

The Corporation of the Town of Ajax

COMMUNITY AFFAIRS AND PLANNING COMMITTEE

Monday, November 16, 2015 at 7:00 p.m.
Council Chambers, Town Hall
65 Harwood Avenue South



Confirmed by: *[Signature]*

AGENDA

Alternative formats available upon request by contacting:
accessibility@ajax.ca or 905-619-2529 ext. 3347

C. Jordan, Chair

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 **OR** use the "Bookmark" icon to the left of your screen to navigate from one report to the next

1. **Call To Order**
2. **Disclosure of Pecuniary Interest**
3. **Adoption of Minutes**
 - 3.1 **November 2, 2015**.....2
4. **Public Meeting**
 - 4.1 **Picov Holdings Inc. & Picov Cattle Co.**
Official Plan Amendment Application OPA15-A2
Zoning By-law Amendment Application Z5/15
(50 Alexander's Crossing).....5
5. **Presentations**

None
6. **Reports**

None
7. **Adjournment**

**Minutes of the
Community Affairs & Planning Committee Meeting
Held in the Council Chambers, Ajax Town Hall,
At 7:00 p.m. on November 2, 2015**

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Present:	Chair - Regional Councillor	C. Jordan
	Regional Councillor	S. Collier
	Councillors	M. Crawford
		R. Ashby
		J. Dies
		P. Brown
	Mayor	S. Parish

1. Call to Order

Chair Jordan called the meeting to order at 7:00 p.m.

2. Disclosure of Pecuniary Interest

There were no disclosures of pecuniary interest.

3. Adoption of Minutes

Moved by: P. Brown

Seconded by: J. Dies

That the Minutes of the Community Affairs and Planning Committee Meeting held on June 1, 2015, be adopted.

CARRIED

4. Public Meetings

**4.1 2371200 Ontario Inc. (Haber Homes)
Zoning By-law Amendment Z1/15
Draft Plan of Subdivision S-A-2015-01
Site Plan Application SP1/15
484 Rossland Road West**

Sean McCullough, Development Planner, presented in respect to the above noted planning applications. An overview of the subject lands and surrounding area was provided. Mr. McCullough reviewed various aspects of the development proposal, with particular focus on the parking supply and vehicle and pedestrian access.

Committee members made various inquiries, to which the following information was provided by Mr. McCullough:

- There will be one exit from the subdivision, onto Rossland Rd;
- The development will contain 11 visitor parking spots and 15 additional parking spots for residents;
- Curbside waste collection services will be provided by the Region of Durham;
- There will be a pedestrian connection to the park to the north, but not a vehicular connection;
- The units do not have basements.

Chair Jordan declared the meeting to be a public meeting and invited comments from the public.

Rob Tyler Morin, Ajax resident, inquired about the placement of the 15 additional parking spaces. Mr. McCullough noted that the spaces would be adjacent to the visitor parking.

There being no further comments, Chair Jordan closed the public meeting.

The applicant, Glen Murphy from Runnymede, responded to various questions from Committee members. It was noted that air conditioning units would be placed in rear yards for the interior units, but for the units backing onto Rossland Rd, the units would likely be placed on balconies.

Moved by: M. Crawford

Seconded by: S. Collier

1. That Zoning By-law Amendment Z1/15, submitted by 2371200 Ontario Inc., be approved and that staff be authorized to prepare and forward an implementing zoning by-law to Council for its consideration at a future meeting, as provided within Attachment 1 to this report;
2. That Draft Plan of Subdivision S-A-2015-01, submitted by 2371200 Ontario Inc., be endorsed and that staff be authorized to grant draft approval of the plan of subdivision, subject to the proposed draft conditions, as provided within Attachment 2 to this report; and
3. That Site Plan SP1/14, submitted by 2371200 Ontario Inc., be endorsed, and that staff be authorized to grant final site plan approval subject to finalizing all required drawings to the satisfaction of the Town of Ajax.

CARRIED

5. Presentations

None.

6. Reports

None.

7. Adjournment

Moved by: S. Parish

Seconded by: R. Ashby

That the November 2, 2015 meeting of the Community Affairs and Planning Committee
be adjourned. (7:30 p.m.)

CARRIED

Chair

D-Clerk

TOWN OF AJAX REPORT



REPORT TO: Community Affairs and Planning Committee

SUBMITTED BY: Paul Allore, MCIP, RPP
Director of Planning and Development Services

PREPARED BY: Geoff Romanowski, MCIP, RPP, CPT
Development Approvals Coordinator

SUBJECT: Picov Holdings Inc. & Picov Cattle Co.
Official Plan Amendment Application OPA15-A2
Zoning By-law Amendment Application Z5/15
(50 Alexander's Crossing)

WARD: 2

DATE OF MEETING: November 16, 2015

REFERENCE: N/A

RECOMMENDATIONS:

1. That Official Plan Amendment Application OPA15-A2, submitted by Picov Holdings Inc. & Picov Cattle Co., be approved and that staff be authorized to prepare and forward the amendment to Council for its consideration at a future meeting, as provided within Attachment 1 to this report;
2. That Zoning By-law Amendment Application Z5/15, submitted by Picov Holdings Inc. & Picov Cattle Co., be approved and that staff be authorized to prepare and forward the implementing Zoning By-law to Council for its consideration at a future meeting, as provided within Attachment 2 to this report;
3. That should the Town receive an application for site plan approval for a gaming and gambling establishment on the subject lands, that staff be directed to convene a public open house for information and public input prior to bringing forward the application and staff's recommendation to a future meeting of Community Affairs and Planning Committee; and
4. That the required site plan/development agreement for the lands include a requirement that the external transportation improvements, as identified in the Transportation Assessment, including a northbound right-turn lane at Salem Road/Kerrison Drive, signal timing and phasing optimization for all intersections within the study area, and potential signalization and all turn lane infrastructure at the future intersection of realigned Alexander's Crossing and Audley Road, be installed and constructed at the sole cost of the applicant.

