

SUBJECT: PRELIMINARY REPORT
Sarena Properties Ltd.
197 and 199 Langstaff Road East
Application for a Zoning By-law Amendment to permit
temporary outdoor storage of new vehicles
File No.: ZA 13 117272

PREPARED BY: Gary Sellars, M.C.I.P., R.P.P, ext. 2960
Senior Planner, West District

REVIEWED BY: Dave Miller, M.C.I.P., R.P.P, ext. 4960
Manager, West District

RECOMMENDATION:

- 1) That the report dated January 13, 2015 entitled "PRELIMINARY REPORT, Sarena Properties Ltd., 197 and 199 Langstaff Road East, Application for a Zoning By-law Amendment to permit temporary outdoor storage of new vehicles, File No.: ZA 13 117272" be received;
- 2) That a Public Meeting be held to consider the application submitted by Sarena Properties Ltd. for a Zoning By-law amendment;
- 3) And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

This report provides preliminary information on the application for a Zoning By-law Amendment to permit temporary outdoor storage of new vehicles and to seek authorization to hold a statutory Public Meeting. This report contains general information in regards to applicable Official Plan or other policies as well as other issues and the report should not be taken as Staff's opinion or recommendation on the application.

BACKGROUND:

Property and Area Context

The subject properties are located within the Langstaff community south of Highway 407, west of Bayview Avenue (Figures 1 and 2). The Langstaff community is currently comprised of a mix of industrial, commercial and residential uses. A residential dwelling is located on the easterly portion of each property, fronting on Langstaff Road. Outdoor storage of new vehicles is located on the remainder of the properties (Figure 3). Business offices and outdoor storage of new vehicles are located on adjacent properties to the south, north, and west. To the east, across Langstaff Road are commercial and residential uses.

Official Plan and Zoning By-law

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

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

The properties are zoned Residential (R1) by By-law 2551, as amended. Outdoor storage of new vehicles is not permitted by this zone category.

Proposal

The applicant has submitted an application for a zoning by-law amendment to legalize the outdoor storage of new vehicles that has existed on the properties for some time, and permit the use on a temporary basis for three years. Section 39 of the Planning Act allows Temporary Use By-laws for a maximum 3 year period.

DISCUSSION:

The proposed temporary use is being sought in order that the existing outdoor storage of new vehicles on the subject properties can be maintained until water and sanitary sewer services are made available to the Langstaff community through comprehensive redevelopment by the property owners, in accordance with the new Langstaff Gateway Secondary Plan.

Temporary Use By-laws for business offices and outdoor storage of new vehicles were approved by the Ontario Municipal Board in 2008 for several other properties adjacent to and in the general vicinity of the subject lands. The OMB approved the Temporary Use By-laws on the same basis as is currently being sought by the applicant. 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;
- e) the installation of additional impermeable surface material is not permitted;

FINANCIAL CONSIDERATIONS:

Not applicable

HUMAN RESOURCES CONSIDERATIONS:

Not applicable

POTENTIAL BENEFITS OF APPROVAL OF THE PROPOSAL:

Existing uses on the subject properties can be maintained on a temporary basis until water and sanitary sewer services are made available to the Langstaff community for redevelopment.

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.

ALIGNMENT WITH STRATEGIC PRIORITIES:

Growth Management: A new Secondary Plan that reflects the City's priorities has recently 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 the existing outdoor storage of new vehicles use 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 are currently under review. Requirements of the City will be reflected in the Zoning By-law amendment.

RECOMMENDED BY:



Ron Blake, M.C.I.P., R.P.P.
Senior Development Manager



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

ATTACHMENTS:

Figure 1 – Location Map

Figure 2 – Area Context/Zoning

Figure 3 – Air Photo

APPLICANT / AGENT:

