

SUBJECT: **PRELIMINARY REPORT**
109-117 Langstaff Inv. Ltd.
Zoning By-law Amendment application to permit temporary
outdoor storage at 109 and 117 Langstaff Road East
File No.: ZA 14 131774

PREPARED BY: Daniel Brutto, Planner I, West District

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

RECOMMENDATION:

- 1) THAT the report dated March 24, 2015 titled “PRELIMINARY REPORT, 109-117 Langstaff Inv. Ltd., Zoning By-law Amendment application to permit temporary outdoor storage at 109 and 117 Langstaff Road East (File No. ZA 14 131774)”, be received;
- 2) AND THAT a Public Meeting be held to consider the applications;
- 3) AND FURTHER THAT Staff be authorized and directed to do all things necessary to give effect to this resolution.

EXECUTIVE SUMMARY:

Not applicable.

PURPOSE:

This report provides preliminary information on a Zoning By-law Amendment application which proposes to permit temporary outdoor storage at 109 and 117 Langstaff Road East. The report also seeks authorization for a statutory Public Meeting to consider this application.

This report contains general information regarding applicable Official Plan and Zoning policies, as well as other issues. The report should not be taken as Staff’s opinion or recommendation on the application.

Application deemed complete

The Zoning By-law Amendment application was deemed complete on January 21, 2015.

BACKGROUND:**Subject Property and Area Context**

109 and 117 Langstaff Road East (the “subject properties”) are located approximately 785 metres east of Yonge Street, at the southwest corner of Langstaff Road East and Cedar Avenue (see Figure 1 – Location Map). The 1.2 hectare (2.9 acres) subject properties contain an existing 449.5 m² (4,838.4 ft²) one-storey concrete building and garage. A chain link fence currently exists along the northern and western property lines.

The subject properties are currently used as a repair shop and for outdoor storage of the following uses: recreational vehicles, automobiles, trucks, cut stone and other landscaping supplies, construction machinery and swimming pool shells.

To the east, south and west the subject properties are surrounded by primarily non-residential uses which include outdoor storage. Single detached dwellings are located east and south of the subject properties. The Langstaff GO Station parking lot is located to the north. (see Figure 2 – Aerial Photo)

Official Plan and Zoning

The subject properties are designated Residential, Residential – Mixed Use and Parks and Open Space by the Langstaff Gateway Secondary Plan (OPA 183).

The subject properties are designated Residential High Rise, Mixed Use High Rise and Greenway by the 2014 Official Plan (not yet in force).

The subject properties are zoned (H) R.IND – (Holding) Rural Industrial under Zoning By-law 2551, as amended (see Figure 3 – Area Context/Zoning).

Proposal to allow for a temporary use by-law

The zoning by-law amendment has been requested to permit outdoor storage on the subject properties for a period not to exceed three (3) years (the “proposal”). No new buildings are contemplated as part of the proposal, however the proposal includes a new 1.8 metre (6 feet) high galvanized chain link fence, to be screened with vinyl coating, along the eastern property line, where a fence does not currently exist. In addition, the existing fence located along the northern property line is to be screened with vinyl coating (see Figure 4 – Site Plan). The purpose of the proposed screening/fencing is to avoid visually impairing the public realm. Section 39 of the Planning Act allows Temporary Use By-laws for a maximum 3 year period.

OPTIONS/ DISCUSSION:

Temporary Use By-laws for business offices and outdoor storage were approved by the Ontario Municipal Board (OMB) in 2008 for several other properties in the general vicinity of the subject properties. Extensions to these By-laws were approved by the City in 2012 and will require further extensions in 2015. If and when these temporary use By-laws are extended, it is staff’s intention that they all expire on the same date, including the subject application. This is to ensure that the development anticipated in the

Langstaff Secondary Plan can occur and that no single land owner can hold up development.

The existing Temporary Use By-laws include the following special provisions:

- 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.

These provisions should apply to a temporary use by-law on the subject properties if approved.

ISSUES TO BE RESOLVED:

No issues have been raised to date. Any issues identified through the circulation and detailed review of the proposal will be addressed in a final staff report to be presented to Committee at a later date, if required.