1.0 PURPOSE:

Picov Holdings Inc. & Picov Cattle Co. (Picov) have filed applications to amend the official plan and zoning by-law on the subject lands surrounded by Kingston Road East, Kerrison Drive East, Audley Road North and Carruther's Creek (see Figure 1). The applications propose the following:

- i. to permit an expansion to an existing gaming and gambling establishment to include casino-type games;
- ii. to remove the existing 800 slot machine limitation within the Town of Ajax Official Plan and Zoning By-law; and
- iii. to enable the realignment of a portion of an existing collector road (Alexander's Crossing) north of Kingston Road East such that its existing terminus at Kerrison Drive East would be removed in favour of a new terminus at Audley Road North.

The purpose of this report is to discuss and recommend approval of the official plan and zoning by-law amendment applications.

1.1 Subject Lands and Area Context

The subject lands are approximately 50 hectares (123 acres) in size and are bounded by Kingston Road East, Kerrison Drive East, Audley Road North and Carruther's Creek (see Figure 1 – Subject Lands).

Surrounding the subject lands are the following land uses:

North: To the north is Kerrison Drive East. North of Kerrison Drive East is the Lexington County and Mulberry Meadows residential communities.

East: To the east is Audley Road North. East of Audley Road North are farm lands within the Provincial Greenbelt and Lake Ridge Road North.

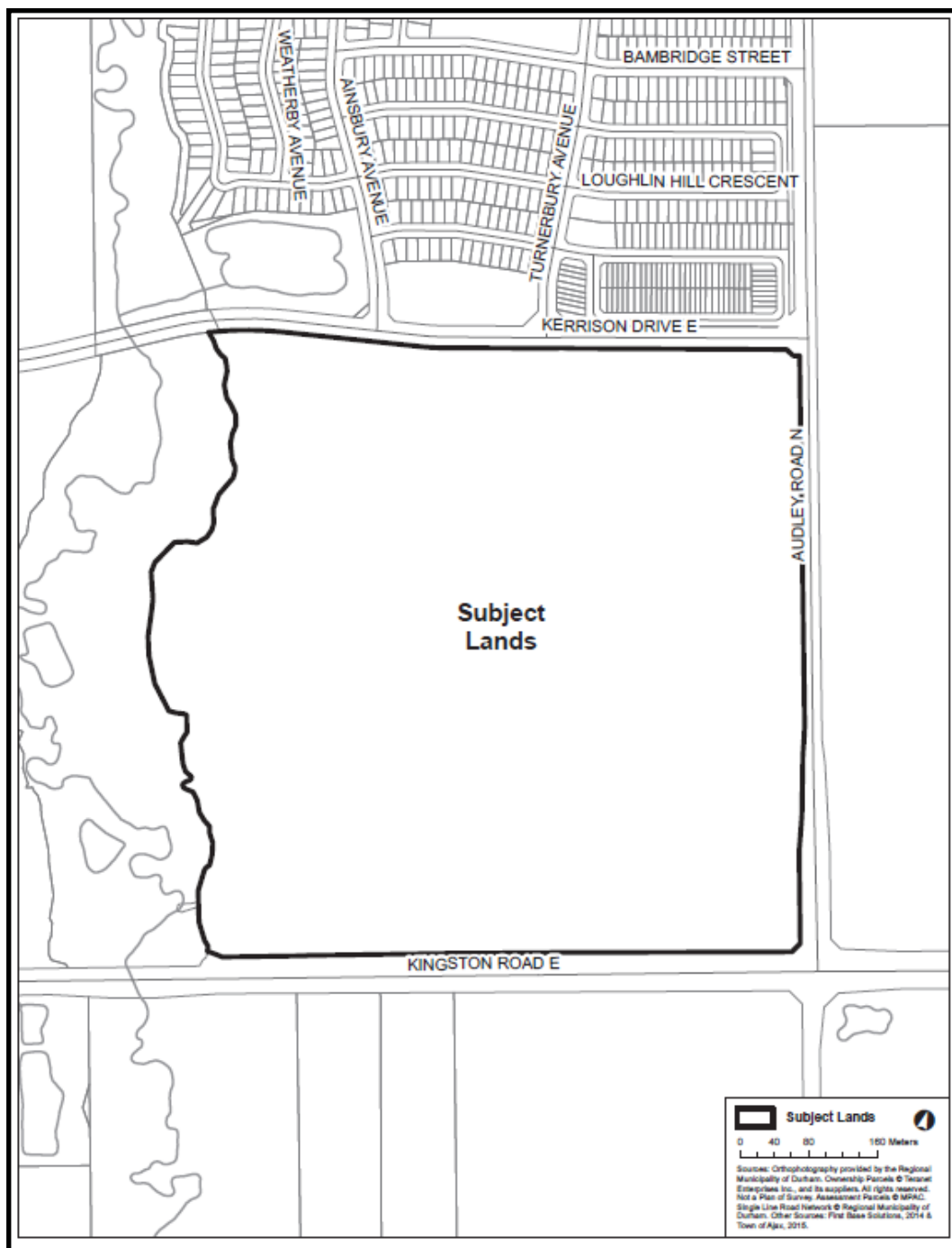
South: Abutting the subject lands to the south is Kingston Road East. South of Kingston Road East are vacant lands designated Prestige Employment and Highway 401.

