

The Corporation of the Town of Ajax

## COMMUNITY AFFAIRS AND PLANNING COMMITTEE



Monday, April 4, 2016 at 7:00 p.m.  
Council Chambers, Town Hall  
65 Harwood Avenue South

### PRESENTATIONS

*Alternative formats available upon request by contacting:*

[accessibility@ajax.ca](mailto:accessibility@ajax.ca) or 905-619-2529 ext. 3347

Anything in **blue** denotes an attachment/link. By clicking the links on the agenda page, you can jump directly to that section of the agenda. To manoeuvre back to the agenda page use the **Ctrl + Home** keys simultaneously

#### 1. Public Meeting

- 4.1 [Belleterre Real Estate Partners Ltd. \(Richpark Homes\)](#)  
[Official Plan Amendment Application OPA15-A4](#)  
[Zoning By-law Amendment Application Z8/15](#)  
[Draft Plan of Subdivision Application S-A-2015-04](#)  
[Draft Plan of Condominium Application C-A-2015-04](#)  
[Site Plan Application SP17/15](#)  
[806 Rossland Road West](#)  
~ Sean McCullough, Development Planner



# **Riverside Trail**

## **RICKPARK HOMES**

### **(BELLETERRE REAL ESTATE PARTNERS)**

**OFFICIAL PLAN AMENDMENT OPA15-A4**  
**ZONING BY-LAW AMENDMENT Z8/15**  
**DRAFT PLAN OF SUBDIVISION S-A-2015-04**  
**DRAFT PLAN OF CONDOMINIUM C-A-2015-04**  
**SITE PLAN SP17/15**

# SUBJECT LANDS



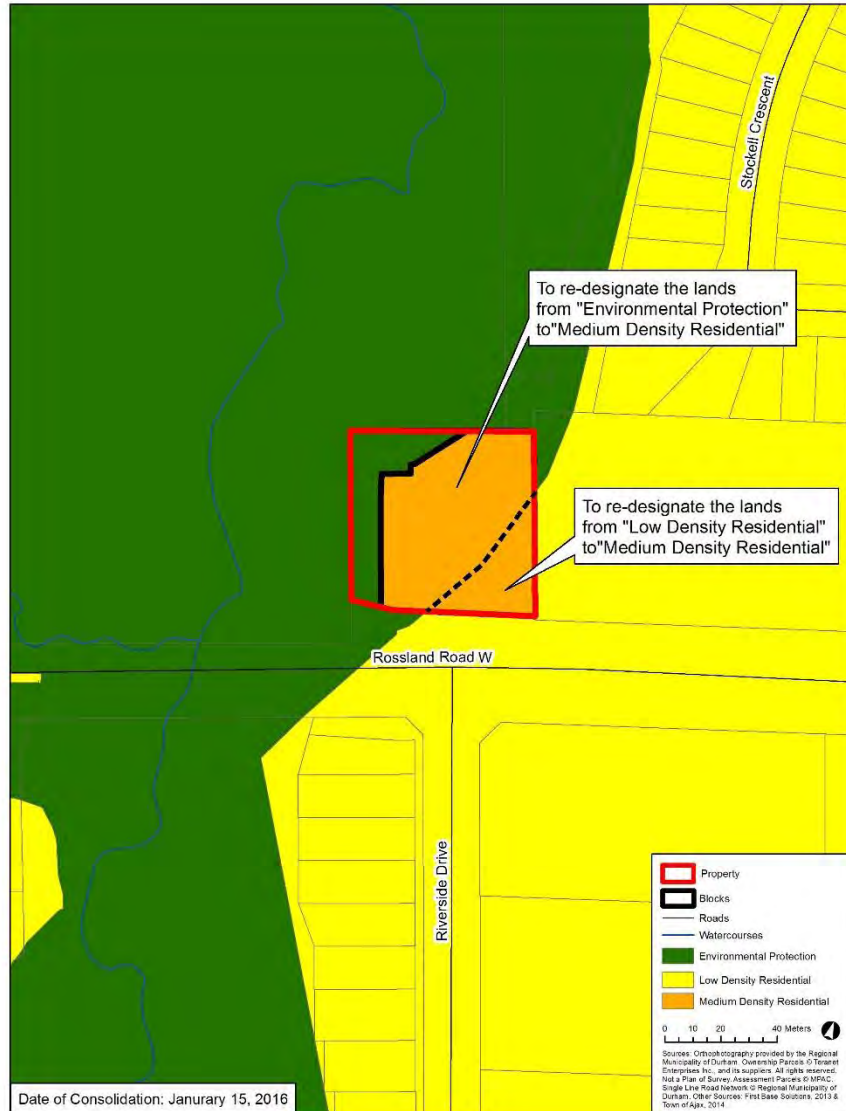
# **PLANNING POLICIES**

- **Provincial Policy Statement**
- **Growth Plan for the Greater Golden Horseshoe**
- **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 (OPA15-A4)**
  - designated 'Low Density Residential' and 'Environmental Protection'.



