



# Statutory Public Meeting

ZONING BY-LAW AMENDMENT (TEMPORARY USE)

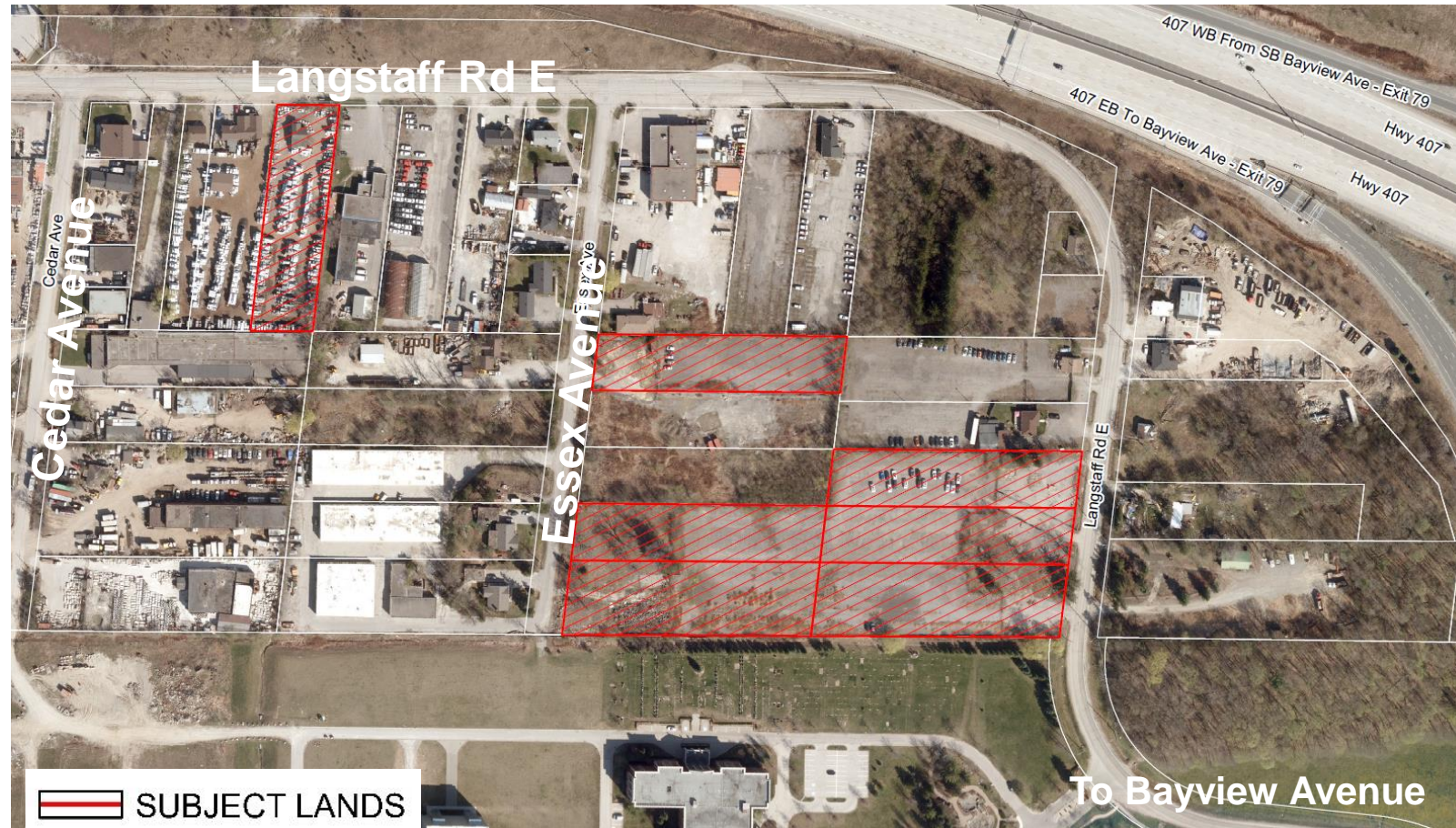
Langstaff Land Holdings Ltd. and Pino Grande Holdings

3, 5, 21 Essex Avenue and 139, 201, 203, 205 Langstaff Road East (Ward 1)