West: To the west is Carruther's Creek. West of Carruther's Creek are other lands owned by Picov Farms Inc. and beyond these lands is the RioCan Walmart/Home Depot/Canadian Tire Plaza.

2.0 BACKGROUND:

In 2012, Ontario Lottery and Gaming (OLG) initiated a strategy to expand licensed gaming opportunities in Ontario. This strategy established gaming zones and Ajax is within gaming Zone C3. OLG has set an upper threshold limit for gaming places within each gaming zone. Within Zone C3 the upper threshold limit is 2,500 slot machines and 1,200 live table gaming positions (200 table games).

Prior to a venue site being selected, OLG completed a Request for Pre-Qualification (RFPQ) process which closed on September 10, 2015. The RFPQ is intended to short list 3 to 5 qualified operators, who will then be invited by OLG to respond to the Request for Proposal (RFP) for Gaming Bundle 5, which includes Zone C3. The anticipated time line for this process to be completed is late 2016 or early 2017.



Applications:

OPA15-A2 & Z5/15

Applicant: Picov Holdings Inc. & Picov Cattle Co.

Date: November 16, 2015

Figure 1
Subject Lands

Town of Ajax
Planning & Development Services



In light of this process, Picov has filed the requisite official plan and zoning by-law amendment applications to put in place the required planning permissions in anticipation of a future OLG decision. The applications would allow for 2,500 slot machines and 1,200 live table gaming positions on the subject lands.

3.0 PLANNING FRAMEWORK:

The following describes the existing planning policy framework as it applies to the subject lands and the proposed amendments.

3.1 Provincial Policy Statement

The Provincial Policy Statement (PPS) provides an overall direction on matters of provincial interest that must be reflected in municipal planning decisions. The PPS was issued under Section 3 of the *Planning Act* and provides provincial direction in terms of land use planning and development in Ontario. The current PPS document came into effect on April 30, 2014. The PPS states that development within settlement areas should support a mix of land uses that efficiently use land and resources and are appropriate for, and efficiently use, available infrastructure. Planning authorities shall promote economic development and competitiveness by providing for an appropriate mix and range of employment uses to meet long-term needs.

The proposed development is consistent with the policies of the PPS.

3.2 Growth Plan for the Greater Golden Horseshoe

The Growth Plan for the Greater Golden Horseshoe (Growth Plan) was approved under the authority of the Places to Grow Act, 2005 by the Lieutenant Governor in Council of the Province of Ontario, and came into full force and effect on June 16, 2006. The Growth Plan provides a framework for managing growth in the Greater Golden Horseshoe including; direction of where and how to grow, the provision of infrastructure to support growth, and protecting natural systems and cultivating a culture of conservation.

Under the Growth Plan, new development in designated greenfield areas will be planned, designated, zoned and designed in a manner that contributes to creating complete communities, creates street configurations, densities, and an urban form that support walking, cycling, and the early integration and sustained viability of transit services, provides a diverse mix of land uses to support vibrant neighbourhoods and creates high quality public open spaces with site and urban design standards that support opportunities for transit.

The proposal conforms to the provisions of the Growth Plan.

3.3 Durham Regional Official Plan

The subject lands are predominantly designated 'Employment Areas' within the Durham Regional Official Plan. Permitted uses may include manufacturing, assembly and processing of goods, service industries, research and development facilities, warehousing, offices and business park, hotels, storage of goods and materials, freight transfer and transportation facilities. Limited personal service and retail uses, serving the immediate designated Employment Area may be permitted as a minor component of the aggregate gross floor area of the uses in the designated Employment Area, subject to the inclusion of appropriate provision in the area municipal official plan and/or zoning by-law.

The portion of the subject lands abutting Kingston Road East, is designated as a 'Regional Corridor' within the Durham Regional Official Plan. Regional Corridors are to be planned and

developed as higher density mixed use areas, supporting higher order transit services and pedestrian oriented development.

The existing gaming establishment and the proposed amendments conform to the provisions of the Durham Regional Official Plan.

3.4 Town of Ajax Official Plan

The subject lands are designated 'Prestige Employment' within the Town of Ajax Official Plan, which permits, such uses as business and professional offices, research and development facilities, manufacturing in wholly enclosed buildings, warehousing, distribution centres, retail sale of products manufactured, processed or assembled on the premises, automobile dealerships, financial institutions, restaurants, personal services establishments, athletic clubs, private recreational facilities, banquet facilities, convention centres, hotels and motels and uses ancillary to hotels and motels and other uses.

a) Specific Land Use Policy 3.4.10 – Gaming and Gambling Establishments

This section provides the Town's policies for gaming and gambling establishments within the Town of Ajax. It currently indicates that a gaming and gambling establishment may include any number of video lottery terminals, slot machines, on and off-track betting, lottery ticket kiosks and temporary special events authorized by Council, but shall exclude bingo parlours and casino-type games. An amendment to this policy is required to enable permissions for casino-type games.

