



Report to: Development Services Committee

Report Date: March 24, 2015

SUBJECT: **PRELIMINARY REPORT**
AGS Consultants Limited
Zoning By-law Amendment application to extend permissions
for temporary uses at 201, 203 and 205 Langstaff Road East
and 3 and 5 Essex Avenue
File No.: ZA 15 145517

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, AGS Consultants Ltd., Zoning By-law Amendment application to extend permissions at 201, 203 and 205 Langstaff Road East and 3 and 5 Essex Avenue (File No.: ZA 15 145517)”, be received;
- 2) AND THAT a Public Meeting be held to consider the application;
- 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 Zoning By-law Amendment application which proposes to extend permissions for temporary uses at 201, 203 and 205 Langstaff Road East and 3 and 5 Essex Avenue. 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 February 11, 2015.

BACKGROUND:**Subject Properties and Area Context**

201, 203 and 205 Langstaff Road East and 3 and 5 Essex Avenue (the “subject properties”) are located approximately 385 m (1,263 ft) west of Bayview Avenue, south of Highway 407, within the Langstaff Gateway Area (see Figure 1 – Location Map). The combined area of the subject properties is approximately 2.28 hectares (5.6 acres), with frontage along Langstaff Road East being approximately 101 m (331 ft) and 70 m (230 ft) along Essex Avenue.

The subject properties are currently used as business offices, a cat rescue shelter at 205 Langstaff Road East and the outdoor storage of automobiles. The existing outdoor storage is located in the rear yards of the subject properties. Occupied single detached dwellings are located on each property. Accessory structures are located at 201 Langstaff Road East and 3 and 5 Essex Avenue. Mature vegetation exists on all the subject properties, primarily in the front yards.

To the east, south and west the subject properties are surrounded by primarily non-residential uses which include outdoor storage. Holy Cross Catholic Cemetery and Funeral Home is located to the south (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 and Mixed Use High Rise by the 2014 Official Plan (not yet in force).

201, 203 and 205 Langstaff Road East are zoned R1 – Residential under Zoning By-law 2551, as amended. 3 and 5 Essex Avenue are zoned (H) R.IND – (Holding) Rural Industrial under Zoning By-law 2551, as amended (see Figure 3 – Area Context/Zoning).

Proposal to extend a temporary use by-law

The owner is asking to extend permission for temporary uses on the subject properties. The existing temporary uses, business offices, outdoor storage and a cat rescue shelter, are proposed to continue (the “proposal”). No new buildings or uses are being proposed. 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, outdoor storage and a cat rescue shelter were approved by the Ontario Municipal Board (OMB) in 2008 for 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, will occur in a coordinated manner 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 continue to 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.

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: Proposed Site Plan

APPLICANT/AGENT:

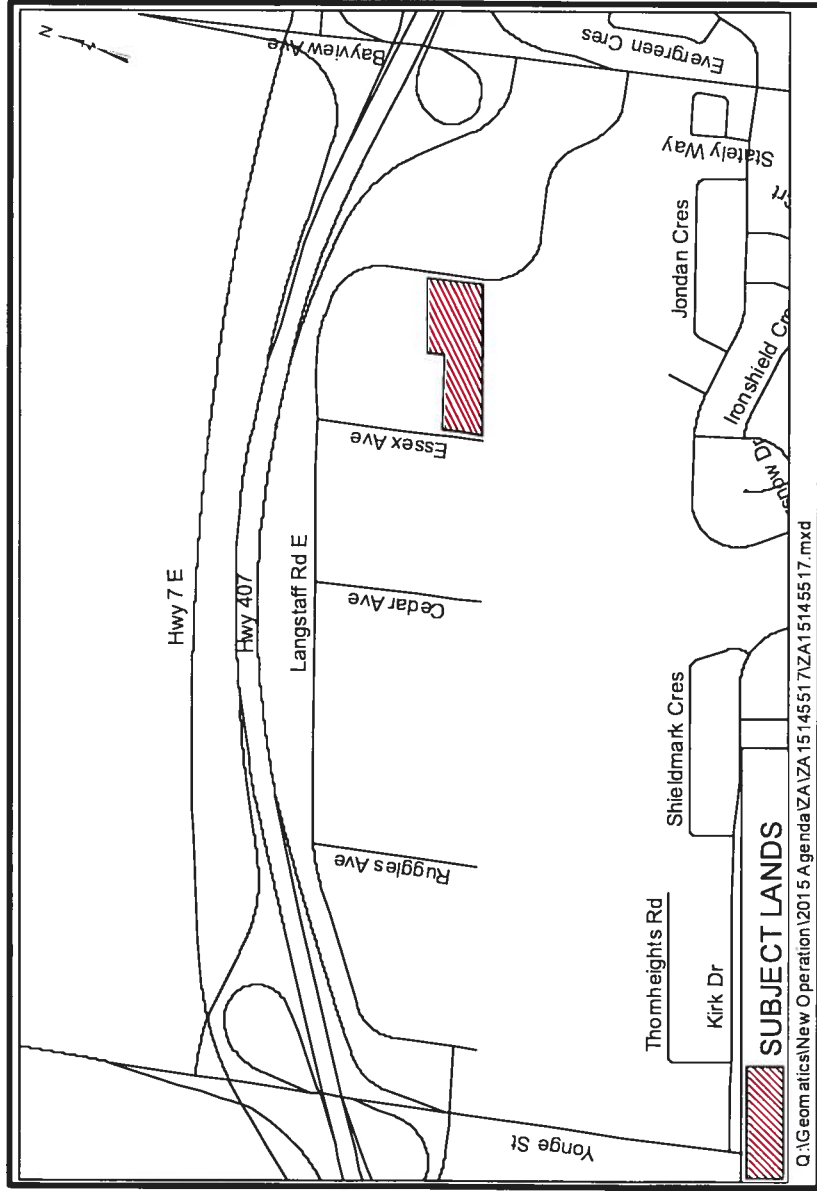
AGS Consultants Ltd.