File PLAN 24 161315

**May 14, 2024**

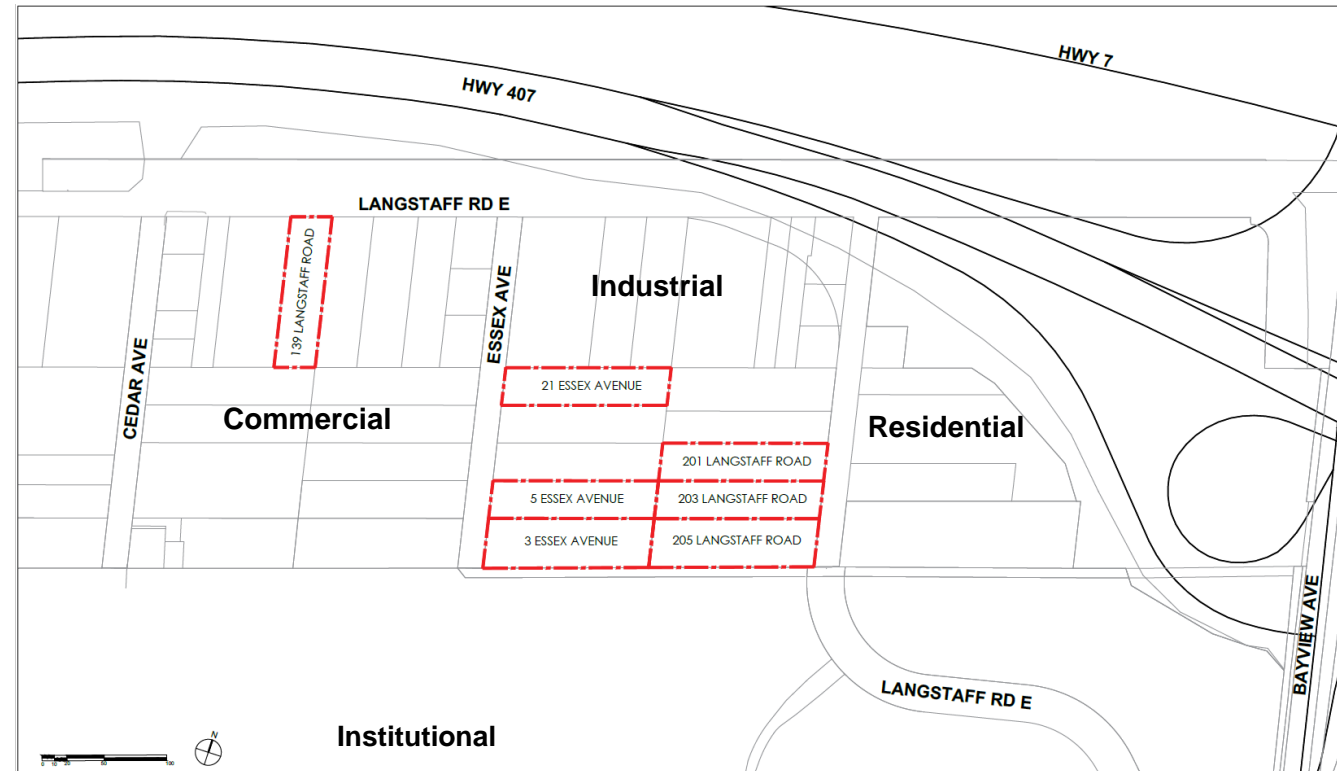
- 3.17 ha (7.6 ac)
- Existing business offices, outdoor storage and other light industrial uses
- Located within the Langstaff Gateway Secondary Plan Area
- Surrounding uses include:
  - Light industrial
  - Outdoor storage
  - Cemetery






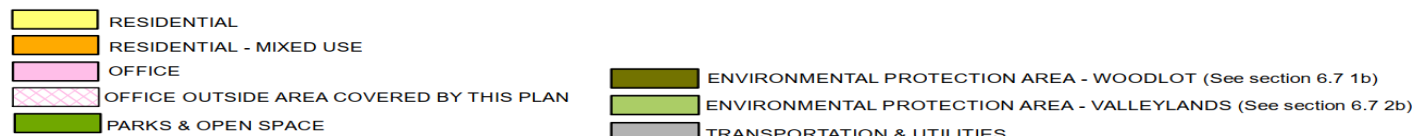
## 3-year Temporary Use By-Law

- Outdoor Storage
- No new buildings are proposed
- In 2008, the Tribunal approved the first temporary use by-laws for several properties in this area, including the subject lands
- Subject lands have been subject to numerous 3-year period extensions approved by the City



