

The Corporation of the Town of Ajax

COMMUNITY AFFAIRS AND PLANNING COMMITTEE



Monday, March 23, 2015 at 7:00 p.m.

Council Chambers, Town Hall

65 Harwood Avenue South

PRESENTATIONS

Alternative formats available upon request by contacting:

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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.

4. Public Meeting

- 4.1 [Salem Road Subdivision Ltd.](#)
[Zoning By-law Amendment Z3/14](#)
[Draft Plan of Subdivision S-A-2013-01](#)
[Site Plan Application SP4/14](#)
[Northeast corner of Salem Road North and Harper-Hill Drive](#), P. Allore, Director of Planning & Development Services / B. Scopacasa, Development Planner



**SALEM ROAD SUBDIVISION LTD.
(STAFFORD HOMES)**

**ZONING BY-LAW AMENDMENT Z3/14
DRAFT PLAN OF SUBDIVISION S-A-2013-01
SITE PLAN APPLICATION SP4/14**

**LANDS LOCATED AT THE NORTHEAST CORNER OF SALEM ROAD
NORTH AND HARPER-HILL DRIVE**

MARCH 23, 2015

The map illustrates the layout of the Rossland Road East area, showing various land use blocks and their areas. The map includes topographic contour lines, street names, and labels for different types of land use. A red outline highlights Block A, Medium Density Residential, which is 2.02 ha. Other blocks include Block N Open Space (4.20 ha), Block V Buffer Block (0.22 ha), Block W Buffer Block (0.97 ha), Block Q Open Space (12.69 ha), Block AA Buffer Block (1.05 ha), Block P Open Space (1.29 ha), Block X Buffer Block (0.34 ha), Block H Employment Area (4.07 ha), Block Y Buffer Block (0.32 ha), Block C Employment Area (3.19 ha), Block G Employment Area (1.38 ha), Block F Employment Area (1.56 ha), Block D Employment Area (1.72 ha), Block CC Walkway (0.02 ha), Block R Open Space (0.73 ha), Block E Employment Area (1.39 ha), Block T Buffer Block (0.34 ha), Block M SWM Pond (1.69 ha), and Block Z Buffer Block (0.34 ha). The map also shows Block U Railway Buffer (0.53 ha), Block O Buffer Block (0.22 ha), Block S Buffer Block (0.22 ha), Block T Buffer Block (0.34 ha), Block DD Overland Flow Route (2.06 ha), and Block I Buffer Block (0.22 ha). The map is bounded by Spilly Road to the west, Rossland Road East to the south, and Valley Open Space to the east. A Secondary School is located to the west of Spilly Road. The map is titled 'ROSSLAND ROAD EAST' at the bottom.

SUBJECT LANDS



PROPOSED DEVELOPMENT PLAN



OFFICIAL PLAN

- Designation: Medium Density Residential
- Medium Density Residential designation permits the proposed block townhouses within a density range of 30 to 75 units per net hectare
- The development proposes a density of 45.4 units per net hectare.
- The proposed development conforms with the policies of the Town of Ajax Official Plan



ZONING BY-LAW AMENDMENT

- The subject lands are currently zoned “Residential Multiple Five” (RM5) Zone, with a Holding (H) provision and are subject to Exception 163.
- The RM5 zone permits the proposed townhouses (multiple attached dwellings).
- The applicant is seeking amendments to Exception 163 to establish detailed development standards, including provisions for frontage onto a private road, lot frontage and lot depth, setbacks, and coverage that would be applied to each parcel of tied land within the development.

PROPOSED ELEVATIONS



Example Elevation Fronting
Salem Road North (Block 2)



Elevation Fronting Salem Road
North/Harper-Hill Drive Corner (Block 6)



Elevation Fronting Harper-Hill Drive
(Block 7)

CONCLUSION

- The development proposal will provide a compact urban built form along a significant corridor within the Town of Ajax and the overall design and layout will be in keeping with the character of the surrounding area.
- The development is consistent with the Provincial Policy Statement, Growth Plan, and the Region of Durham and Town of Ajax Official Plan policies
- ▶ Staff recommend approval of the proposed implementing zoning by-law, draft plan and site plan subject to the recommendations provided in this report