This section also indicates that additional gaming and gambling establishments (*meaning new gaming and gambling establishments on other properties within the Town of Ajax, not an expansion to an existing gaming and gambling establishment on the subject lands*) are not contemplated by the Official Plan and before an additional gaming and gambling establishment can be considered on a particular property, Council shall hold a referendum on whether to support such a facility pursuant to the *Municipal Elections Act*, as amended, or other equivalent process as may be deemed necessary by Council. Since the applications are for an expansion to the existing establishment, this policy as it relates to a referendum does not apply.

b) Area Specific Policy 6.5

This section indicates that it is intended that this area will be comprehensively planned and developed for a quarter horse race track and associated facilities, together with a gaming and gambling establishment consisting of up to 800 slot machines, a sports lounge, restaurants, a betting theatre, specialty retail stores and administrative offices. A gaming and gambling establishment is permitted within the Prestige Employment designation through this area specific policy. The official plan amendment application proposes to amend this policy to remove the 800 slot machine limitation.

c) Area Specific Policy 6.18 (Deferred by the Region of Durham)

Area Specific Policy 6.18 was developed through the Town's recent Official Plan Review. The policy identifies three areas within Ajax where the Town was prepared to consider additional retail permissions of up to 500 m² for each individual use, subject to satisfying a number of planning and urban design criteria. This policy was also the subject of an appeal to the OMB by the owners of the lands at the southeast corner of Rossland Road and Harwood Avenue (Belmont Equities) who have an interest in developing retail uses on their lands. On October 20, 2015, the OMB issued a decision on the Belmont appeals which approved their

development. Belmont withdrew its appeal to Policy 6.18. This policy therefore remains deferred by the Region of Durham.

d) *Special Policy Area 2*

Section 3.3.9 of the Town of Ajax Official Plan indicates that the lands generally bounded by Kerrison Drive, Audley Road, the future extension of Chambers Drive and Carruther's Creek are identified as a Special Policy Area. The policy allows for the expansion of existing uses within the underlying Prestige Employment designation. Should the subject lands be selected by OLG, the Town will conduct a study to determine the feasibility and marketability of an entertainment and recreation node on the lands as noted in the policy.

3.5 Employment Areas Urban Design Guidelines

These guidelines will be applied when the required site plan application is submitted to the Town. The guidelines deal with pedestrian amenity and connections, built form and articulation, the use of landscaping, gateways, landmarks and other elements. The proposed official plan amendment, within Attachment 1 to this report, is supportive of the guidelines.

3.6 Town of Ajax Zoning By-law

The subject lands are currently zoned Prestige Employment (PE) Zone within Town of Ajax Zoning By-law 95-2003, as amended. Permitted uses within this zone include Offices, Hotels, Banquet Facilities, Commercial Fitness Centres, Commercial Schools, Community Centres, Day Care Facilities, Financial Institutions, Medical Clinics, Places of Assembly, Places of Entertainment, Public Storage Facilities, Recreation Facilities, Restaurants and a number of other uses. The lands west of Alexander's Crossing are currently subject to Exception 68 of the zoning by-law, which permits a Gaming Establishment and a Racetrack.

4.0 SUBMITTED APPLICATIONS:

a) *Official Plan Amendment Application OPA15-A2*

The application proposes to amend the policies within Section 3.4.10 and Section 6.5 of the Town of Ajax Official Plan as noted above.

In addition, the realignment of a collector road (Alexander's Crossing) is also proposed. The realignment would retain the extreme southern leg of Alexander's Crossing from Kingston Road but would allow for a realignment of the portion further north such that it would intersect with Audley Road North in the future approximately midway between Kingston Road East and Kerrison Drive East. This realignment would enable the expansion of the existing Ajax Downs building while allowing for convenient access to parking without the need for pedestrians to cross a public road.

The amendment would also reconfigure the boundary of the lands subject to Area Specific Policy 6.5, and allows some minor flexibility in future road alignment options. The number of gaming and gambling establishments on these lands will be limited to one (1).

The amendment replaces 6.5 e) with new policies that articulates the vision for the area that will include a showcase building that is architecturally distinct, characterizing its function as a unique public destination. It introduces new policies that describe:

- the access points to Alexander's Crossing;

- the characteristics of the road, including a centre median with distinctive lighting and ornamental trees, landscaped boulevards, wider sidewalks, pedestrian scaled lighting, street trees and ornamental planters, bicycle lanes and coordinated street furniture;
- landscaped gateway entry features at each end of Alexander's Crossing;
- front-facing architecture with active/transparent building facades;
- one or more public squares;
- weather protection and shade through the design of buildings;
- orderly and appropriate transitions in scale including development below a 30 degree angular plane measured from the north side of Kerrison Drive, together with an earthen berm along this frontage;
- parking structures are not permitted within 30 metres of Kerrison Drive; and
- landscaping and landscaped islands within surface parking areas.

The proposed official plan amendment is provided in Attachment 1 to this report.

b) Zoning By-law Amendment Application Z5/15

The zoning by-law amendment application includes the following components:

- to amend the existing gaming and gambling establishment definition to also include casino-type games;
- it removes the existing limitation of 800 slot machines;
- it refines the definitions for Racetrack and Gaming Establishment and places them within Section 3 (Definitions) of the zoning by-law;
- it establishes a number of more detailed, and in some cases more stringent, development standards than are currently in place for the lands, including:
 - increasing the required building setback to the northerly lot line from 9.0 metres to 30.0 metres;
 - increasing the westerly side yard setback from 0 metres to 3 metres;
 - introducing a 9.0 metre building setback from the southerly property line;
 - introducing a requirement for a 20 metre landscaped buffer along the north property line; and
 - introducing height limitations on the subject lands, whereby no part of any building or structure shall exceed a height defined by a 30 degree angular plane measured from the north side of Kerrison Drive;
- it establishes a parking requirement of 0.357 parking spaces per gaming position, based on the conclusions of the Transportation Assessment; and
- it revises the boundary of Exception 68 so that it would be bounded by Kingston Road, Kerrison Drive, Audley Road and Carruther's Creek.