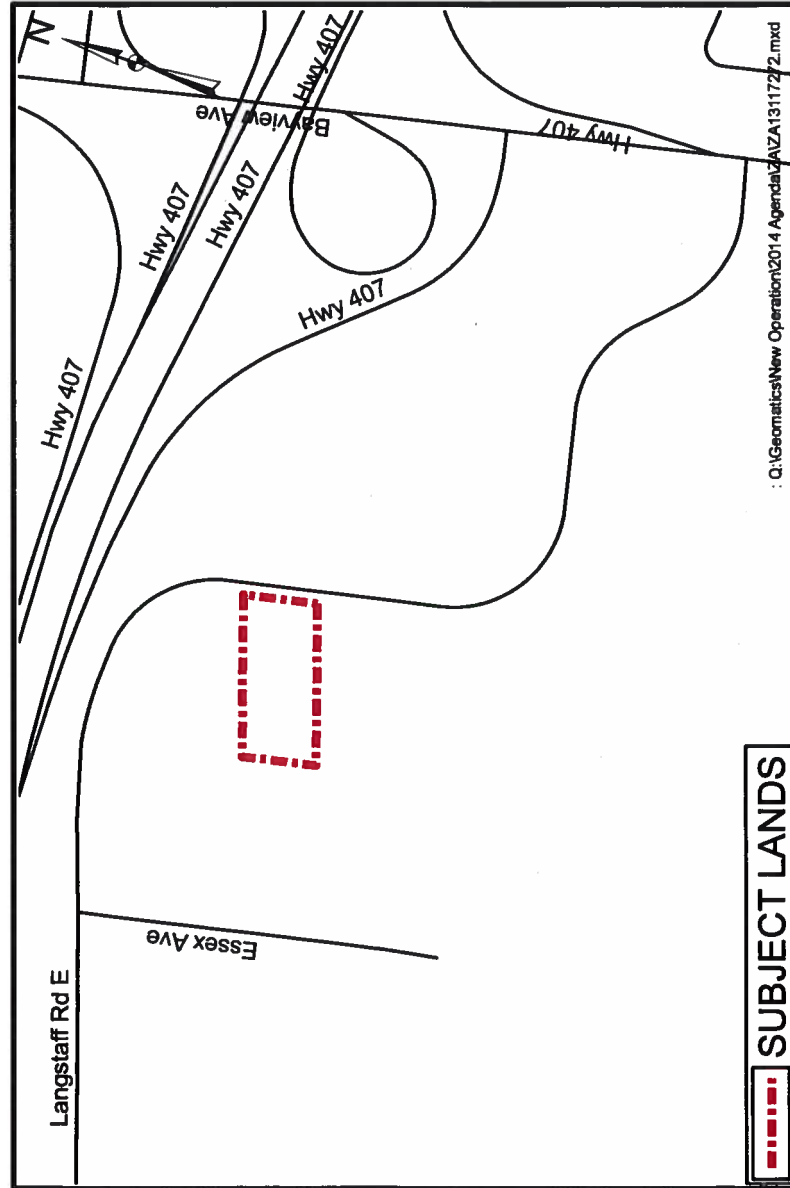
Domenic and Sara Sinicropi
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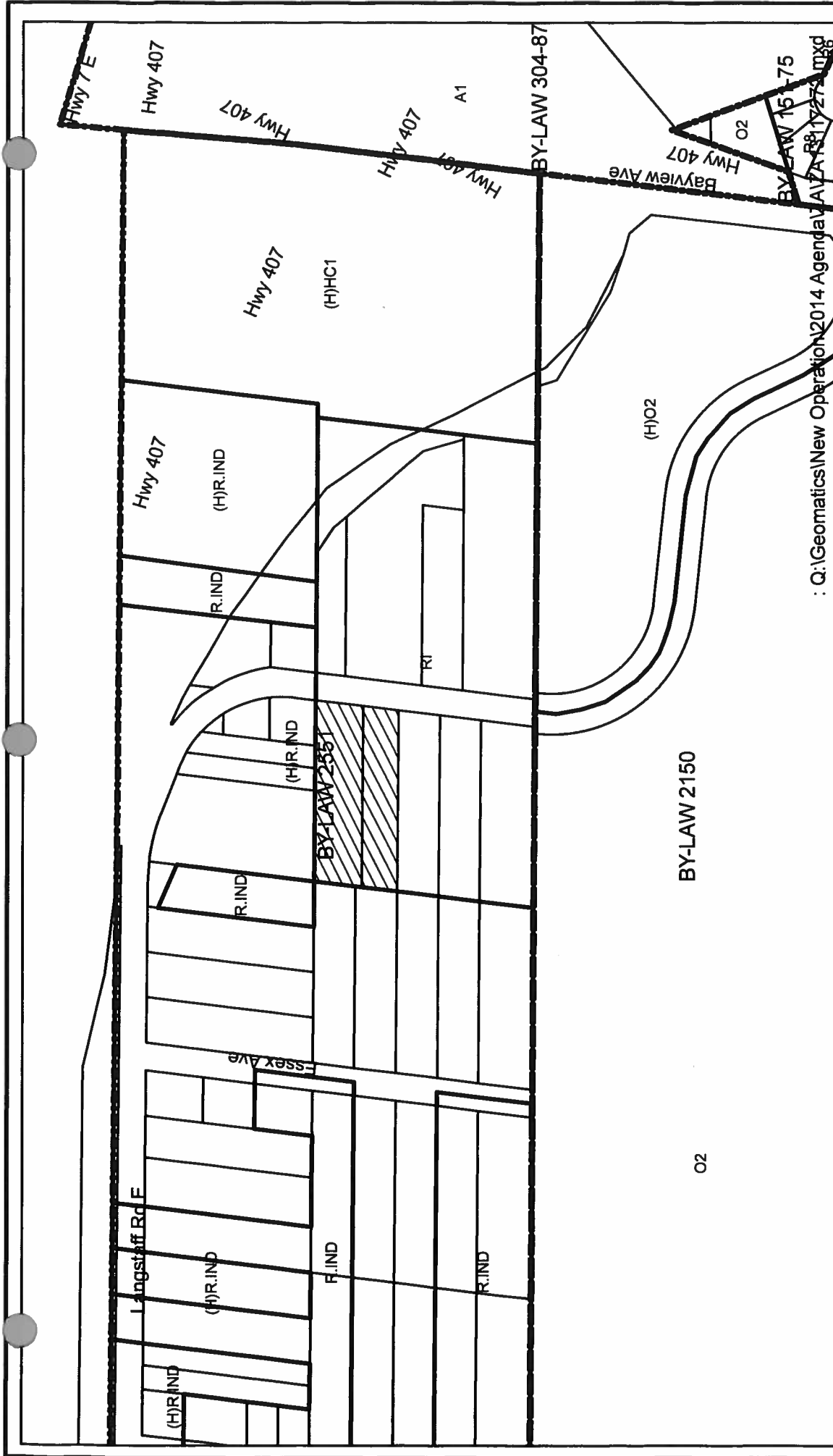
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File path: Amanda\File 13 117272\Documents\Recommendation Report





