

The Corporation of the Town of Ajax

COMMUNITY AFFAIRS AND PLANNING COMMITTEE



Monday, May 2, 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 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 manoeuver back to the agenda page use the **Ctrl + Home** keys simultaneously

4. Public Meeting

- 4.1 [Zoning By-law Amendment Application Z1/16](#)
[Mountcliffe Developments Inc.](#)
[Block 161, 40M-2390](#)
[Northeast Corner of Gillett Drive and Salem Road](#)
~ Amanda Dunn, Development Planner

5. Presentations / Reports

- 5.1 [Development Permit System Study: Addendum Report](#)
~ Stev Andis, Senior Policy Planner



MOUNTCLIFFE DEVELOPMENTS INC.

**GILLETT DRIVE
(BETWEEN SALEM ROAD & KEITH-WRIGHT CRESCENT)**

ZONING BY-LAW AMENDMENT Z1/16

SUBJECT LANDS



Ex.HP RELOCATE(BY OTHERS)

SALEM ROAD

PLAN 40R-25184 PART 6

125.110

1.5m CONC SIDE WALK

GILLETT DRIVE (BY PLAN 40M-2390) PIN 26410-3143(LT)

RESIDENTIAL

RESIDENTIAL

BLOCK 96 PIN 26410-4309(LT)

BLOCK 95 PIN 26410-4308(LT)

BLOCK 94 PIN 26410-4307(LT)

BLOCK 93 PIN 26410-4306(LT)

BLOCK 92 PIN 26410-4305(LT)

BLOCK 91 PIN 26410-4304(LT)

BLOCK 90 PIN 26410-4303(LT)

BLOCK 89 PIN 26410-4302(LT)

PLAN

GARAGE

NEW DRIVEWAY

PART 1

GARAGE

NEW DRIVEWAY

PART 2

GARAGE

NEW DRIVEWAY

PART 3

GARAGE

NEW DRIVEWAY

PART 4

GARAGE

NEW DRIVEWAY

PART 5

GARAGE

NEW DRIVEWAY

PART 6

GARAGE

NEW DRIVEWAY

PART 7

GARAGE

NEW DRIVEWAY

PART 8

1.5m CONC SIDE WALK

GILLETT DRIVE (BY PLAN 40M-2390) PIN 26410-3143(LT)

1.5m CONC SIDE WALK

North Arrow

PLANNING POLICIES & ZONING

Durham Region Official Plan

- The subject lands are designated “Living Area” with a “Regional Corridor” overlay in the Durham Regional Official Plan.
- The Region has noted that the development proposal represents a reasonably small infill site within an established neighborhood and complies with the policies of the Durham Region Official Plan.

