



Report to: Development Services Committee

Report Date: November 15, 2011

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**SUBJECT:** INFORMATION REPORT  
AGS Consultants Ltd.  
139, 195, 201, 203 and 205 Langstaff Road East  
3, 5 and 21 Essex Avenue  
Robert and Deborah Tiberio  
196 and 198 Langstaff Road East  
Applications for Zoning By-law Amendments to extend  
permissions for temporary uses for an additional three years  
File No.'s: ZA 11 114963, ZA 11 114979, ZA 11 114988,  
ZA 11 114990 and ZA 11 119729

**PREPARED BY:** Gary Sellars, Senior Planner, West District (ext. 2960)  
**REVIEWED BY:** Ron Blake, Manager, West District

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**RECOMMENDATION:**

- 1) That the report entitled "INFORMATION REPORT, AGS Consultants Ltd., 139, 195, 201, 203 and 205 Langstaff Road East, 3, 5 and 21 Essex Avenue, Robert and Deborah Tiberio, 196 and 198 Langstaff Road East, Applications for Zoning By-law Amendments to extend permissions for temporary uses for an additional three years, File No.'s: ZA 11 114963, ZA 11 114979, ZA 11 114988, ZA 11 114990 and ZA 11 119729" be received.

**PURPOSE:**

The purpose of this report is to provide preliminary information on applications for Zoning By-law Amendments to extend permissions for temporary uses for an additional three years. This report is intended to provide Committee with some background prior to the Public Meeting on this matter scheduled for this date. 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 applications.

**BACKGROUND:**

**Property and Area Context**

The subject properties are located within the Langstaff community south of Highway 407, west of Bayview Avenue. Business offices and outdoor storage uses are located on these properties. A cat rescue shelter is also located at 205 Langstaff Road. The Langstaff community is currently comprised of a mix of industrial, commercial and residential uses.

**Official Plan and Zoning**

The lands are designated Residential and Residential – Mixed Use by the Langstaff Gateway Secondary Plan (OPA 183).

The properties are currently zoned Hold - Rural Industrial [(H) R. IND] and Residential (R1) by By-law 2551, as amended. Amendments to By-law 2551 were approved by the Ontario Municipal Board on June 5, 2008 for the subject properties to permit business offices and outdoor storage, as well as a cat rescue shelter at 205 Langstaff Road, on a temporary basis until June 5, 2011.

**Proposal**

The applicants have submitted applications for zoning by-law amendments to extend permissions for the temporary uses on the subject properties for an additional three years. The temporary uses permitted would continue to be business offices and outdoor storage, as well as a cat rescue shelter at 205 Langstaff Road.

**DISCUSSION:**

The proposed extensions of the permissions for the temporary uses are being sought in order that the existing business offices and outdoor storage uses on the subject properties can be maintained until water and sanitary sewer services are made available to the Langstaff community for redevelopment, in accordance with the new Langstaff Gateway Secondary Plan, and the required approvals for redevelopment are obtained.

Authorization to schedule a Public Meeting to consider the zoning by-law amendments was granted by the CAO during Council's summer recess, in accordance with By-law 4-2000. As noted above, the Public Meeting has been scheduled for the same day as this report is to be received by Committee.

**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 proposals will be addressed in a final staff report to be presented to Committee at a later date, if required.

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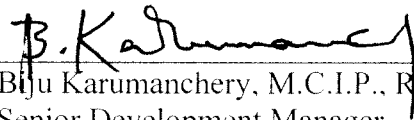
**ALIGNMENT WITH STRATEGIC PRIORITIES:**

Growth Management: A new Secondary Plan that reflects the Town's priorities has recently been approved for the Langstaff community. The applicants intentions are to redevelop the subject properties in accordance with the new Secondary Plan when municipal services are available. The extensions of the permissions for the temporary uses will allow existing uses to be maintained until such time as municipal services are available for redevelopment.

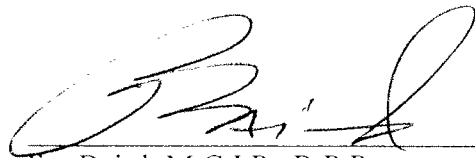
**BUSINESS UNITS CONSULTED AND AFFECTED:**

The applications have been circulated to various Town departments and external agencies and are currently under review. Requirements of the Town and external agencies will be reflected in the Zoning By-law amendments.