The proposed zoning by-law amendment is provided within Attachment 2 to this report.

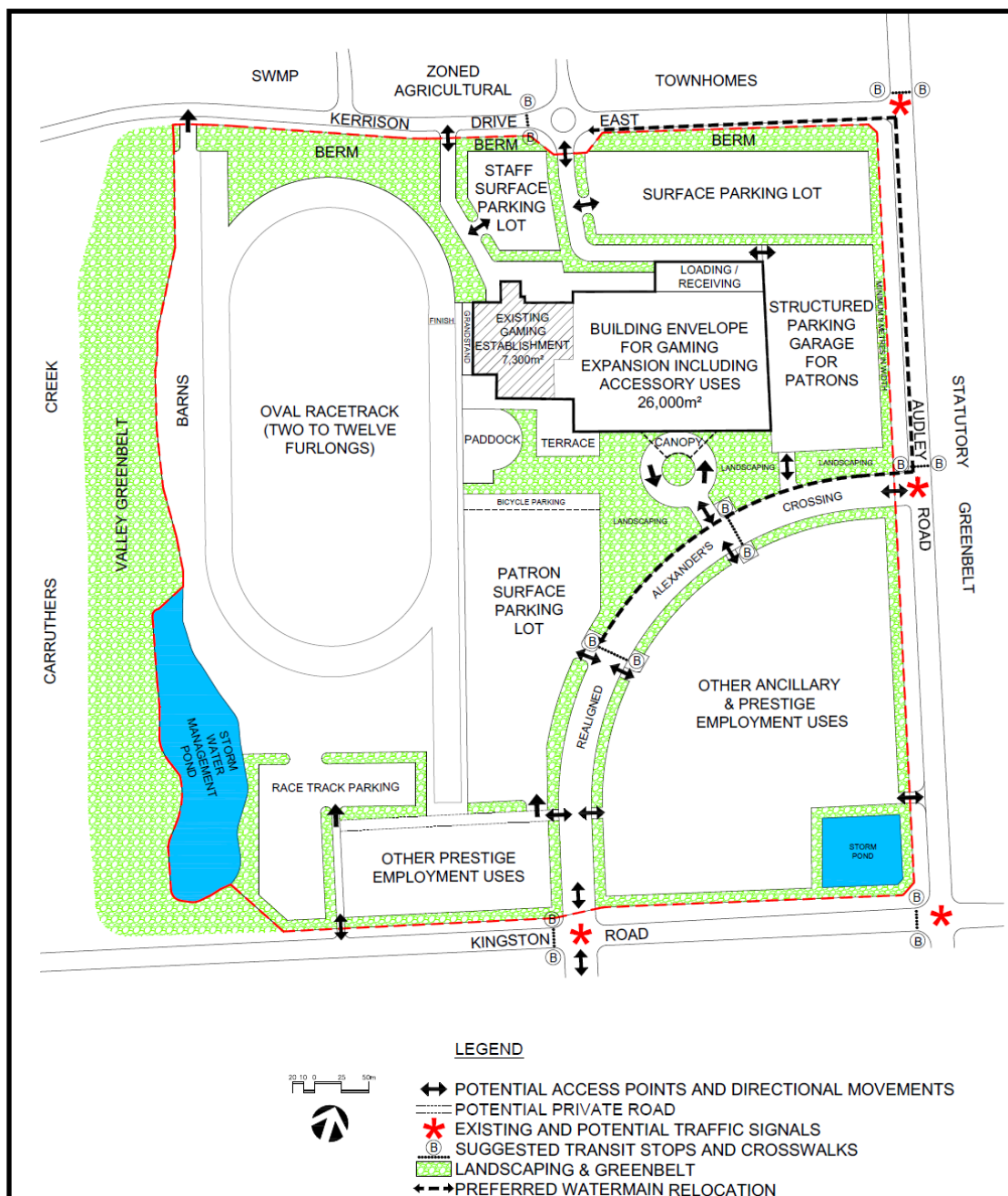
5.0 SUBMITTED REPORTS AND STUDIES:

The following reports and studies have been reviewed by internal departments and external agencies.

a) Planning Justification Report

A Planning Justification Report, prepared by Bousfields Inc., revised September 2015, was submitted in support of the applications.

Concept Plan – Gaming and Gambling Establishment Expansion



Applications:

OPA15-A2 & Z5/15

Applicant: Picov Holdings Inc. &
Picov Cattle Co.

Date: November 16, 2015

Figure 2
Concept Plan

Town of Ajax
Planning &
Development
Services



The report describes the purpose of the official plan and zoning by-law amendment applications to expand upon the existing permitted use of a gaming and gambling establishment (see Figure 2 – Concept Plan). It also indicates that with the land use permissions in place, how this will position the Ajax Downs facility as a viable venue for a casino within Gaming Bundle 5, Zone C3.

The report discusses the policy and regulatory framework, including the Provincial Policy Statement 2014, the Growth Plan for the Greater Golden Horseshoe 2013 and the Region of Durham Official Plan, and discusses the proposed amendments to the Town's Official Plan and Zoning By-law.

b) Transportation Assessment

A Transportation Assessment, prepared by GHD, revised October 2015, was submitted in support of the applications. The assessment addresses:

- site characteristics;
- existing traffic;
- future background traffic (e.g. including future phases of the Mulberry Meadows residential development);
- future background traffic with diversions due to new road infrastructure;
- future total traffic with the Ajax Downs expansion;
- future traffic with realigned Alexander's Crossing to Audley Road;
- proposed site generated traffic;
- future total traffic;
- traffic impact analysis of all traffic scenarios and sites;
- sensitivity analysis of future total traffic that includes lands designated Prestige Employment to the south and the eventual need for extensions to Audley Road and Chambers Drive to complete the local arterial road network; and
- sensitivity analysis of future total traffic with realigned Alexander's Crossing to Audley Road.