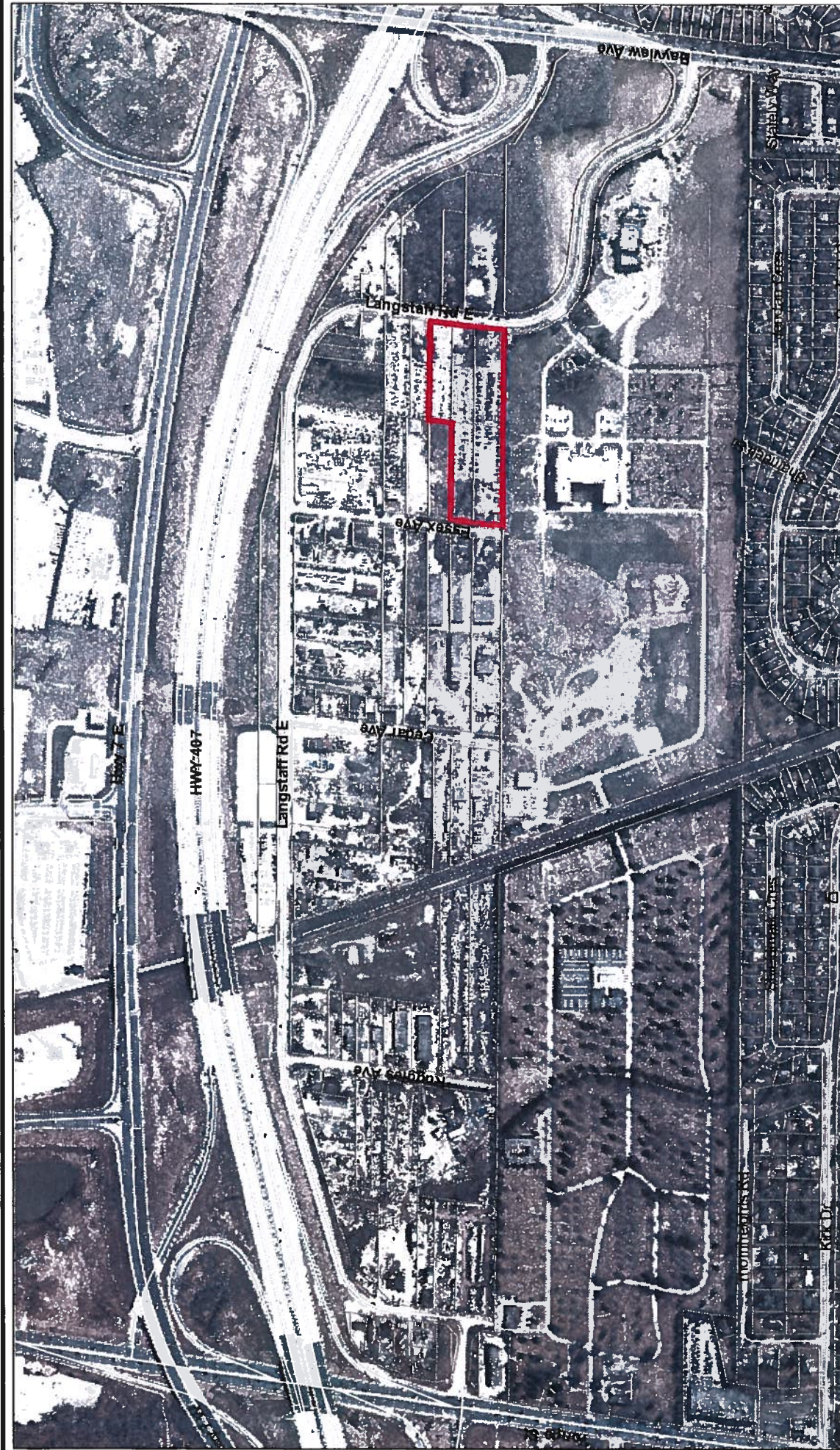
Michael Montgomery

10060 Kennedy Road

Markham, Ontario L6C 1N9

Tel: (905) 887-0090





AIR PHOTO

APPLICANT: AGS CONSULTANTS LTD.