FINANCIAL CONSIDERATIONS:

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 properties in accordance with the new Secondary Plan. The permission for the temporary use will allow outdoor storage to be maintained until such time as comprehensive redevelopment is underway and municipal services are provided by the 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



Jim Baird, M.C.I.P., R.P.P.
Commissioner, Development Services

ATTACHMENTS:

Figure 1: Location Map

Figure 2: Aerial Photo

Figure 3: Area Context/Zoning

Figure 4: Site Plan

APPLICANT/AGENT:

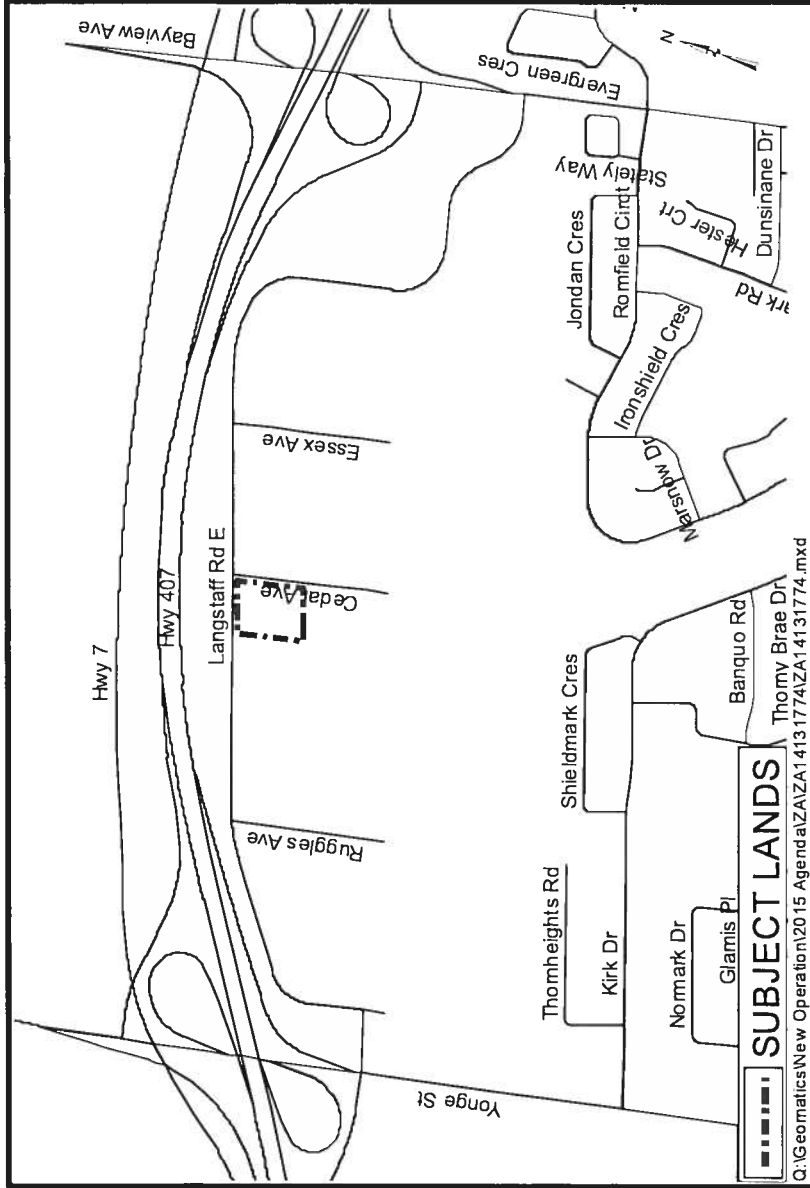
Rueter Scargall Bennett LLP

Robert G. Miller

250 Yonge Street Suite 2200

Toronto, Ontario M5B 2L7

Tel: (416) 869-2203





AIR PHOTO

APPLICANT: 109 -117 LANGSTAFF INV. LTD.
109 & 117 LANGSTAFF ROAD EAST

FILE No: ZA. 14131774 (DB)