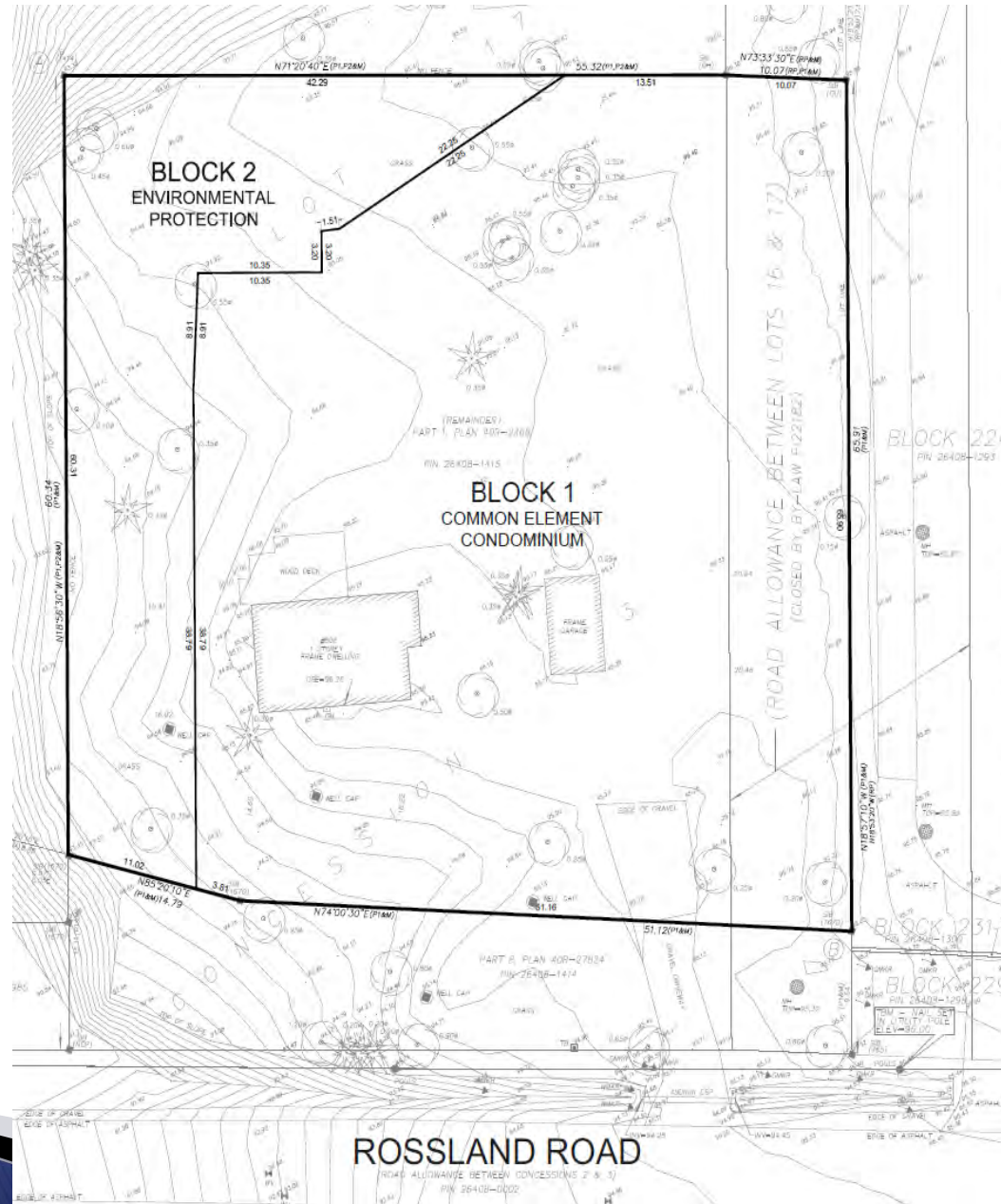
# Official Plan Amendment

## OPA15-A4



- ▶ Re-designate the lands 'Medium Density Residential'
- ▶ Re-align the 'Environmental Protection' designation
- ▶ Create site specific policy area to permit semi-detached dwellings

