be taken as Staff's opinion or recommendation on the proposed Zoning By-law Amendment.

Application Deemed Complete

The Zoning By-law Amendment applications were deemed complete on January 8th, 2019.

BACKGROUND

Property Description

The subject properties are located west of Bayview Avenue, south of Highway 407, within the Langstaff Gateway Secondary Plan Area (see Figure 1). They have a combined area of approximately 0.8 ha (1.97 ac) and a combined frontage of approximately 61 m (200 ft). Both properties currently contain a single detached dwelling at the front and outdoor storage of vehicles at the rear.

Surrounding uses are as follows:

- Cemetery and funeral home to the south
- Outdoor storage of vehicles to the west
- Woodlot to the north
- Outdoor storage of vehicles, woodlot and resident dwellings to the east

HISTORY/PROPOSAL

On June 5th, 2008, the Ontario Municipal Board approved amendments to By-law 2551, as amended, for a number of properties (including the subject lands) within the Langstaff Gateway

community to permit business offices and outdoor storage on a temporary basis until June 5th, 2011. In 2012, the City approved an extension to these By-laws for three years until January 24, 2015. These By-laws were further extended in 2015 for another three years until June 15, 2018. The applicant is now seeking a third extension to the By-laws to continue these uses on the subject properties. No new buildings or uses are being proposed.

The subject properties are located in the Langstaff Secondary Plan area and will be subject to redevelopment in the future. These uses are intended to be temporary until redevelopment occurs. The timing for redevelopment is uncertain at this time.

Recent Temporary Use By-law Extension in Langstaff

Council recently approved similar temporary use by-law extensions to allow outdoor storage at 3, 5, 21 Essex Avenue and 201, 203, 205 Langstaff Road until June 15, 2021.

Official Plan and Zoning

The subject lands are designated 'Greenway' and 'Mixed Use High Rise' in the 2014 Official Plan (as partially approved on Nov 24/17 and further updated on April 9/18) and 'Residential-Mixed Use' and 'Parks & Open Space' in the Langstaff Secondary Plan (OPA183).

The properties are currently zoned 'R1 – Residential' by By-law 2551, as amended.

DISCUSSION

If the extension to these temporary use by-laws are approved, it will require further extension in 2021 as the Planning Act only allows an extension for a maximum of three years. It is staff's intention that all of the temporary use by-laws expire on the same date. This will help ensure that no single land owner will delay the future development anticipated in the Langstaff Secondary Plan. Consequently, if the temporary use by-law is extended, it should be from the expiration of the last temporary use by-law date.

If the applications are approved, the following special provisions, which are included in the existing Temporary Use By-laws, should continue to apply on the subject properties:

- a) business offices shall only locate within buildings existing on the date of the passing of the By-law;
- b) additions to existing buildings are not permitted;
- c) construction of new buildings is not permitted;
- d) outdoor storage shall be screened from Langstaff Road East; and
- e) the installation of additional impermeable surface material is not permitted.

FINANCIAL CONSIDERATIONS AND TEMPLATE:

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable

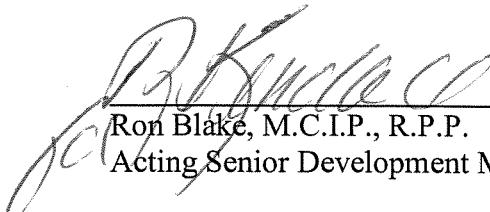
ALIGNMENT WITH STRATEGIC PRIORITIES:

Growth Management: A new Secondary Plan that reflects the City's priorities has been approved for the Langstaff community. The applicant's intention is to redevelop the subject property in accordance with the new Secondary Plan. The permission for the temporary use will allow business offices and outdoor storage to be maintained until such time a comprehensive redevelopment is underway and municipal services are provided by landowners


BUSINESS UNITS CONSULTED AND AFFECTED:

The application has been circulated to various City departments and external agencies and is currently under review.

RECOMMENDED BY:



Ron Blake, M.C.I.P., R.P.P.
Acting Senior Development Manager



Arvin Prasad, M.C.I.P., R.P.P.
Commissioner, Development Services

ATTACHMENTS:

Figure 1: Location Map
Figure 2: Area Context/Zoning
Figure 3: Aerial Photo

APPLICANT/AGENT:

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