AREA CONTEXT

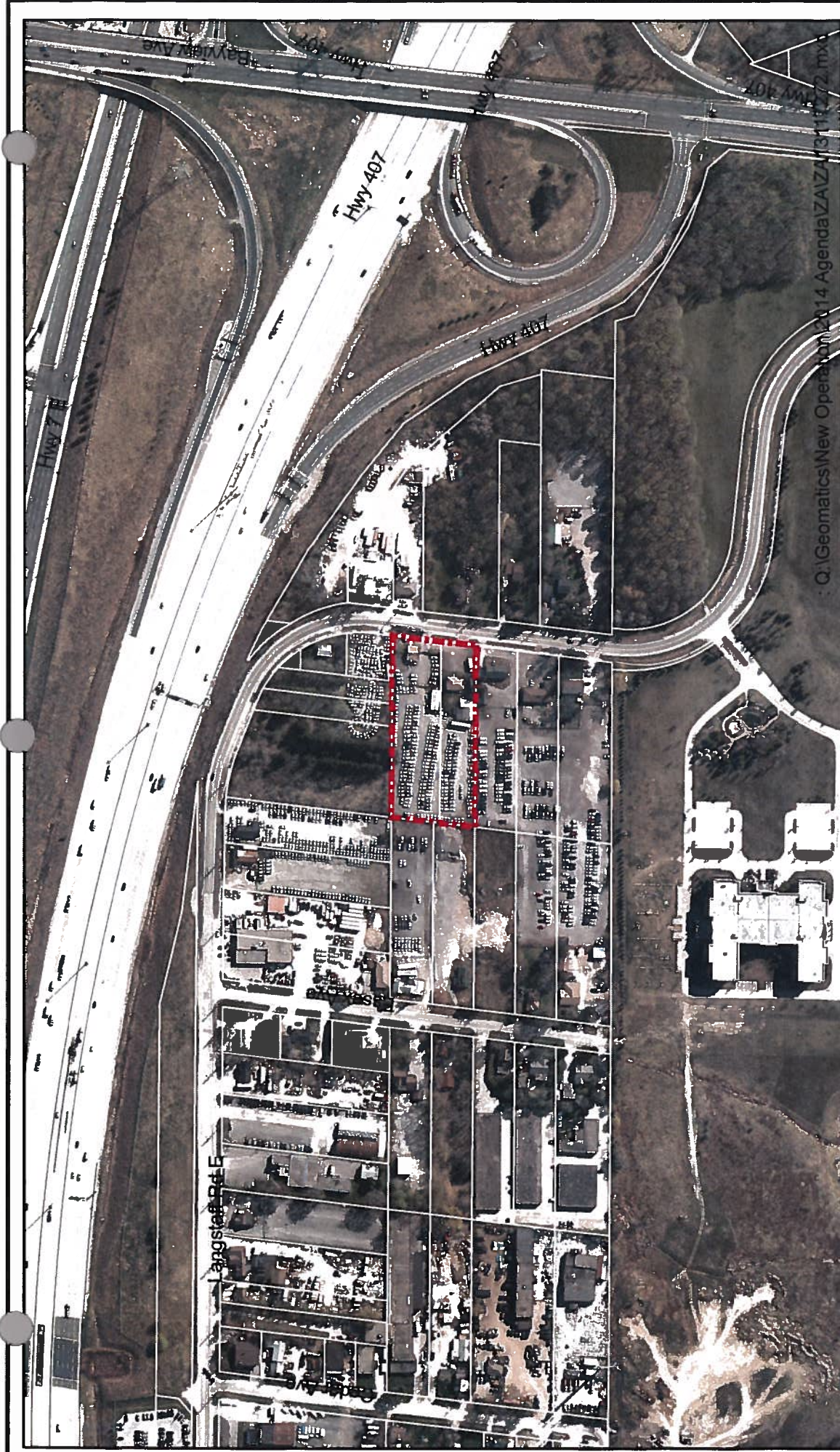
APPLICANT: SARENA PROPERTIES LTD.
197 AND 199 LANGSTAFF RD.

FILE No: ZA13117272(GS)

 SUBJECT LANDS

DATE: 01/22/14

FIGURE No. 2



AIR PHOTO 2012

APPLICANT: SARENA PROPERTIES LTD.
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 SUBJECT LANDS