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DATE: 21/01/2015

FIGURE No. 2

 SUBJECT LANDS



Yonge St

Hwy 407

Hwy 407

(H)INST

(H)HC1

(H)HC2

SCI

BY-LAW 2551

M.CS

R.IND

M

(H)R.IND

R.IND

(H)R.IND

Ruggles Ave

Cedar Ave

HC2 (H)R.IND

(H)R.IND

(H)R.IND

(H)R.IND

CNR Bala Subdivision

BY-LAW 2150

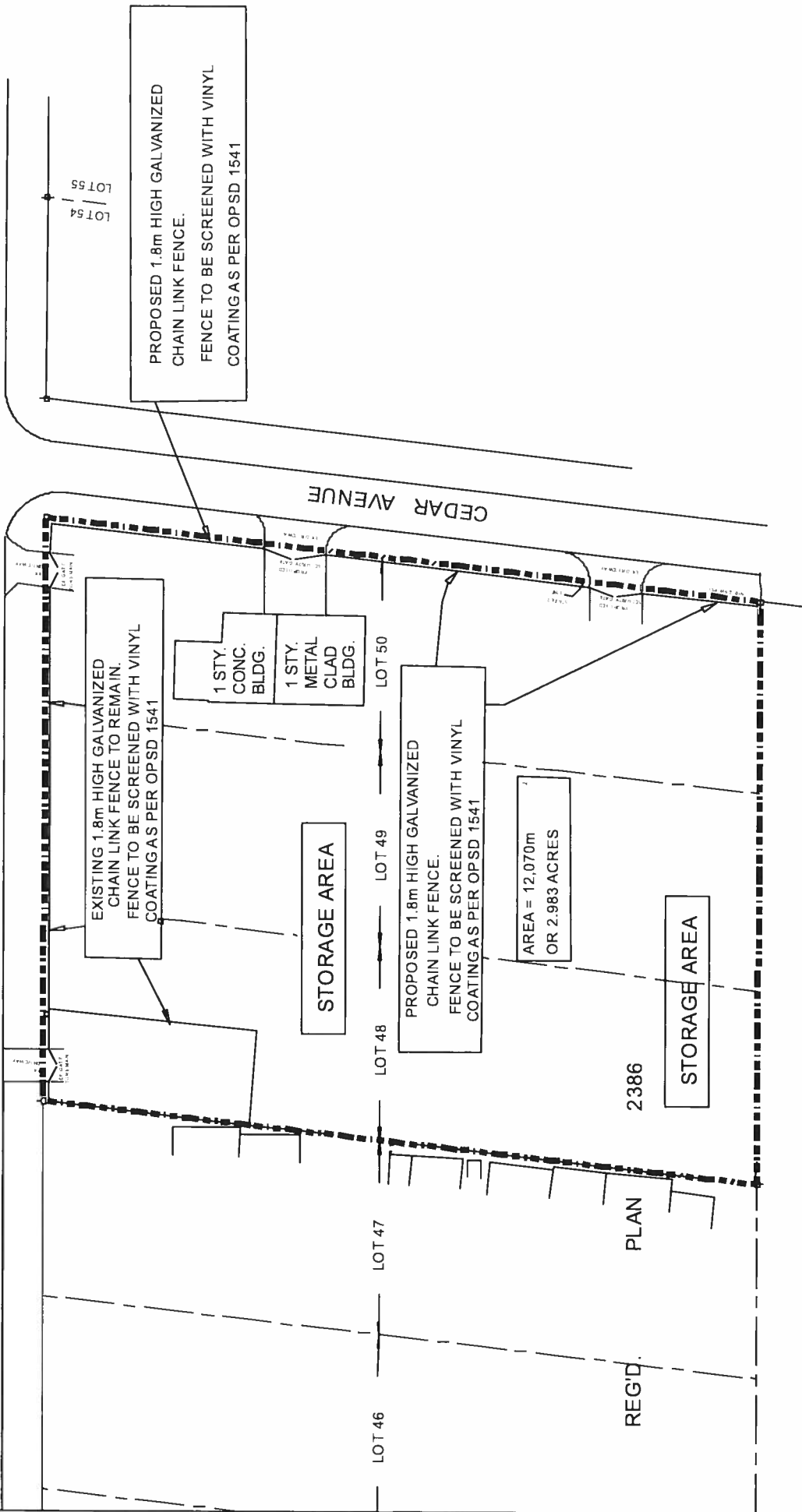
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SUBJECT LANDS

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FIG **RE No. 3**

LANGSTAFF ROAD EAST



SITE PLAN

APPLICANT: 109-117 LANGSTAFF INV. LTD.
109 & 117 LANGSTAFF ROAD EAST

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FIGURE No. 4

SUBJECT LANDS