# Draft Plan of Subdivision



# DEVELOPMENT PROPOSAL

Landscape Plan

Scale 1:150



Mailbox and Bike  
Parking

Restoration Area

Noise Attenuation  
Fence

Decorative Metal Fencing,  
Masonry Pillars and shrubs

Trail Connection

Water Meter Building  
and Trail Signage



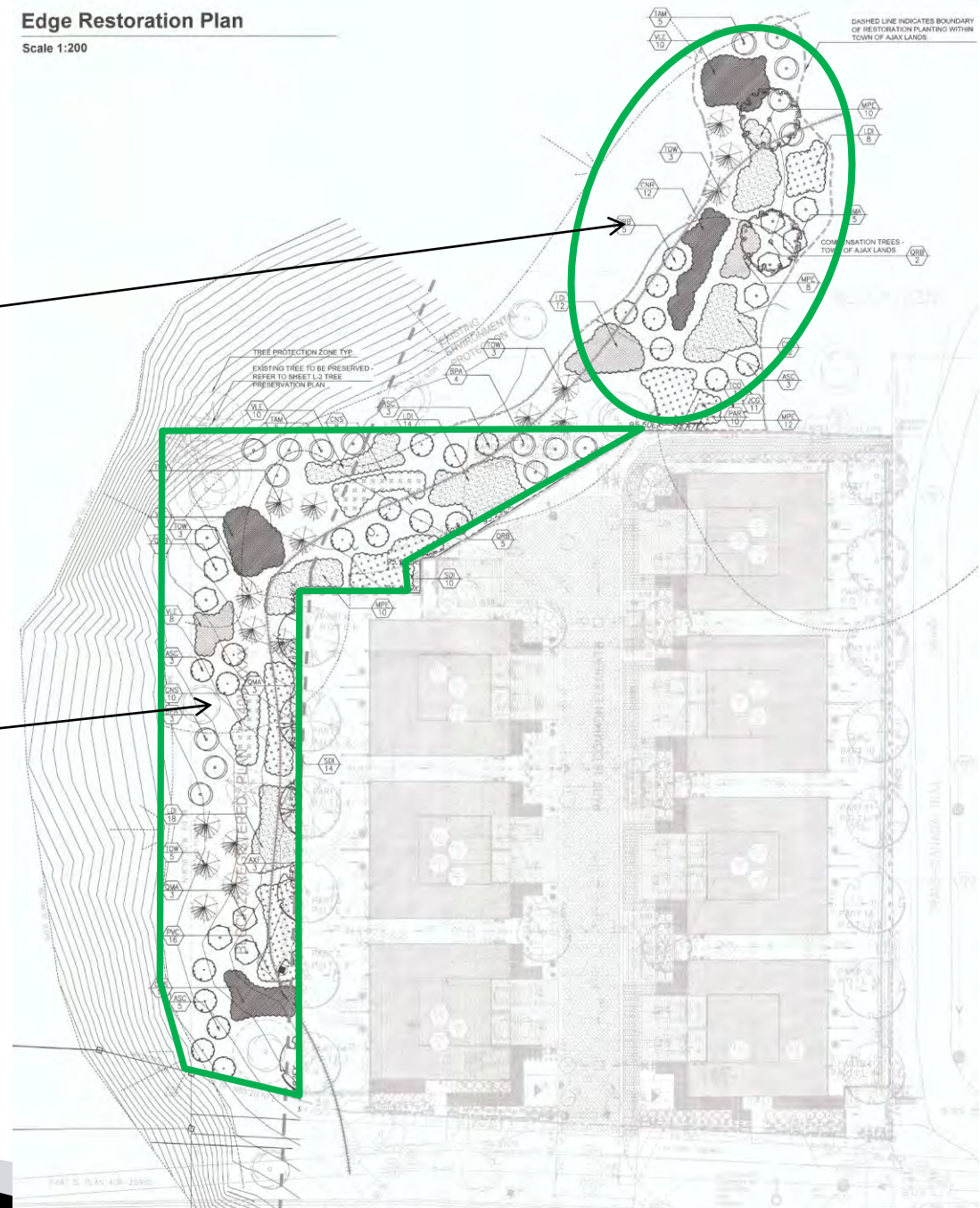
# Restoration Plan

## Edge Restoration Plan

Scale 1:200

Town owned land  
Restoration Area

Environmental  
Protection Block  
Restoration Area

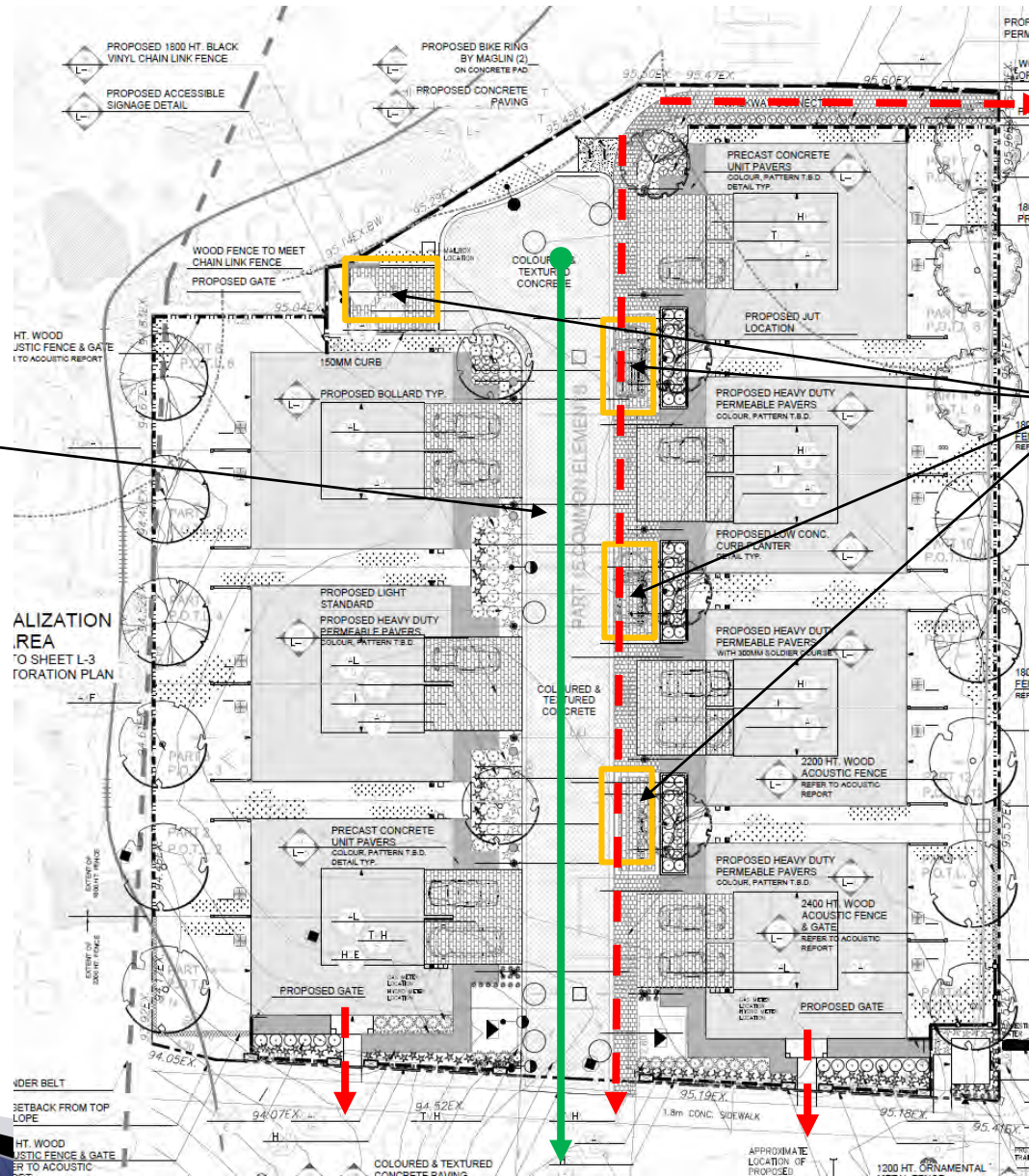




TransCanada  
Trail Connection

Visitor  
Parking

## Woonerf



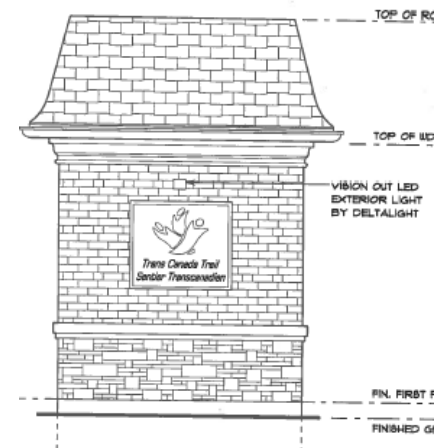
# ELEVATIONS



**Streetscape Along Internal Private Road**



**Front Elevation**



**Water Meter  
Building (South  
Elevation)**



# **REPORTS & STUDIES**

## **Planning Rationale Report**

- Concluded that the proposed development complies with all applicable provincial and municipal policies.

## **Environmental Impact Study**

- No negative impacts to Urfe Creek and natural heritage features.
- Meander Belt Study and 30 metre buffer.
- Minor encroachments into buffers will be offset by additional restoration to be approved by the Town and TRCA.

## **Traffic Impact Study:**

- One full movement access from Rossland Road West.
- the proposed development will generate 20 a.m. and 18 p.m. (two-way) peak hour trips.
- Report indicated that access will have very good levels of service and operate with very little delay.



# **Reports and Studies con't**

## **Stormwater Management Design Brief**

- Underground Stormwater Management Chamber.
- Oil Grit Separator.
- Low Impact Development (LID) features.