Based on GHD's assessment, the proposed expansion to Ajax Downs and the associated Prestige Employment lands would generate the following vehicles trips to and from the site:

- 385 inbound and 92 outbound new vehicle trips during the weekday a.m. peak hour;
- 289 inbound and 494 outbound new vehicle trips during the weekday p.m. peak hour; and
- 285 inbound and 169 outbound new vehicle trips during the Saturday peak hour.

The Transportation Assessment was reviewed by Town transportation staff, a transportation peer review consultant (MMM Group) retained by the Town, a transportation peer review consultant retained by the Region (Stantec) and transportation staff at the Region of Durham. The findings of the study reveal that the expansion to the existing gaming and gambling establishment can be accommodated by the transportation network. Optimization of signal timings and localized intersection improvements are recommended to service the anticipated traffic demand.

Significant road network improvements include Highway 407 East Extension (currently under construction and is scheduled to be completed by the end of 2015 (or early 2016) by the Ministry of Transportation and the future West Durham Link (412) at Kingston Road and the Highway 401 at Lake Ridge Road interchanges, that are part of the Highway 407 East

Extension. The analysis indicates that these improvements would provide excellent access to the site from areas within and outside of the Region.

The assessment also revealed that the removal of the north portion of Alexander's Crossing from the network would not significantly impact the surrounding road network. Also, based on existing and future traffic volumes, the rerouting of vehicles to Audley Road and Salem Road due to the realignment would have a minimal impact due to low traffic volumes.

Durham Regional Transit (DRT) routes, transportation demand management strategies, and active transportation measures were also investigated. DRT routes (Route 225) would be slightly rerouted but will operate within DRT's acceptable service level standards. With regard to transportation demand management strategies, the assessment laid out several strategies for the various uses which could occur on the subject lands. These include tour busing, car share/car pool programs, flex hours, and the promotion of existing and future multi-modal transportation routes. As for active transportation measures, the area is currently serviced by existing bike lanes on Kerrison Drive and Audley Road and Carruther's Creek Trail. This existing infrastructure would be enhanced in the future through the realignment of Alexander's Crossing.

A monitoring program is also proposed, which will ensure that the site is operating within the parameters of the assessment, which includes undertaking traffic counts four times a year (spring, summer, fall, winter) to determine the peak hour volumes, undertaking capacity analysis of surrounding major intersections (e.g. Salem/Kingston), and undertaking traffic counts at all access points to newly built development (e.g. future Picov employment lands or employment lands south of Kingston Road).

Traffic infiltration into the Lexington County (north of site) and the Wicks Drive/Galea Drive (south of site) residential neighbourhoods was also reviewed through the transportation assessment. Traffic from an expanded gaming and gambling facility is not expected to impact these neighbourhoods as the new road network, which includes the Highway 407 extension and Highway 412 (West Durham Link), will provide additional access options that will help balance the traffic volumes in the area and will limit driver desire to infiltrate into these residential neighbourhoods.

Future developments considered through this analysis included the Mulberry Meadows residential development to the north and the Prestige Employment lands to the south (south of Kingston Road East). The analysis reports that the residential development to the north would not impact or be impacted by the proposed expansion as traffic coming to and from the site would use the major road connections, including the realigned segment of Alexander's Crossing.

As for the Prestige Employment lands south of Kingston Road, a sensitivity analysis was conducted to determine what impact the development of these lands would have on the overall transportation network. The sensitivity analysis found the need for the extension of Chambers Drive to Audley Road would be triggered when 50% of these lands are developed.

Local road improvements recommended by the study include a northbound right-turn lane at Salem Road/Kerrison Drive, signal timing and phasing optimization for all intersections within the study area, and potential signalization and all turn lane infrastructure at the future intersection of realigned Alexander's Crossing and Audley Road. These improvements are indicated in the recommendations, the official plan amendment, and will be required as a condition of site plan approval.

c) *Socio-Economic Study*

A Socio-Economic Study, prepared by AECOM, dated March 2015, was submitted in support of the applications.

The study focuses on the effects of the proposed expansion in terms of market and size distribution, effects on problem gambling and addiction, crime, property values, employment and economic development, the horse racing industry, municipal revenues, and other factors. The study notes the following:

Market and Size Distribution:

- Ajax Downs is a top performer in almost every metric when viewed against the entire suite of OLG racetracks, two similar racetracks (Mohawk and Georgian) and the three southern Ontario casinos (Brantford, Great Blue Heron and Thousand Island);

Problem Gambling:

- Ajax Downs is one of eight accredited Responsible Gambling Check Program Facilities, which is run by the Responsible Gamblers Council;
- problem gambling tends to plateau as the novelty of the venue wears off, and as people become more knowledgeable about the consequences of irresponsible gambling; and
- the proposed expansion would generate about 4.3% (73,000 +/-) of the annual visitations to gaming facilities as problem gamblers (based on 1.7 million visitors +/- in 2012);

Crime:

- there is little correlation between increase levels of crime and the gaming facilities, which has been confirmed through interviews with police officials in host communities;
- crime related incidences are predominately traffic related and based on research crime is not higher where casino facilities exist; and
- Durham Regional Police Services do not view the Slots at Ajax Downs to be a problem location;

Property Values:

- literature and empirical evidence from Ajax and Durham Region gives no indication that property values decreased by the development and operation of the existing gaming facility;
- areas surrounding Ajax Downs have enjoyed a greater increase in property values than other Ajax neighbourhoods; and
- there is no evidence to suggest that property values will be negatively influenced by a casino;

Employment and Economic Development:

- a casino could generate 700 direct jobs (an increase from 340 jobs), 435 indirect and induced jobs and generate labour income in the order to \$47 million dollars within Durham Region and the immediate surrounding area;
- a casino could also be the catalyst for other developments such as hotels and restaurants;
- OLG is a very good corporate citizen, making it a priority to fund community events and community organizations;
- in 2014-2015, the province allocated \$115 million dollars in gaming revenue to support charities through the Ontario Trillium Foundation; and
- OLG's sponsorship of festivals and events in Ajax and the Region of Durham totaled \$263,000.00 to-date;

Horse Racing Industry:

- the horse racing industry will benefit in the sense that it will be an integral part of the OLG program even though slot revenues are no longer subsidizing horse racing;
- Durham Region is the heart of quarter horse breeding and training in Ontario and is showcased at Ajax Downs;
- the annual contribution of horseracing to the Region's economy is in excess of \$56 million; and
- the industry accounts for 1,700 full time jobs and \$20 million of labour income in the Region;

Municipal Revenues:

- the Town of Ajax could receive contributions, based on the new revenue sharing formula, from anywhere between \$9.5 million and \$12.3 million dollars on an annual basis (currently \$6.8 million).

Overall, the study provides a positive outlook for the prospect of expanding the Ajax Downs facility. Based on the research that has been conducted and past performance of this facility in its current state there are substantial economic benefits associated with the proposed development.

d) *Functional Servicing and Stormwater Management Report*

A Functional Servicing and Stormwater Management Report, prepared by GHD, revised August 2015, was submitted in support of the applications.

The report indicates that an expansion to the Ajax Downs facility to accommodate a casino and related uses can be accommodated by way of constructing a new stormwater management pond facility at the northwest corner of Kingston Road and Audley Road. This facility would provide stormwater quality, extended detention, and quantity control.

The report indicates that the existing sanitary trunk sewer will be able to accommodate the future development of the lands, while the watermain will be located within the planned road network and will be looped to an existing watermain at Kerrison Drive and Turnerbury Avenue.

e) *Phase One Environmental Site Assessment*

A Phase One Environmental Site Assessment, prepared by Stantec, revised August 26, 2015, was submitted in support of the applications.

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 determined that there are no concerns regarding the lands to accommodate the proposed development.

6.0 AGENCY COMMENTS:

The following is an overview of comments received through the circulation of the subject applications.

6.1 Region of Durham

With regard to municipal water supply, the site is supplied by a 400 mm watermain within the existing Alexander's Crossing right-of-way. The applicant will be required to construct a new

400 mm diameter watermain within the future new alignment of Alexander's Crossing. The existing 400 mm watermain would have to be abandoned and all new services constructed in compliance with Region of Durham standards and specifications.

As for the sanitary sewerage service, the site has design flows of 45 litres per second for the Picov Employment lands (based on a 43 hectare contributing area) and is a tributary to the Carruther's Creek sanitary trunk sewer. Based on the submitted functional servicing report the proposed expansion would only generate flows of approximately 5.4 litres per second.

With regard to transportation and transit, the Region of Durham are satisfied with the transportation assessment provided by GHD and do not require any further submissions. The Region of Durham have identified that details regarding transportation mitigation measures and a future traffic monitoring program should be dealt with through future site plan applications for the site.

The official plan amendment is exempt from Regional approval.

6.2 Toronto and Region Conservation Authority

The Toronto and Region Conservation Authority (TRCA) has indicated that a significant portion of the subject lands are within its jurisdiction and is part of the Carruther's Creek watershed. TRCA have indicated that they have no objections to the submitted applications and that they are in general agreement with the proposed servicing and stormwater management strategy for the lands. TRCA has indicated that they will reserve the right to review any further details of the servicing and stormwater strategy through the future site plan application for the lands.

6.3 Central Lake Ontario Conservation Authority

The Central Lake Ontario Conservation Authority (CLOCA) has indicated that the eastern portion of the subject lands are within its jurisdiction and is part of the Lynde Creek watershed. CLOCA has no objections to the submitted applications and that they are in general agreement within the proposed servicing and stormwater management strategy for the lands. CLOCA has also reserved the right to review any further details of the servicing and stormwater strategy through the future site plan application for the lands.

6.4 Other Agency Comments

Durham Regional Police, Veridian Connections, Ajax Transportation Services, Ajax Fire & Emergency Services, and Ajax Engineering Services have no concerns with the proposed amendments.

7.0 FINANCIAL IMPLICATIONS:

There are no financial implications stemming from the recommendations within this report.

8.0 COMMUNICATION ISSUES:

The following is an overview of the comments received and discussions had through the circulation of the subject applications.

8.1 Public Open House Meeting & Public Comments

A Public Open House was held on May 14, 2015. Notice was sent to Ajax residents and business owners within 430 metres (1,400 feet) of the subject lands and was advertised within

the Community Page of the Ajax News Advertiser. The meeting was attended by approximately 40 people.

The principal concerns were with regard to parking, effects on property values, the proposed realignment of Alexander's Crossing, traffic, questions regarding a referendum on a casino, servicing capacity, scope of the amendments, and supporting infrastructure. There were also several comments providing support of the applications. These comments focused around the existing (and expanded) facility being an excellent economic driver for the community, how the expanded facility would not create further traffic concerns (that could not be mitigated by future improvements to the existing road network), and property values have only increased in the area in the existing context and could only increase further with an expansion to the facility.