3 & 5 ESSEX AVE. 201,203 & 205 LANGSTAFF ROAD EAST

 SUBJECT LANDS

FILE No. ZA. 15145517 (DB)

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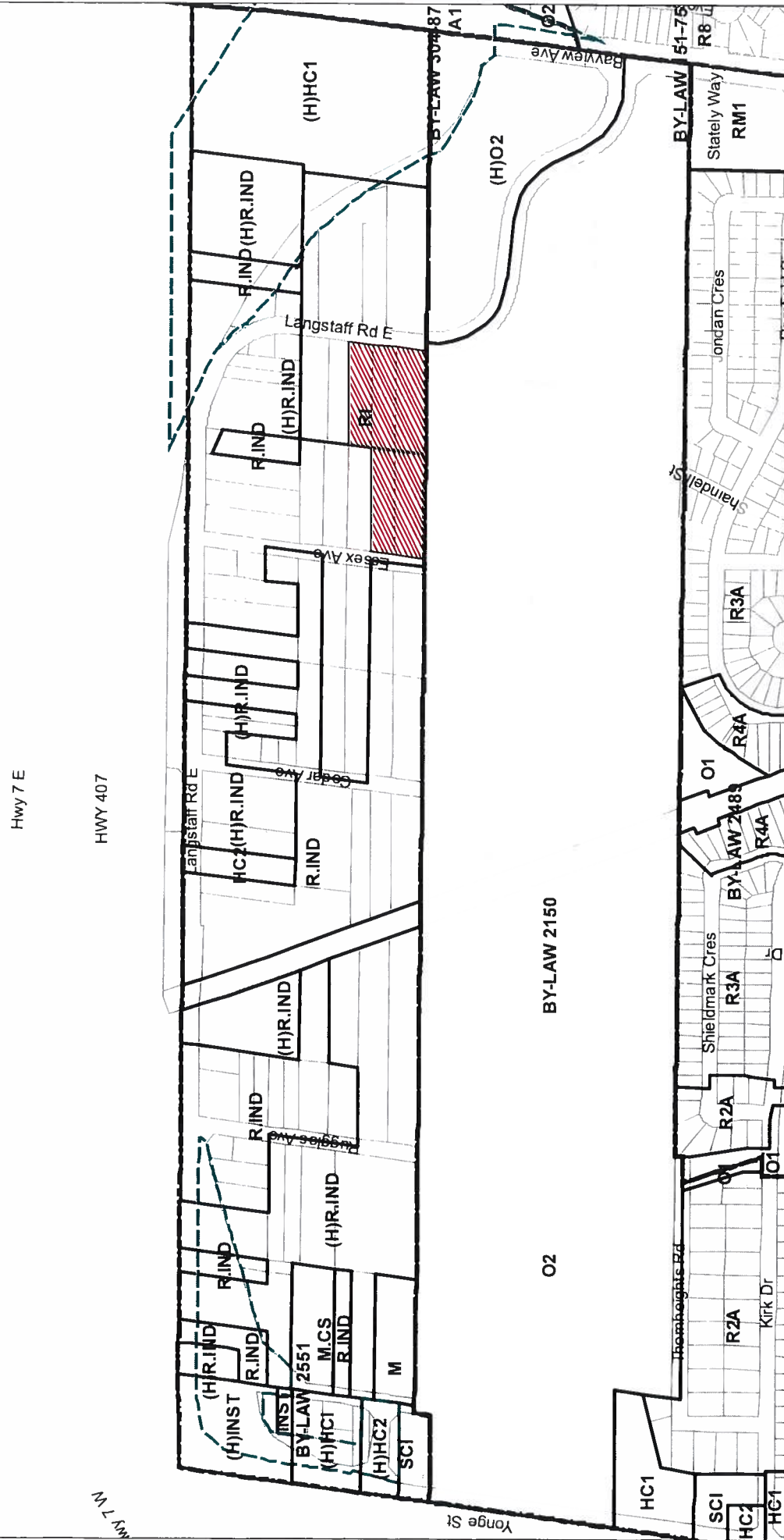
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DATE: 04/02/2015

Drawn By: CPW

Checked By: DB

FIGURE No. 2



AREA CONTEXT / ZONING

APPLICANT: AGS CONSULTANTS LTD.

3 & 5 ESSEX AVE. 201, 203 & 205 LANGSTAFF ROAD EAST

FILE No. ZA.15145517 (DB)

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FIGURE No. 3