## **Noise Impact Study**

- noise control measures will have to be implemented to mitigate noise emanating from Rossland Road West; and
- mitigation measures.

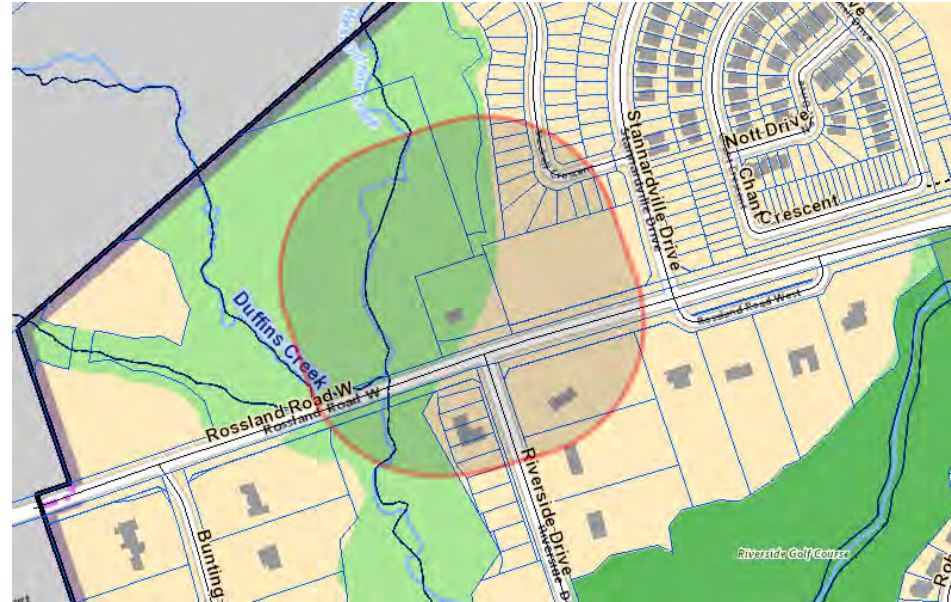
## **Servicing Plan:**

- Water Services to connect to Rossland Road West through Water Meter Building .
- Sanitary Services to connect to Rossland Road West.

**Other studies reviewed include:** Archaeological Assessment, Phase 1 Environmental Site Assessment, Geotechnical Report and Slope Stability Assessment, Hydrological Assessment .

# PUBLIC CONSULTATION

- One public open house was held on September 15, 2015.
- One resident attended the meeting and identified concerns regarding the location of the proposed driveway and impacts on future construction.
- Rossland Road reconstruction will enhance sightlines, and Engineering Services have no concerns regarding construction timelines.
- One email response was received from a resident on Stockwell Cres in opposition.