**RECOMMENDED BY:**



Bilu Karumanchery, M.C.I.P., R.P.P.  
Senior Development Manager



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

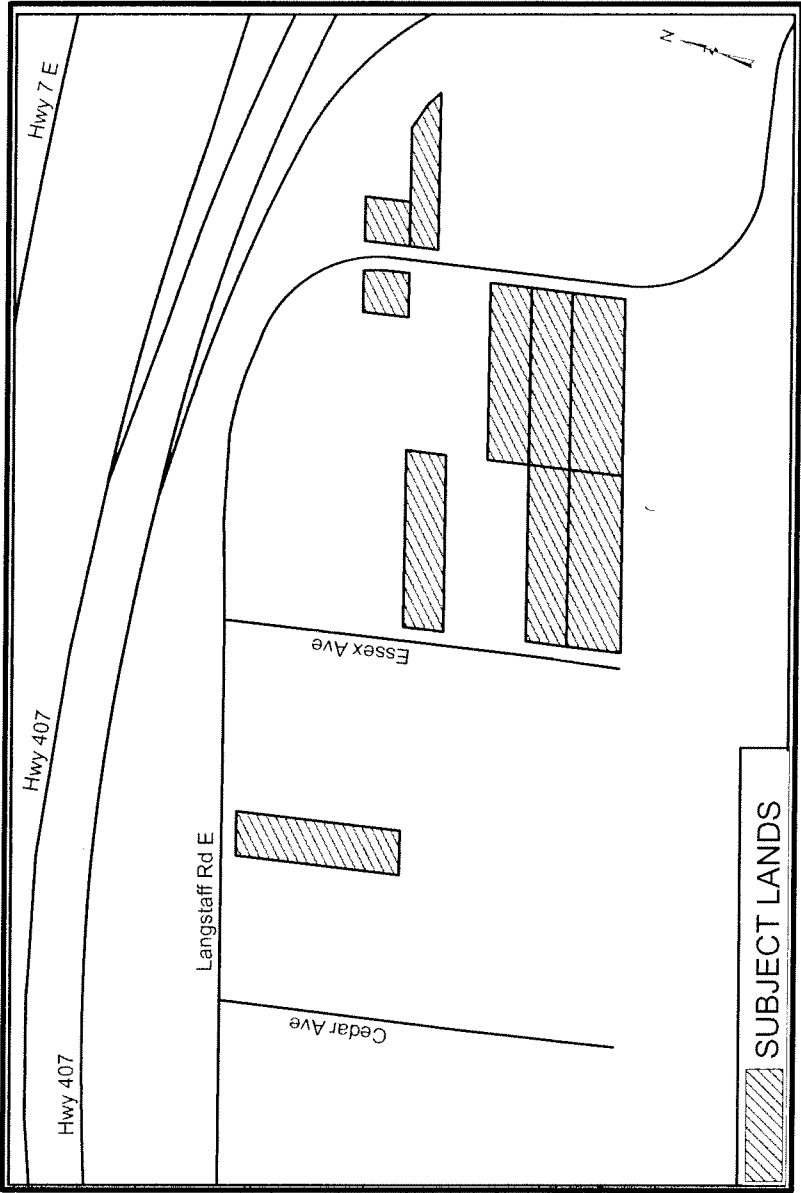
**ATTACHMENTS:**

Figure 1 – Location Map  
Figure 2 – Area Context/Zoning  
Figure 3 – Air Photo

**APPLICANT / AGENT:**

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Hwy 407

Langstaff Rd E

Hwy 407

(H)R.IND

AMEND 195-93

AMEND 75-88

AMEND 235-82

AMEND 178-95

BY-LAW 2551

AMEND 1005-108

R.IND

AMEND 140-80

(H)R.IND

R.IND

(H)R.IND

R.IND

AMEND 79-95

RI

(H)HQ1

O2

BY-LAW 2150

(H)O2

# AREA CONTEXT / ZONING

APPLICANT: AGS CONSULTANTS LTD. & TIBERIO  
139,195,196,198,201,203, & 205 LANGSTAFF ROAD  
3,5, & 21 ESSEX AVENUE

FILE No. ZA. 11114963 & ZA. 11119729 (GS)

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**MARKHAM** DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: GS

DATE: 30/08/2011

FIGURE No. 2

 SUBJECT LANDS





# AIR PHOTO (2009)

APPLICANT: AGS CONSULTANTS LTD. & TIBERIO  
 139,195,196,198,201,203, & 205 LANGSTAFF ROAD  
 3,5, & 21 ESSEX AVENUE


FILE No. ZA. 11114963 & ZA. 11119729 (GS)

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FIGURE No. 3