Town of Ajax Official Plan

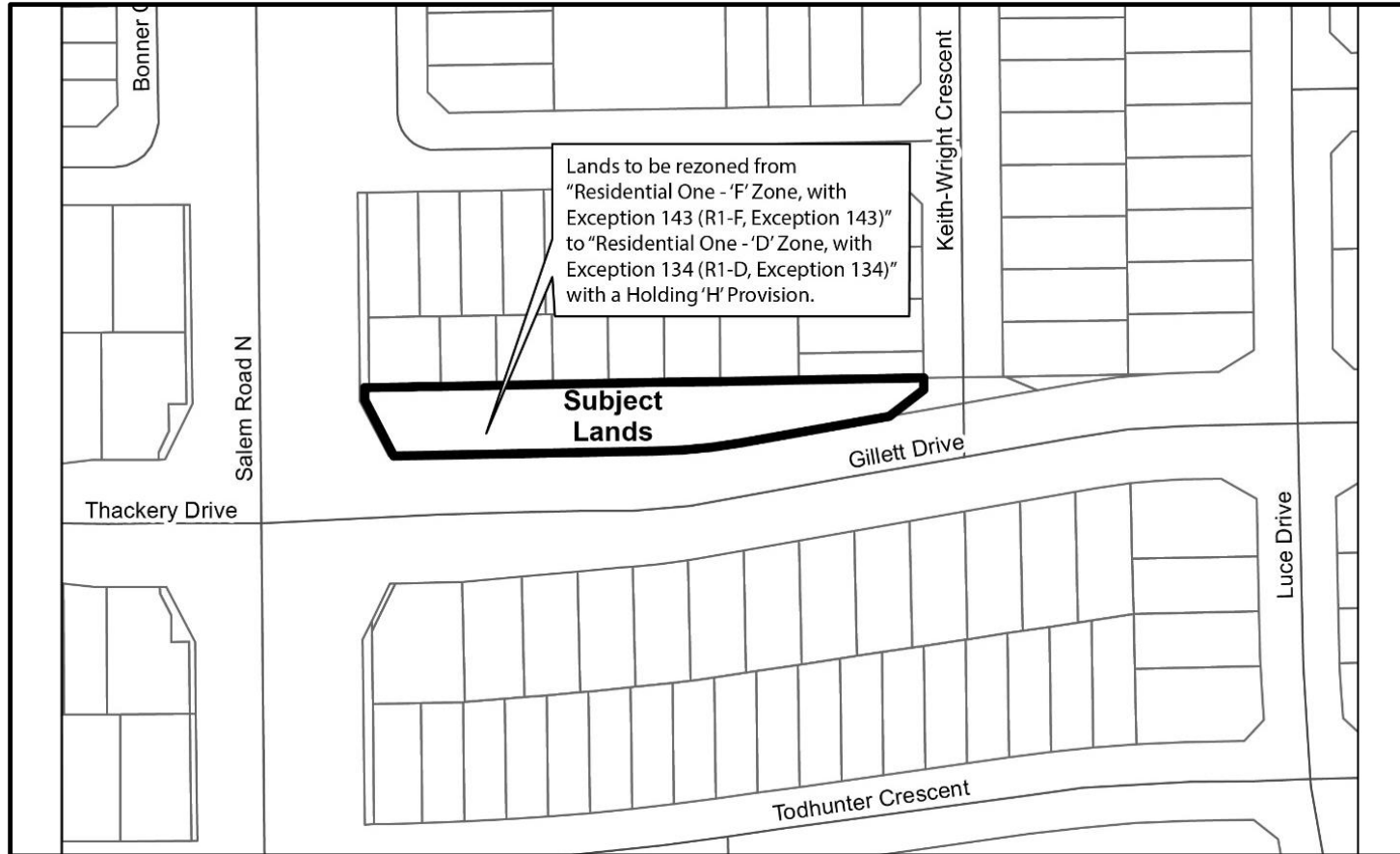
- The subject lands are designated “Low Density Residential” within the Town of Ajax Official Plan.
- The proposed zoning amendment support the goals and objectives of the policy framework set out within the Ajax Official Plan.

Town of Ajax Zoning By-law 95-2003

- The subject lands are zoned Residential One- F (R1-F) Zone and are subject to Exception 143 within the Town of Ajax Zoning By-law 95-2003, as amended.
- This zone category permits single detached dwellings.

ZONING AMENDMENT

- The proposed implementing Zoning By-law will allow for the development of eight (8) single detached dwellings, on individual lots, consistent with the remainder of the residential community.



DEVELOPMENT DESIGN

Built Form

- The proposed dwellings will complete the streetscape along Gillett Drive.
- The dwellings will be build with a combination of materials including stone and brick.
- The dwellings will maintain the existing architectural character of the surrounding neighborhood



Amending Subdivision Agreement

- All aspects of the proposed development will be addressed through an amending subdivision agreement.
- The Town will collect securities for all engineering and landscaping works including street tree plantings and the completion of the sidewalk along Salem Road.



DEVELOPMENT DESIGN

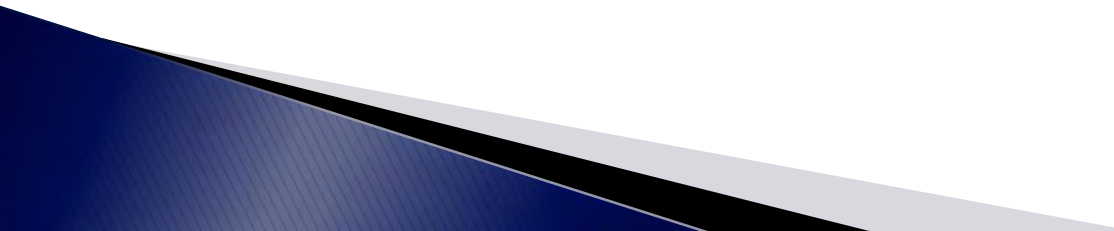
Noise Impact Study

- A Noise Study was submitted as part of both Residential Subdivisions (Mountcliffe and Luvian) in 2005. The noise reports concluded that noise levels were acceptable and recommended that warning clauses be placed on certain lots.