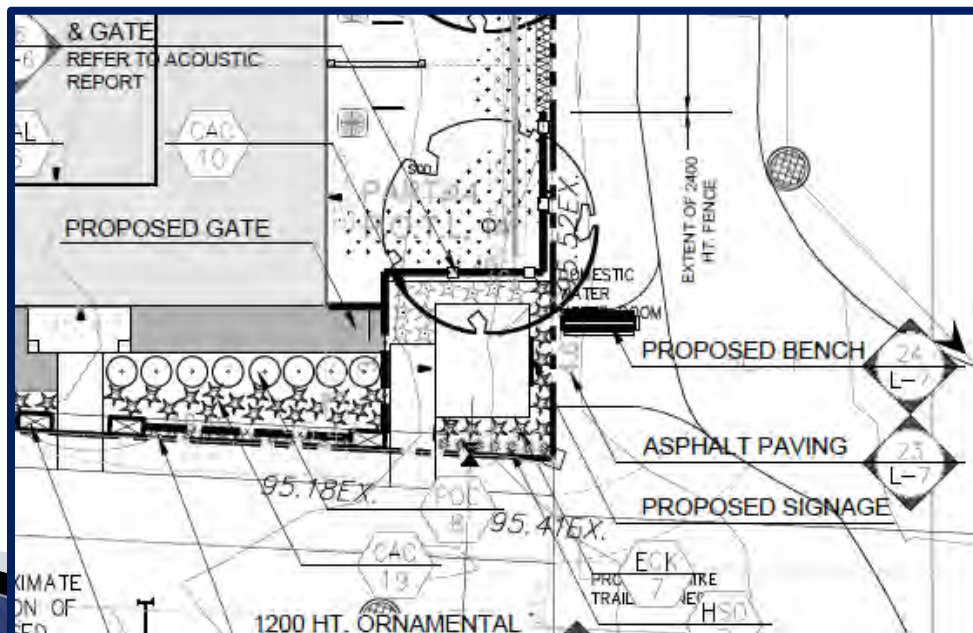
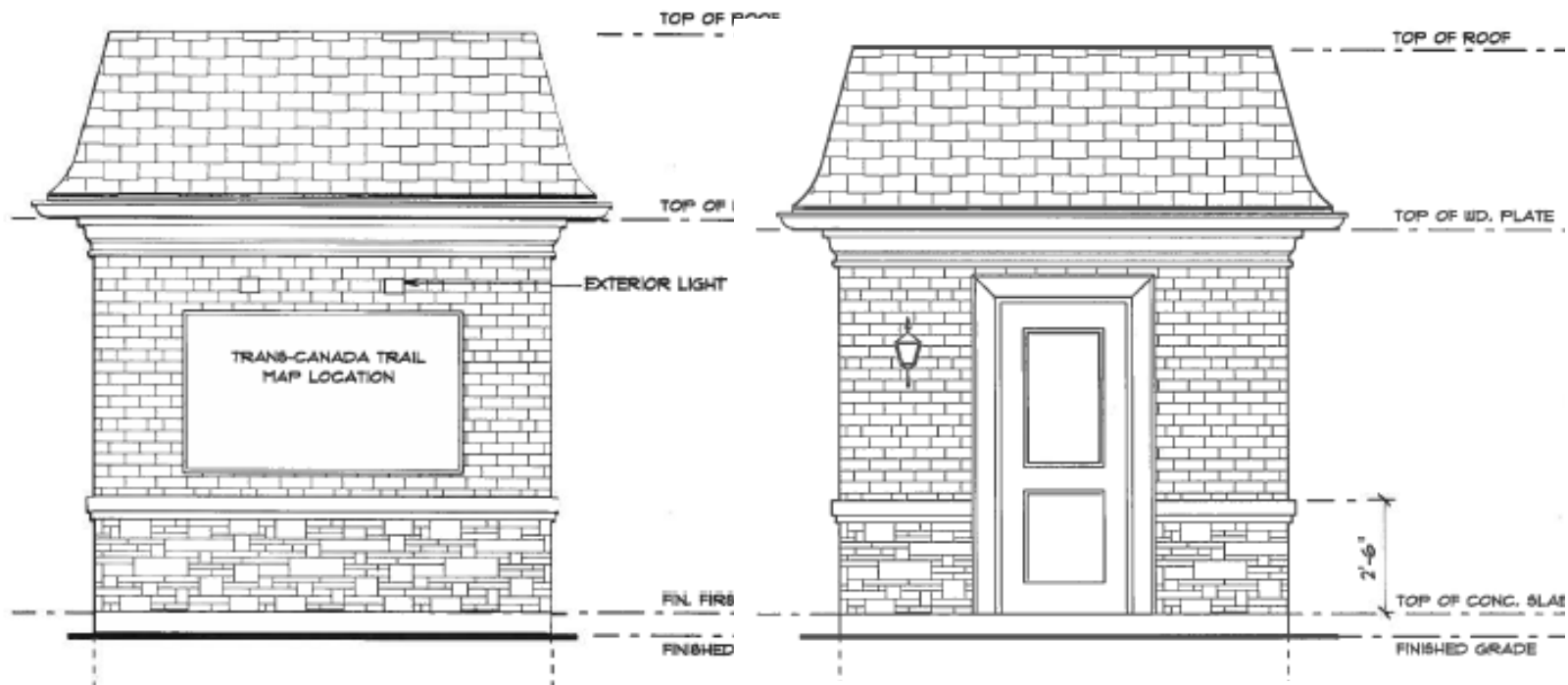
# RIVERSIDE TRAIL

