

The Corporation of the Town of Ajax

COMMUNITY AFFAIRS AND PLANNING COMMITTEE

Tuesday, May 21, 2013 at 7:00 p.m.

Council Chambers, Town Hall

65 Harwood Avenue South



PRESENTATION

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4. Public Meeting

4.1 [2331057 Ontarion Limited \(Oxnard Homes\)](#)

[Zoning By-law Amendment Z4/12](#)

[Draft Plan of Subdivision S-A-2012-02](#)

[Draft Plan of Condominium C-A-2012-06](#)

[Site Plan 21/12](#)

[Taunton Road East and Hardwood Avenue North](#), P. Allore, Director of Planning & Development Services / G. Romanowski, Development Approvals Coordinator



2331057 ONTARIO LIMITED
OXNARD HOMES

ZONING BY-LAW AMENDMENT Z4/12
DRAFT PLAN OF SUBDIVISION S-A-2012-02
DRAFT PLAN OF CONDOMINIUM C-A-2012-06
SITE PLAN SP21/12

SUBJECT LANDS



PLANNING POLICIES

Provincial Policy Statement (2005)

- Consistent with the policies of the PPS.

Growth Plan for the Greater Golden Horseshoe

- Conforms to the provisions of the Growth Plan.

Durham Regional Official Plan

- Designated 'Living Area' and is consistent with the applicable policies of the Durham Regional Official Plan.

Town of Ajax Official Plan

- Designated 'Mixed Commercial Corridor' and is permitted within this designation.
- Achieves a density of 35.8 uph (Medium Density Range – 30 to 75 uph).
- The proposed development has been designed in conformity with the policies of the Town's Official Plan and provides density, scale, massing and character that will enhance the intersection of Taunton Road and Harwood Avenue.

SUBMITTED DEVELOPMENT APPLICATIONS

Zoning By-law Amendment Z4/12

- The subject lands are currently zoned Agricultural (A) Zone and be are proposed to be amended to Residential Multiple Six (RM6) Zone and establish detailed development standards, including provisions for frontage onto a private road and setbacks to dwellings and accessory buildings.

Draft Plan of Subdivision S-A-2012-02

- Two blocks are proposed through the submitted draft plan.
- Block 1 will accommodate the proposed multiple attached dwellings.
- Block 2 (0.16 ha (1,600 m²) parcel of land) has been set aside for a watercourse next to Taunton Road which is intended to be zoned Environmental Protection (EP).

Draft Plan of Condominium C-A-2012-06

- The draft plan of condominium will serve to create a common elements condominium and 84 Parcels of Tied Land (POTLs), which will be created through the part lot control exemption process.

Site Plan SP21/12

- To guide the design of the site to accommodate the proposed 84, 3-storey multiple attached dwellings.

LAND USE COMPATIBILITY

Canadian Pacific Railway Safety Berm

- A 2.5 metre high safety berm parallel to the railway right-of-way is required, which includes a trench between the rail line and the top of the berm to confine a train, if a derailment was to occur.
- All proposed dwelling units will be beyond the minimum 30.0 metre setback from the edge of the railway right-of-way and between 45.5 metres and 50.5 metres from the tracks.

Vibration Feasibility Study

- The study measured ground-borne vibration approximately 30 metres from the adjacent CPR rail line.
- Vibration measurements varied depending on the speed of the train and although fast moving trains would exceed the MOE limit, the vibration frequencies were very low.
- Although vibrations exceed the CPR and MOE limits in most instances, vibration mitigation measures are not recommended for any of the proposed dwelling units due to the low frequency at which the vibration occurs.

LAND USE COMPATIBILITY

Ministry of Environment

- Ministry of Environment (MOE) D-6 Guideline (Compatibility between Industrial Facilities and Sensitive Land Uses) requires a 20 metre minimum distance separation to residential uses.
- A berm incorporated at the south end of the development will function as a buffer and provide an approximate setback of 18-20 metres to the closest proposed multiple attached dwelling.
- This has been reviewed by Region of Durham - Planning and they found the proposed buffer to be acceptable.

Environmental Noise Assessment

- This assessment determined that due to the proximity of the proposed development to Taunton Road, Harwood Avenue, and the CPR right-of-way that a number of warning clauses (air conditioning units and forced air heating and upgraded windows and exterior wall construction for all residential units) must be incorporated into the subdivision/site plan agreements and purchase and sale agreements for all dwellings to mitigate noise emanating from these sources.
- No other mitigation measures are required as a result of this noise assessment as the dwelling units themselves act as the noise barrier for the outdoor amenity areas associated with the dwelling units.

DEVELOPMENT PROPOSAL



PERSPECTIVES



Internal Private Park Space



Looking east from Harwood Avenue North



Looking south from Taunton Road East



Southeast corner of Taunton & Harwood

REPORTS & STUDIES

Stormwater and Floodplain Management Design Brief

- Indicated that the site will provide a 75 mm diameter orifice plate to handle on-site stormwater quality control and to enhance the level of stormwater quality leaving the development site a multi-component treatment train is proposed which includes an oil/grit separator, a cooling trench, an infiltration trench, and soakaway pits.
- The overall approach has generally been accepted by the TRCA and engineering staff.

Environmental Site Assessment

- The assessment reviewed all of the available information with regard to municipal and provincial land use records, physical setting sources, such as aerial photographs, topography, hydrology and geology, well records, and site operating records.
- The assessment also reviewed surrounding environmental issues that could have impacted the subject property and this was further reviewed through a limited Phase II ESA.
- Both the Phase I and limited Phase II assessments determined that the environmental conditions of the subject property is in a satisfactory state.

Archeological Assessment

- Based on site investigations (test pits and field survey), historical reference material, and Ministry of Culture Guidelines and Protocol, the subject lands were considered to be free from further archaeological concern.

PUBLIC OPEN HOUSE

- A public open house was held on December 4, 2012 and not one member of the public attended the open house.
- One member of the public responded to the notice of public meeting via email on May 17, 2013 as she would not be able to attend the meeting (Ms. Tara Bon – 82 Feint Drive).
- Ms. Bon's concerns were around population density, traffic and parking, built form, and community safety.
- Ms. Bon was called back to discuss all of her questions and concerns and she was emailed a copy of the staff report.
- The only question raised at the public open house was from Councilor Ashby, asking staff to investigate the placement of a solid wood fence along the top of the required safety berm.
- After investigation, it was determined that a fence along the top of the safety berm would neither screen the adjacent rail line nor would it lessen the noise impact. The safety berm will be heavily planted to provide natural screening along the eastern edge of the property.



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