



# STATUTORY PUBLIC MEETING

## ZONING BY-LAW AMENDMENT Sarena Properties Ltd.

196 and 198 Langstaff Road East (Ward 1)  
File No: PLAN 23 141980

**January 30, 2024**



# Area Context



- 0.80 ha (1.97ac)
- Existing Residential dwellings on Subject Lands
- Located within the Langstaff Gateway Secondary Plan Area
- Surrounding uses include:
  - Rural Industrial
  - Commercial
  - Residential

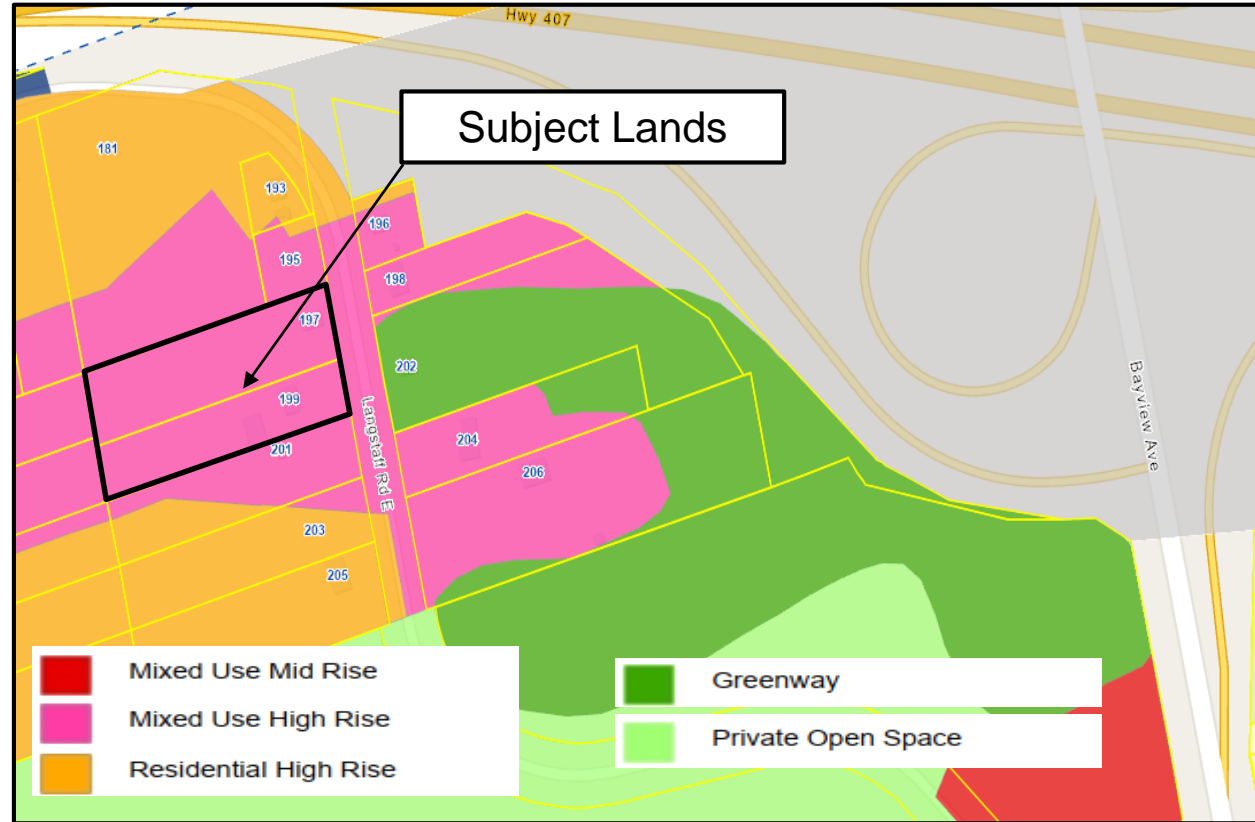




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# 2014 Official Plan



## Mixed Use High Rise

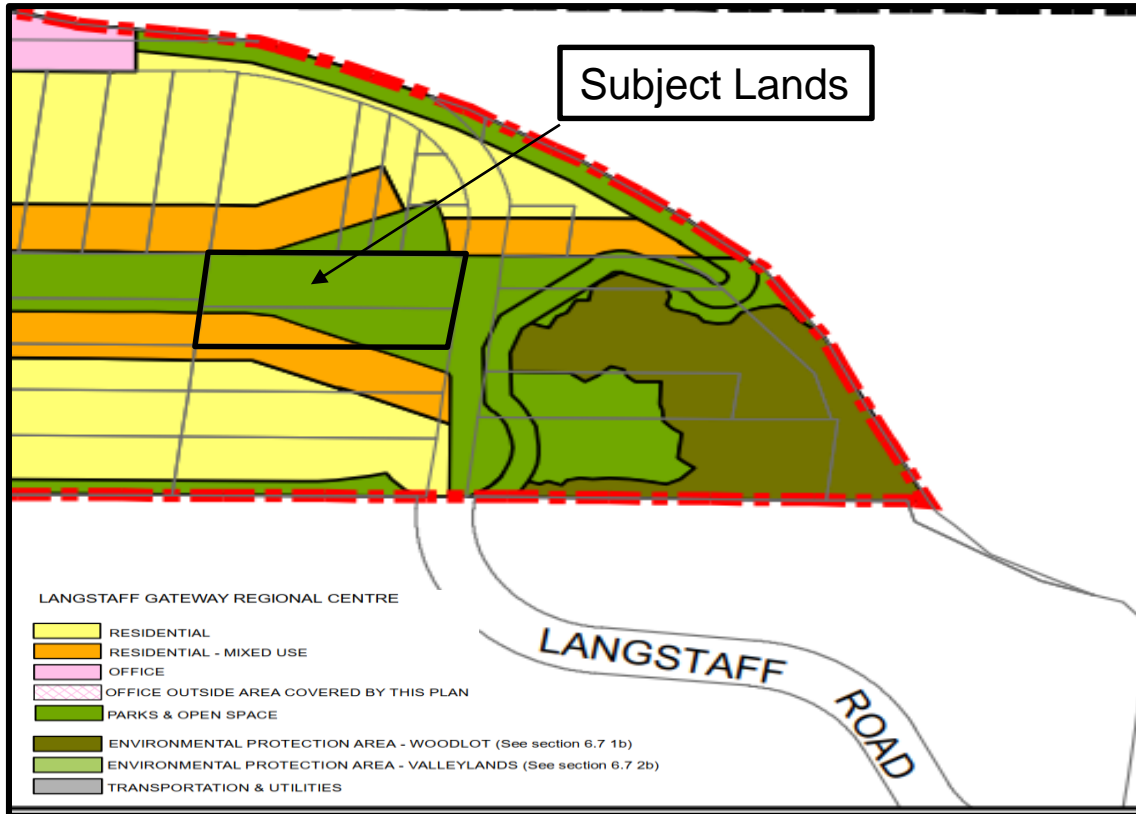
- Highest Level of Intensification
- Until the revised Secondary Plan is approved, the 1987 Official Plan shall apply