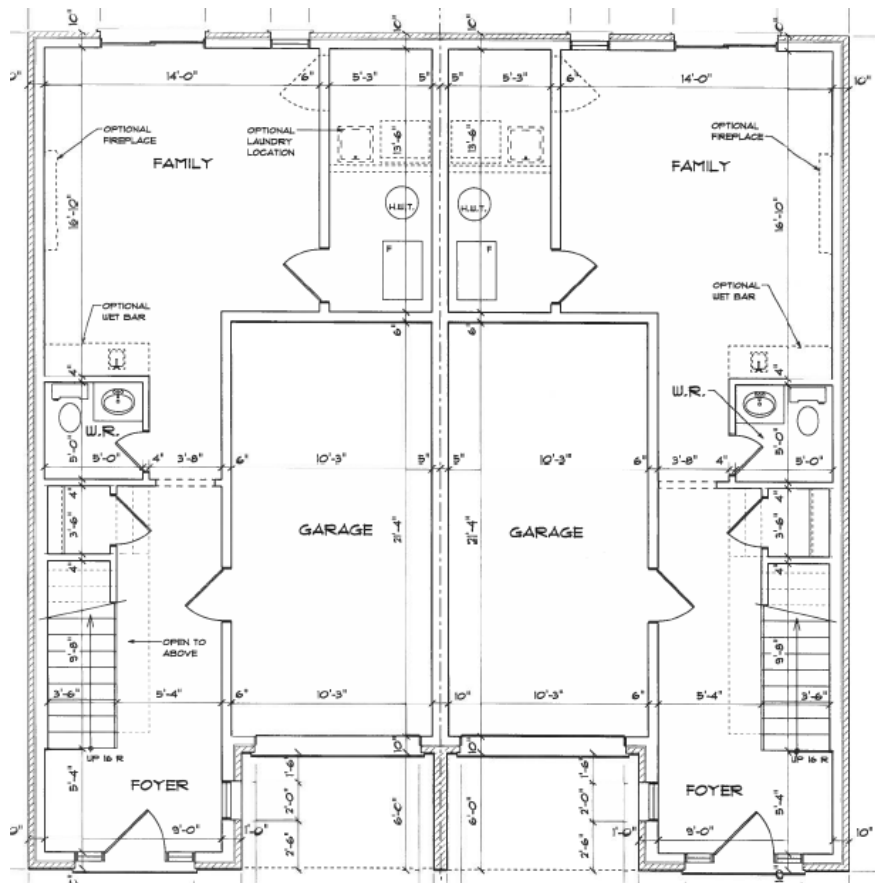
## RICHPARK HOMES



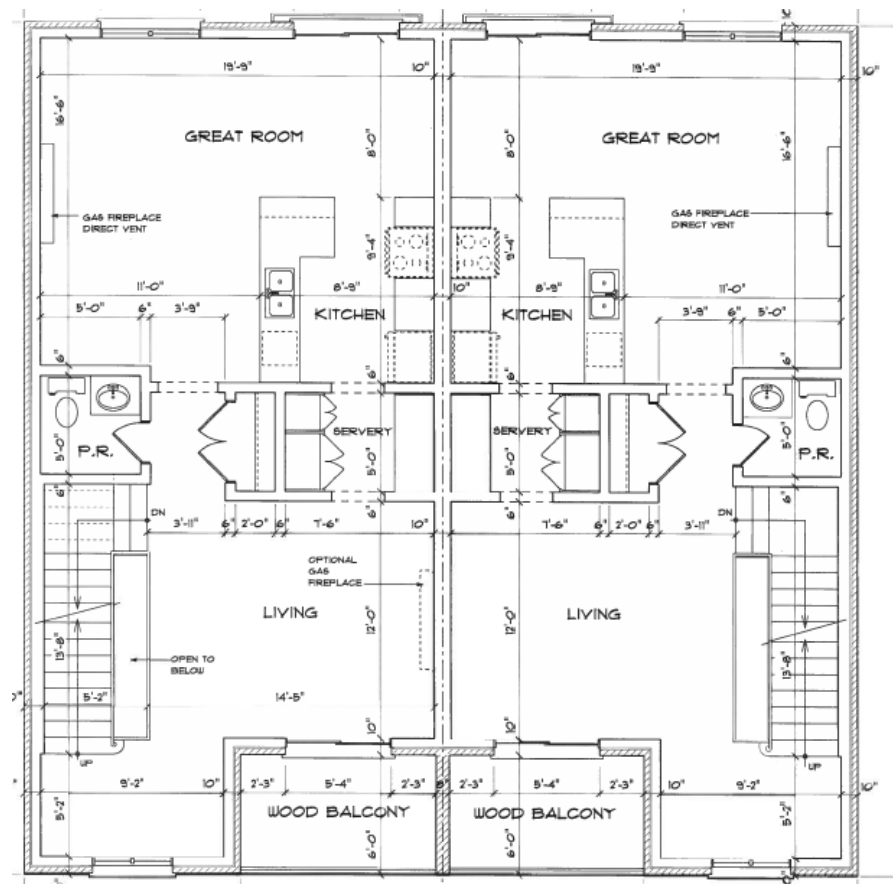






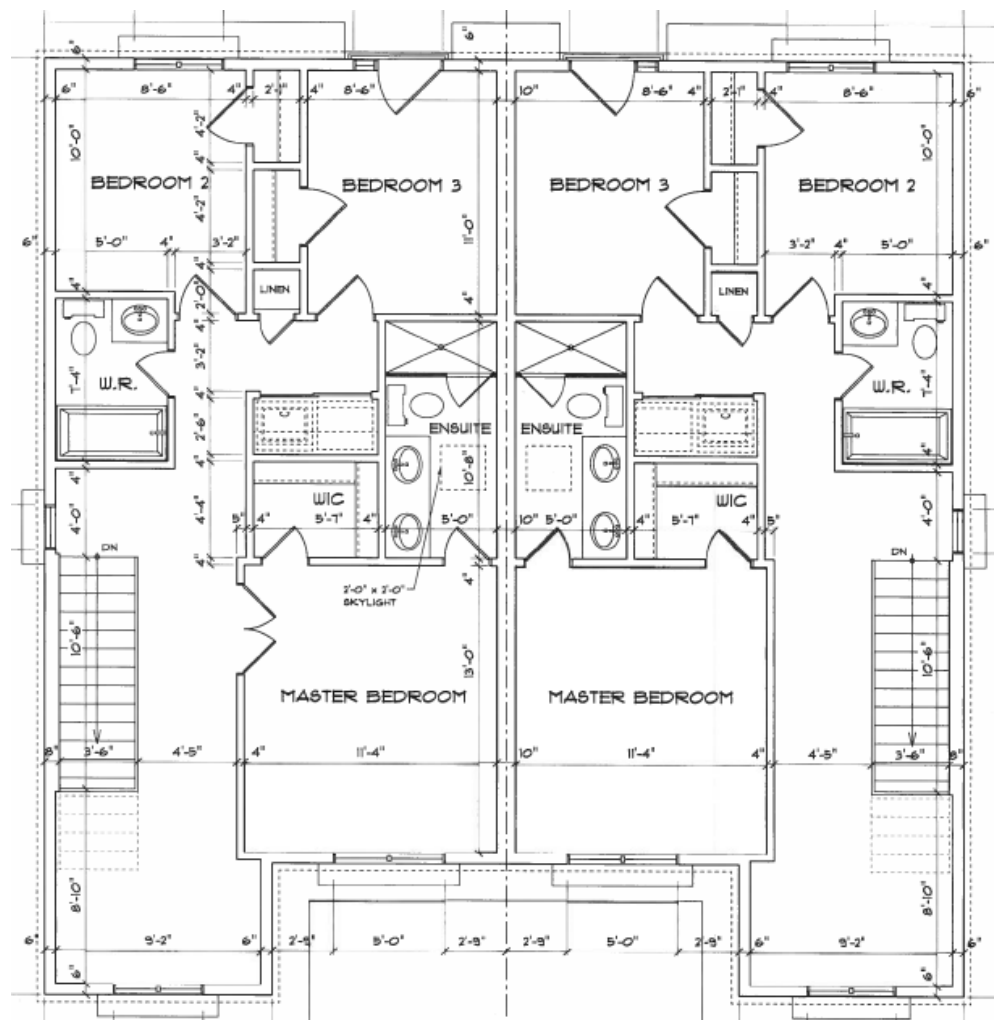


