



Report to: Development Services Committee

Report Date: November 19, 2018

SUBJECT: **PRELIMINARY REPORT**
AGS Consultants Limited
Zoning By-law Amendment application to extend permission for temporary uses at 3, 5, 21 Essex Ave and 201, 203, 205 Langstaff Rd
File No.: ZA 18 234292 & ZA 18 234296, Ward 1

PREPARED BY: Carlson Tsang, Planner II, West District

REVIEWED BY: Dave Miller, M.C.I.P., R.P.P., Manager, West District

RECOMMENDATION:

1. THAT the report dated November 19, 2018, titled “PRELIMINARY REPORT, AGS Consultants Limited, Zoning By-law Amendment application to extend permission for temporary uses at 3, 5, and 21 Essex Avenue and 201, 203, and 205 Langstaff Road, File No.: ZA 18 234292 & 18 234296, Ward 1”, be received;

PURPOSE

The above noted Zoning By-law Amendment applications are proposing to extend permissions for the temporary uses at 3, 5, and 21 Essex Avenue and 201, 203, and 205 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 June 28, 2018.

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 2.68 ha (6.62 ac), and a combined frontage of approximately 101 m (331 ft) along Langstaff Road East and 100 m (328 ft) along Essex Avenue. Existing uses on the properties include business office, outdoor storage of automobiles and residential dwellings at 3 & 5 Essex Avenue.

Surrounding uses are as follows:

- Cemetery and funeral home to the south
- Industrial uses to the west
- Outdoor storage of automobiles and industrial uses to the north
- 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 the subject properties 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 the uses on the 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 although the timing for redevelopment is uncertain at this time.

Official Plan and Zoning

The subject lands are designated 'Mixed Use High Rise' and 'Residential 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 'Hold – Rural Industrial [(H) R. IND]' and '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 they all expire on the same date to 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

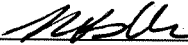
ALIGNMENT WITH STRATEGIC PRIORITIES:

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:

AGS Consultants Limited

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File path: Amanda\File 18 234292\Documents\Preliminary Report