Phase I Environmental Site Assessment

- A Phase I Environmental Site Assessment was submitted as part of the Mountcliffe Development in 2005. The report concluded that the site was found to be clean.

Holding (H) Provision

- There is an existing Holding (H) Provision on the part blocks to the north. This Holding (H) Provision would be extended to include the Mountcliffe Development. The Holding Provision would ensure that an updated Noise Study and Site Screening Questionnaire be submitted prior to lifting the Holding (H) Provision and issuing building permits.
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PUBLIC OPEN HOUSE

- A public open house was held on February 18, 2016.
- Notice was sent to Town of Ajax residents and business owners with 120 metres of the subject lands, was posted in the Ajax News Advertiser on the Town of Ajax Community Page, and was posted on the Town's website under the Public Notices tab on the home page.
- The public open house was attended by 2 members of the public including Ward Councillor Renrick Ashby. Inquiries were made about the timing of construction and the built form.
- The Town did not receive any written submissions.
- Overall, the residents felt that the development was an improvement to the immediate area and will help complete the neighborhood.

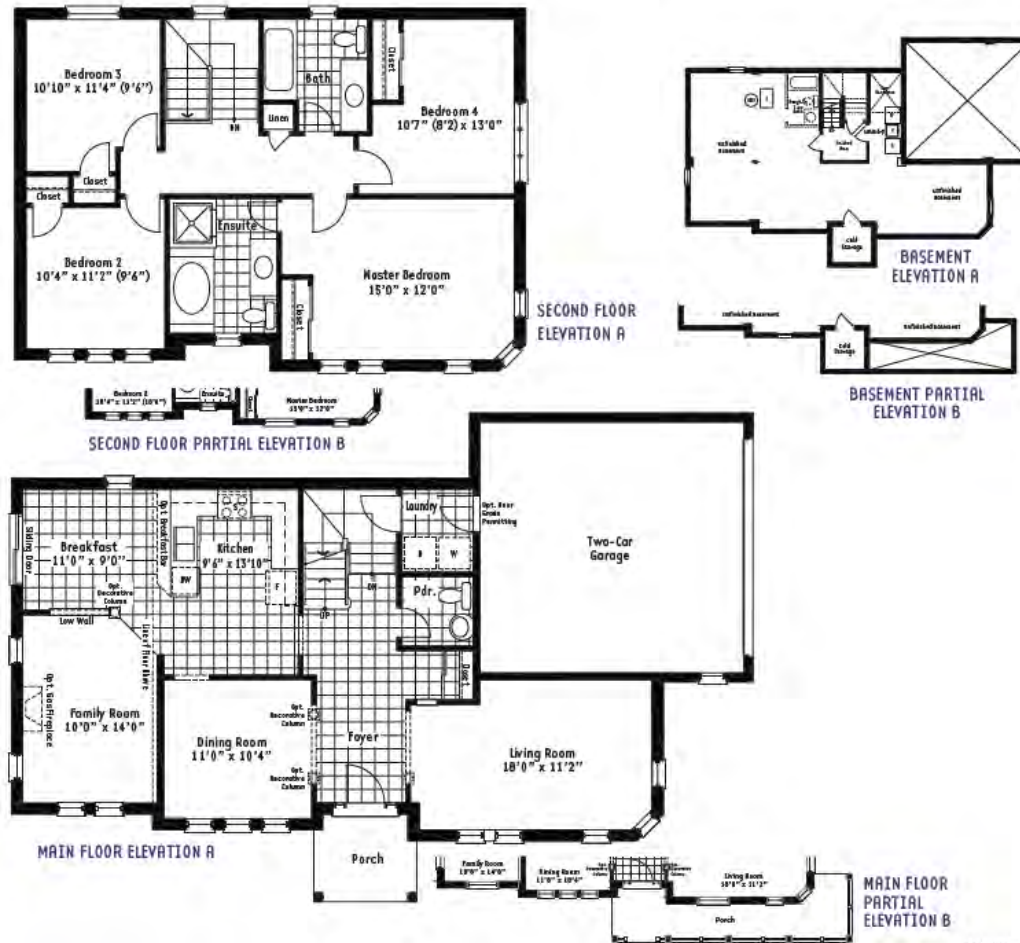


**MOUNTCLIFFE
DEVELOPMENT INC.
GILLETT DRIVE
ZONING BY-LAW AMENDMENT Z1/16**