 Subject Properties

### LANGSTAFF GATEWAY REGIONAL CENTRE



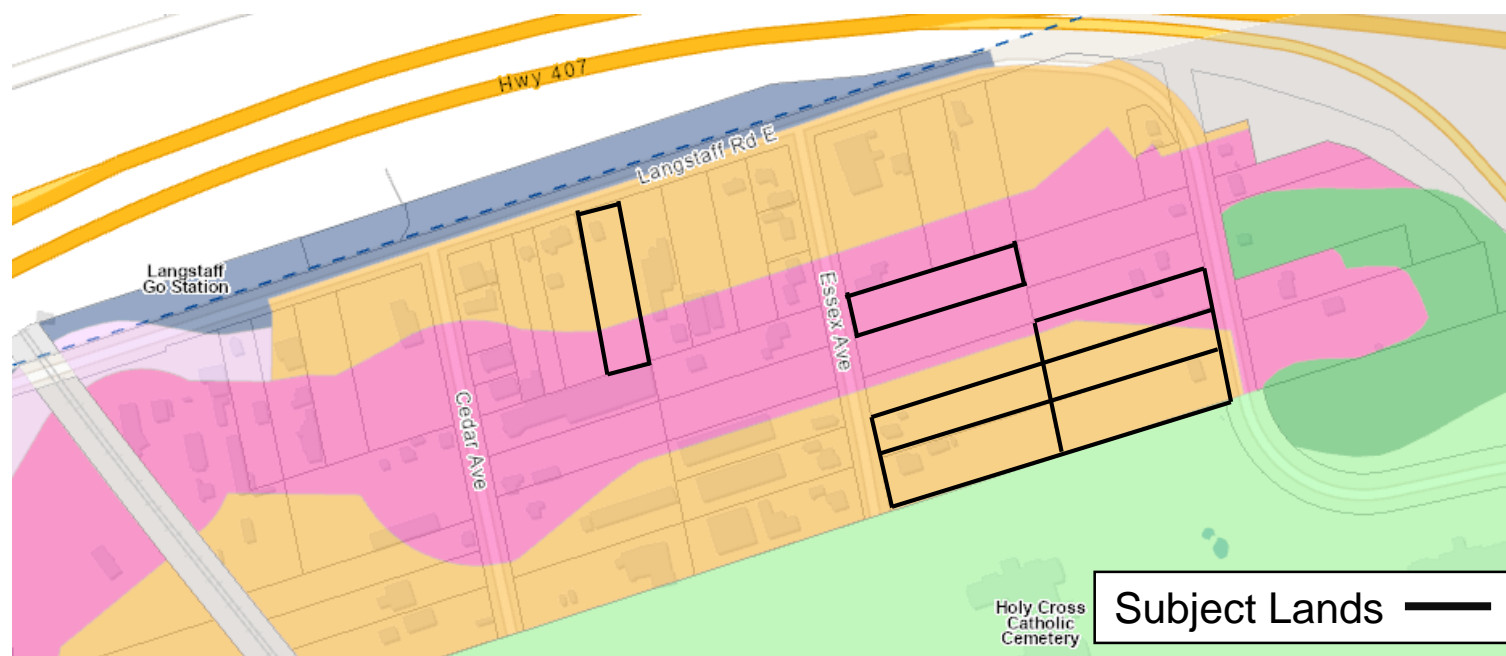
### Mixed Use High Rise

- greatest levels of intensification are intended to take place

### Residential High Rise

- provides for residential intensification

Until the revised Secondary Plan is approved, the 1987 Official Plan shall apply







### Residential

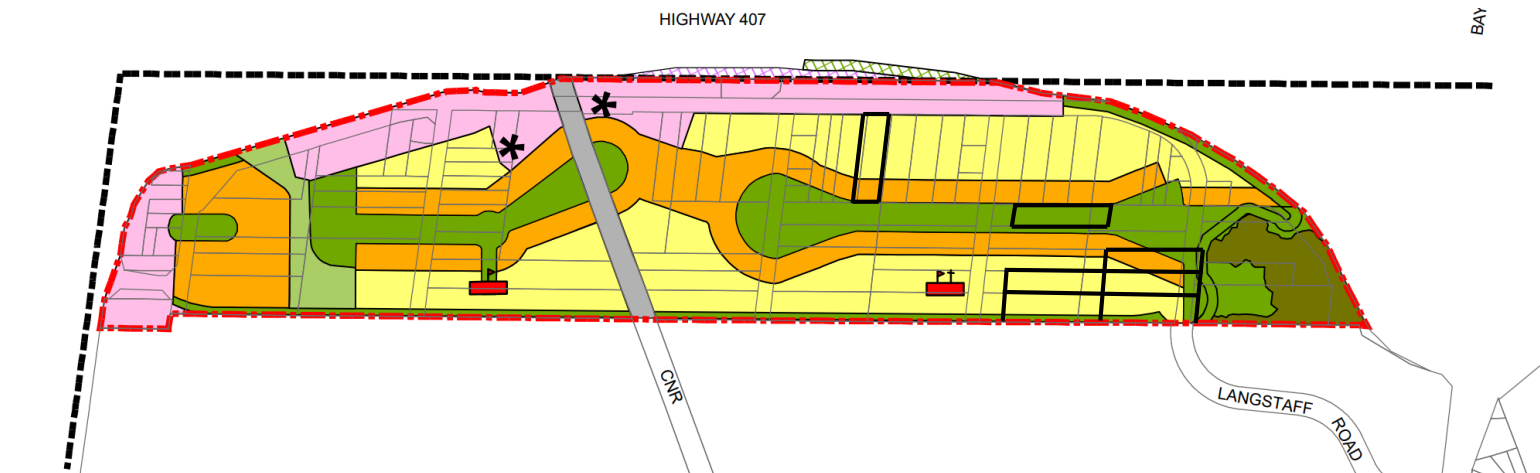
- Townhouses, apartments and other multiple dwellings

### Residential Mixed-Use

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

### Parks and Open Space

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



## SCHEDULE 'AA' - DETAILED LAND USE PLAN

### SECONDARY PLAN FOR THE LANGSTAFF GATEWAY PLANNING DISTRICT (P.D. 44-1)

LANGSTAFF GATEWAY REGIONAL CENTRE		BOUNDARY OF AREA COVERED BY THIS AMENDMENT	TOWN BOUNDARY
RESIDENTIAL	RESIDENTIAL - MIXED USE	ENVIRONMENTAL PROTECTION AREA - WOODLOT (See section 6.7 1b)	(SEE SECTION 6.4 e)
OFFICE	OFFICE OUTSIDE AREA COVERED BY THIS PLAN	ENVIRONMENTAL PROTECTION AREA - VALLEYLANDS (See section 6.7 2b)	ELEMENTARY SCHOOLS (PUBLIC)
PARKS & OPEN SPACE	TRANSPORTATION & UTILITIES		ELEMENTARY SCHOOLS (PUBLIC & CATHOLIC)

Q:\Geomatics\New Operation\Official Plan\Amendments\Langstaff\Langstaff Conversion\Schedule AA\Schedule AA.mxd



## Residential Zone (R1)

- One single-family detached dwelling
- Does not permit outdoor storage, enclosed storage and office uses

## (Hold) Rural Industrial Zone (R.IND)

- In part, wholesaling, manufacturing, processing, packaging, bottling, printing, repairing or warehousing (wholly within enclosed buildings)
- Does not permit outdoor storage, enclosed storage and office uses



 SUBJECT LANDS



## 1. Staff will continue to review the Proposal

- Conformity and Consistency with Provincial, York Region and City Official Policies, specifically:
  - Section 39 of the *Planning Act*, which authorizes Council to pass temporary use by-laws
  - Section 10.2.6 of the City's OP, which outlines the provision and considerations for Temporary Use Zoning By-laws
- Evaluation of the compatibility with existing and planned development within the surrounding area

## 2. Committee may refer the Application back to Staff

- Staff have no objection to the Zoning By-law application being directly referred to the next available Council meeting, considering the Bill 109 timelines

## 3. Applicant will provide a detailed presentation on the Proposal



**Thank you**