Ground Floor Plan

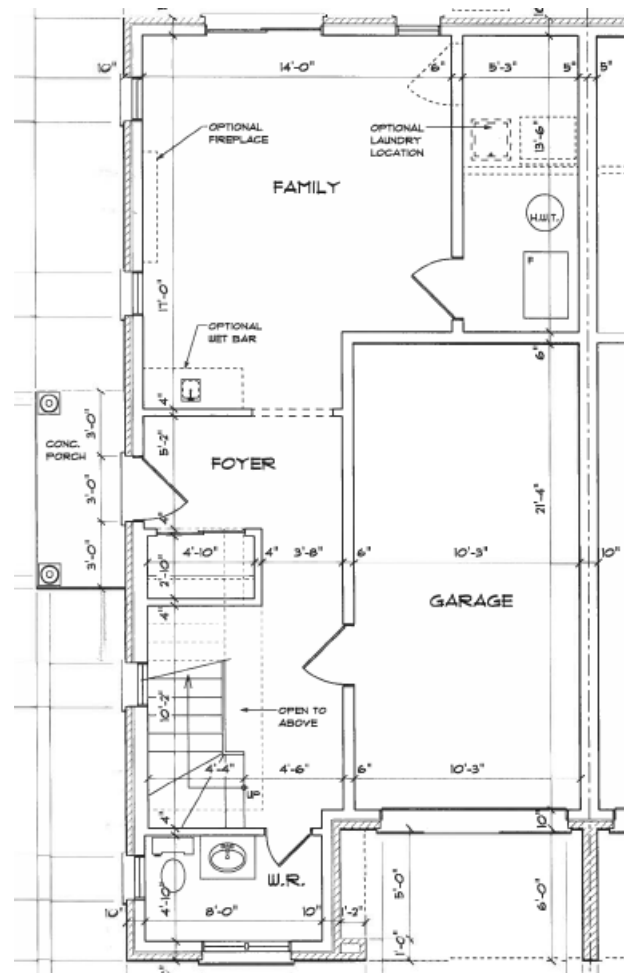


First Floor Plan





Second Floor Plan



Flankage Ground Floor Plan