Concept Elevations – Villa



Concept Elevations– Chateau



The Development Permit System

Community Affairs and Planning Committee

May 2, 2016

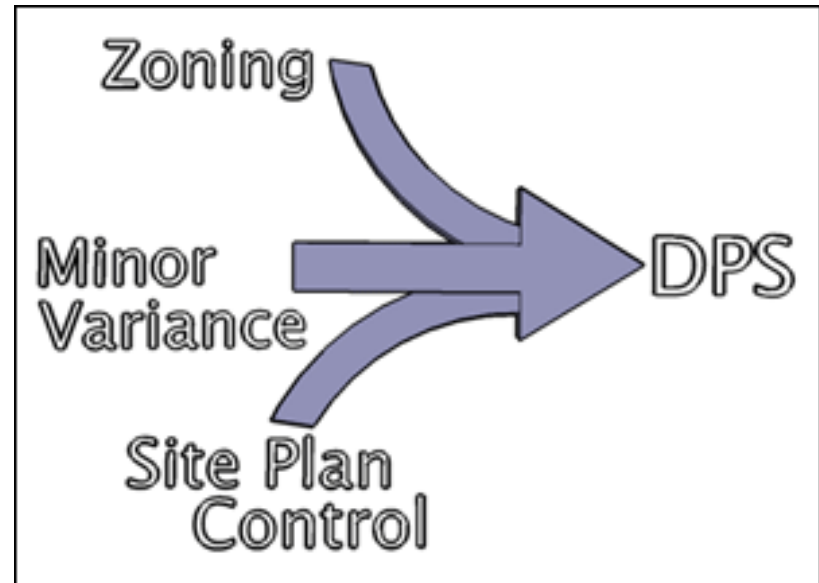
what is the development permit system?

Purpose

The DPS is an alternate development approvals process to the traditional zoning system

Intent of the DPS

- Streamline development approvals by combining site specific zoning, minor variance and site plan approval
- Provide for discretionary uses, if certain conditions are met
- Provide for a range of development standards, based on meeting criteria



DPS benefits

Efficient

- Eliminates minor variances

Effective

- Provides regulatory powers for previously negotiated matters

Transparent

- Complete land use and urban design vision established upfront

Public Benefits

- Expanded range of conditions can be imposed on development

public consultation and appeals

Public Consultation Process

- Extensive public and stakeholder engagement when Official Plan DPS policies, Framework DPS By-law and Area Specific DPS By-laws are being developed

Appeal Process

- Anyone can appeal Council's adoption of Official Plan DPS policies and DPS By-laws
- A decision or non-decision on a Development Permit application can only be appealed by the applicant



development permit approvals

Classes of development approvals based on complexity of Development Permit application