# Langstaff Gateway Secondary Plan



Subject Lands



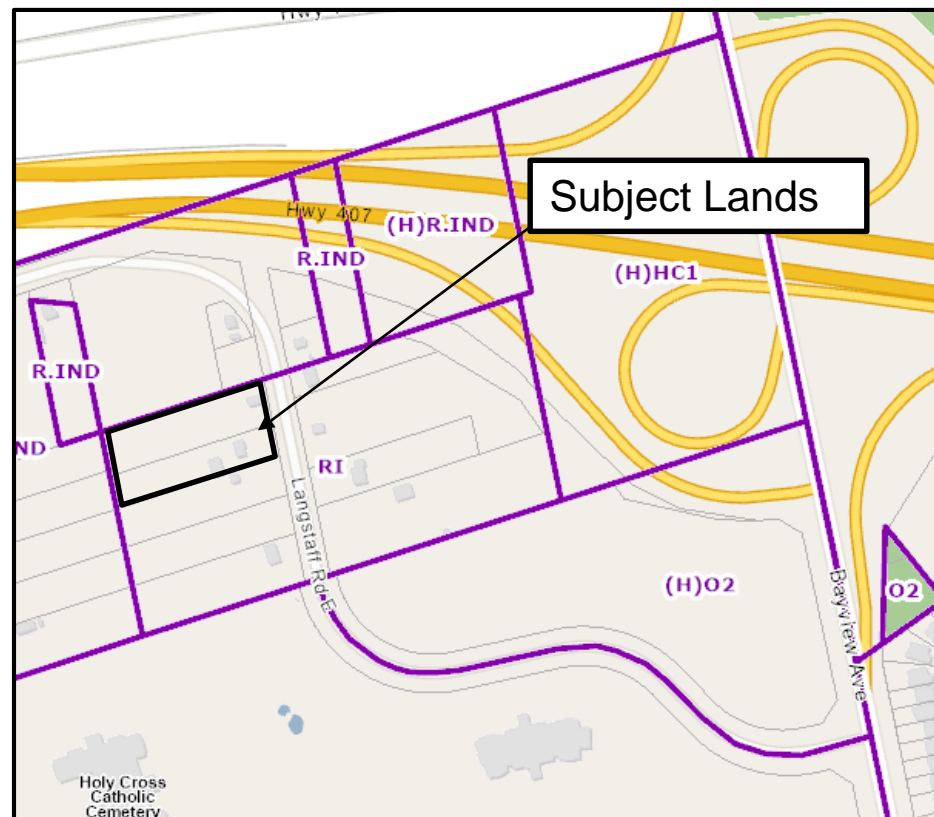
## Parks and Open Space

- Multi-use Trail System; Parks and Parkettes; Valleylands and Buffers; Woodlot
- Other open space and environmental protection area features

## Residential Mixed-Use

- Ground floor non-residential uses
- Apartments (other multiple dwelling forms) above





## Residential (R1) Zone

- One single-family detached dwelling
- Does not permit outdoor storage of vehicles and office use
- Temporary Use By-Law required



# Outstanding Items and Next Steps



Staff will continue to review the Proposed Development with regard for:

- Conformity and Consistency with Provincial, York Region and the City Official Plan policies, specifically:
  - Section 39 of the Planning Act, which authorizes Council to pass temporary use by-laws;
  - Section 10.2.6 of the Markham 2014 Official Plan, which outlines the provisions and considerations for Temporary Use Zoning By-laws; and,
  - the Langstaff Gateway Secondary Plan.
- Evaluation of the compatibility with existing and planned development within the surrounding area
- External Agency Review
  - The Application has been circulated to York Region, the Ministry of Transportation, CN Rail and Metrolinx, among other agencies and any applicable requirements must be incorporated into the Proposed Development.

Staff have no objection to the Zoning By-Law Application being directly referred to Council.



**Thank You**





# APPENDIX



## LANDS WHERE TEMPORARY USE BY-LAWS HAVE BEEN APPROVED (SINCE 2008)

APPLICANT: Sarena Properties Ltd.  
197 & 199 Langstaff Rd E

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