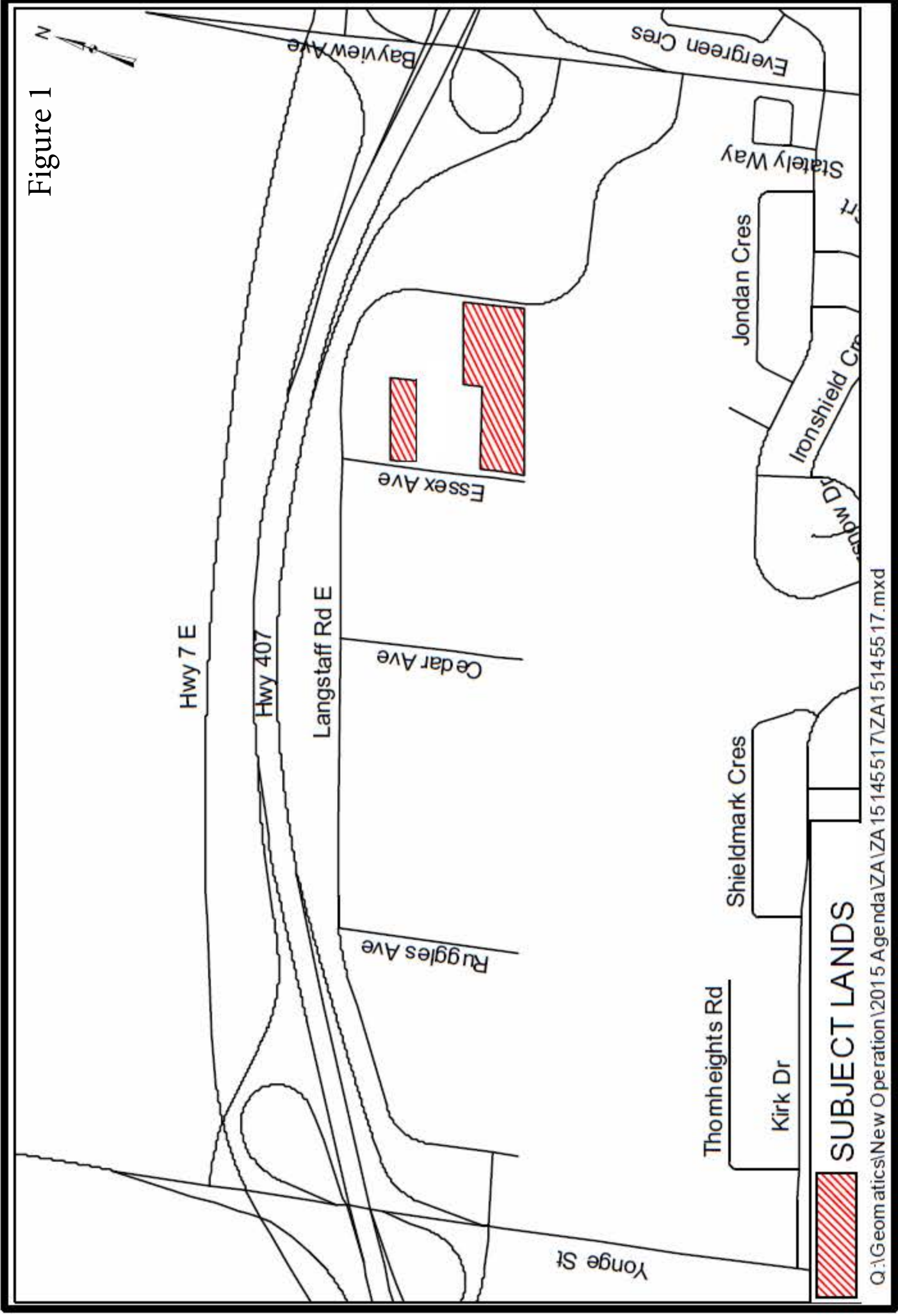
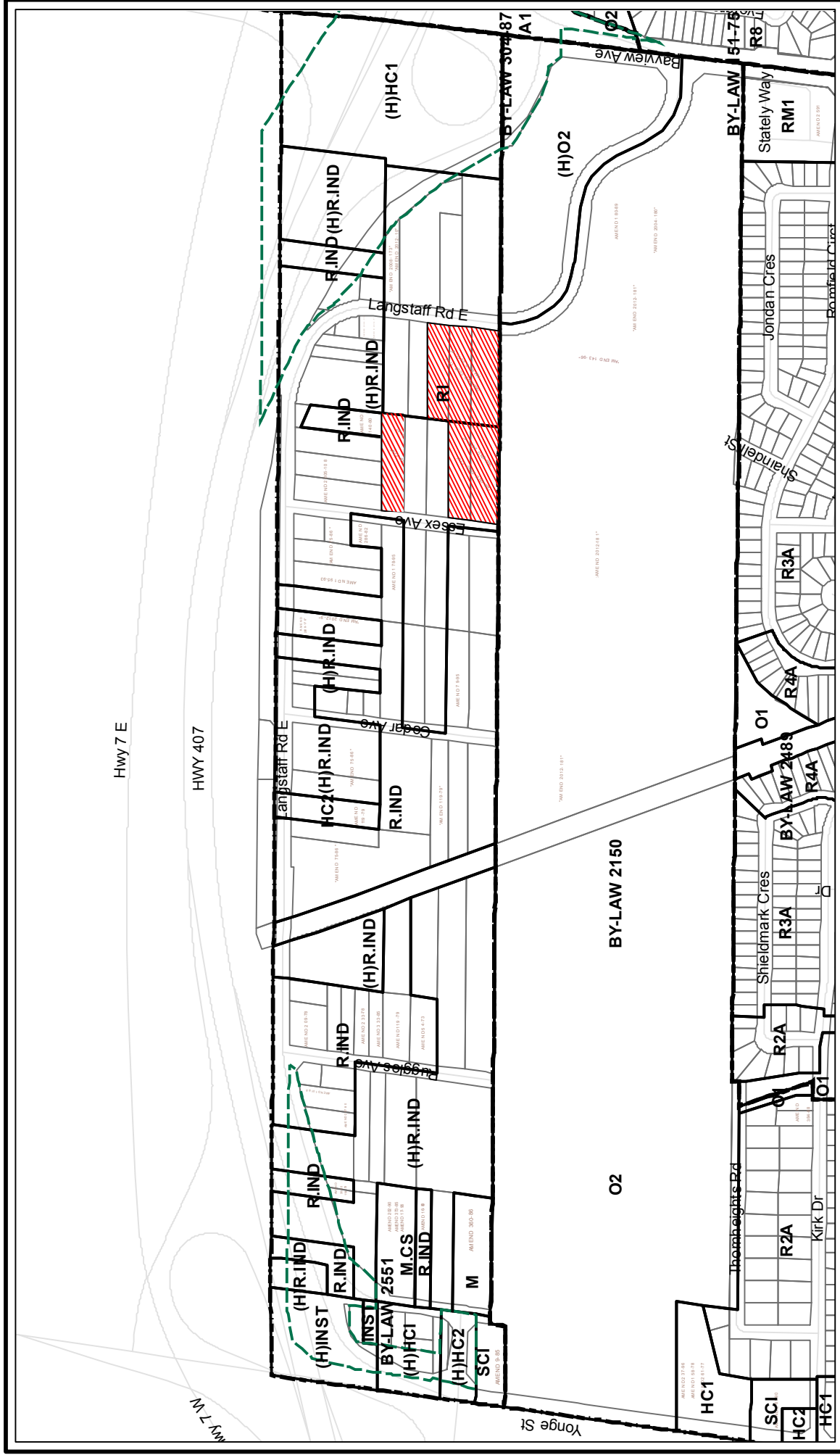


Figure 1


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AREA CONTEXT / ZONING

APPLICANT: AGS CONSULTANTS LTD.
 3 & 5 ESSEX AVE. 201,203 & 205 LANGSTAFF ROAD EAST

FILE No. ZA 18 234292 & ZA 18 234296

 SUBJECT LANDS

DATE: 10/10/2018

FIGURE No. 2



 SUBJECT LANDS

AIR PHOTO

APPLICANT: AGS CONSULTANTS LTD.
 3, 5 & 21 ESSEX AVE. 201, 203 & 205 LANGSTAFF ROAD EAST

FILE No. ZA. 18 234292 & ZA 18 234296

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Drawn By: CPW

Checked By: CT

DATE: 08/01/2018

FIGURE No. 3