Approval authority can be delegated to staff or held by Council

Public notice and meetings for Development Permit applications

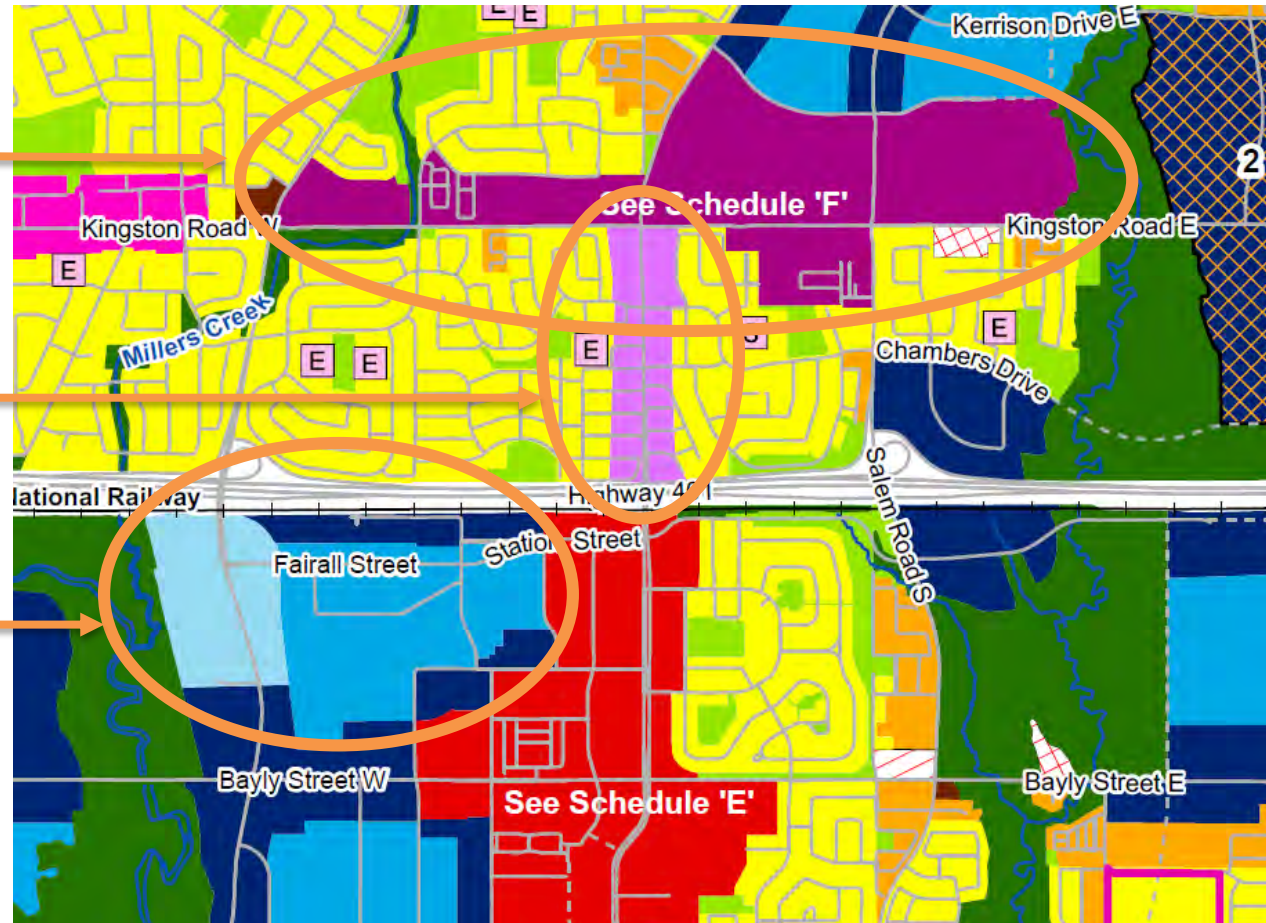


potential candidate locations

Uptown Regional
Centre

Midtown Corridor

GO Transit Station
Node/Central Ajax
Employment Area



costs and benefits of implementing a DPS

Allocation of Financial Resources

- Studies identified in Long Range Capital Forecast

Administrative Similarities

- Longstanding planning tools that staff already administer

Streamlined and Expedited Development

- Eliminates Minor Variances and codifies site plan and urban design matters

Application Fees

- Revenue neutral



next steps

Phase 1

Prepare Draft Official Plan Policies and Draft Framework DPS By-law	Spring/Summer 2016
Present Draft Official Plan Policies and Draft Framework DPS By-law to Community Affairs and Planning Committee	Fall 2016
Public and Stakeholder Consultation	Fall 2016
Prepare Proposed Official Plan Policies and Proposed Framework DPS By-law and present to Community Affairs and Planning Committee	Winter 2017

The Development Permit System

Community Affairs and Planning Committee

May 2, 2016