Submitted correspondences are provided in Attachment 3 to this report.

The following table outlines questions, comments, concerns that were posed at the public open house meeting and through the processing of the applications.

Table 1: Comments & Responses

	Issue/Question/Concern	Response
1.	Is the Official Plan Amendment only limited to the expansion of the gaming facility?	The Official Plan Amendment and Zoning By-law Amendment proposes an expansion to the existing gaming and gambling establishment to include casino-type games, to remove the 800 slot machine limitation, and to enable a realignment of a public road between Kingston Road East and Audley Road North, to a collector road standard, that is subject to site plan approval, as well as policies and regulations to shape the development.
2.	Why is the area covered by the Official Plan Amendment considerably larger than the area shown for the expansion of the building?	The precise configurations of the building expansion and required surface parking area(s) have not yet been firmly established. These elements will be confirmed through the site plan review process.
3.	The socio-economic study states that Durham Region visitors would need to increase their annual visits to the expanded facility "2 to 3 more occasions than they do at the current facility". This is contrary to the OLG objectives of broadening the player base, not increasing the amount that current customers gamble.	According to OLG, it encourages responsible gambling at all times. Through its modernization program it hopes to both broaden the customer base and provide current patrons with more varied and entertaining venues. With a new, more attractive venue it is likely current patrons may visit Ajax Downs more frequently than they do now.
4.	The traffic assessment should reflect the total development potential of these lands, and not just the expanded casino as the latter will allow for greater density and uses that would otherwise not be feasible on these lands. The absence of understanding and illustrating the total development potential in a proper concept plan, restricts the ability to understand the true impact of the proposed expansion on other lands.	There is no other proposal for the lands. The submitted planning applications are requesting an expansion to the existing gaming and gambling establishment to include casino-type games, remove the 800 slot machine limitation, and to enable a realignment of a public road between Kingston Road East and Audley Road North. If other uses are proposed as permitted within the existing Prestige Employment (PE) Zone the impacts of these proposed uses would be studied through the required site plan application.

5.	Assumptions are made in the traffic assessment that assume that the expanded facility will generate approximately 2.6 million visits per year or the equivalent of approximately 700 annual visits per gaming position. This assumed attendance rate is one third of the existing attendance rate for Ajax Downs and is significantly below the attendance rate per slot for the vast majority of OLG facilities. The only facilities that showed a 2012 attendance rate close to the assumed in the Ajax Downs traffic study were the racetracks at Fort Erie, Hiawatha and Windsor, all of which were closed during 2012.	Visitation projections using comparable data from other Ontario sites (pre- and post-expansion, as well as comparable casino properties with table games) were provided and demonstrated conclusive support to the findings on visitation (and consequently, attendance rate).
6.	The traffic study should be expanded in scope to include the ancillary uses and the total development potential of the site.	As noted above, no other additional uses are being proposed. If other uses are proposed in the future by the eventual operator of the gaming facility in accordance with the Prestige Employment (PE) Zone permissions, they will be subject to further traffic analysis to ensure they meet the traffic requirements established by the Town and Region. Traffic generation assumptions have been included and modeled for the lands in the vicinity of the site.
7.	The traffic study should be modified to address the 401 and 407 Salem Road interchanges, Lake Ridge by-pass and Dundas Street interchange, and all roads connecting those interchanges to the proposed development.	All interchanges that are planned for during the first phase of the 401, 407 and West Durham Link (412) expansions have been planned for in the most recent version of the traffic impact study.
8.	What will happen to the existing slots facility if the selected operator does not select the Ajax site?	If the selected operator does not select the Ajax site, then the Ajax Downs operation would close.
9.	What is the contemplated height of any proposed parking structure?	Based on the submitted concept plan a parking structure would be no greater than four storeys in height. Provisions are proposed within the amending zoning by-law which would limit the height of an above-grade parking structure to not exceed a height above a 30 degree angular plane from the north side of Kerrison Drive East and could not be located any closer than 30 metres from the north property line of the subject lands. Berming and landscaping will be provided along the Kerrison frontage.
10.	How is parking going to be governed on the property to ensure that there is enough provided for the proposed use?	The parking ratio proposed through the zoning amendment is 0.357 parking spaces per gaming position within the gaming and gambling establishment as recommended by the Transportation Assessment. This equates to a total of 1,321 parking space if there were 3,700 (2,500 slots & 1,200 tables positions) gaming positions. There are currently in excess of 1,200 parking spaces associated with the current operation.
11.	Why is Alexander's Crossing being realigned?	The realignment will enable an expansion of the existing facility eastward, towards Audley Road. The existing building was positioned next to the grandstand, opposite the finish line of the horse racing track (the grandstand and the finish line are

		therefore fixed) The realignment allows for the required parking (structure or surface) to be on the same site as the gaming establishment, without the need to have patrons cross a public road. The realignment also enables an interconnected expansion of the Ajax Downs facility and potential future structured parking areas.
12.	The final version of the traffic study should review all aspects of the traffic surrounding the development, which should include an infiltration analysis and future improvements.	The final traffic assessment has factored in all components of total traffic volumes based on existing and future scenarios, as well as future network improvements, including the construction of the Chambers Drive and Audley Road extensions and infiltration.
13.	Why is there not a referendum being held prior to the applications being considered by Ajax Council?	The Official Plan does not require a referendum for expansions to the existing gaming or gambling establishment.
14.	Will the proposed expansion to the existing gaming and gambling establishment attract a different type of clientele?	The socio-economic study has indicated that the demographics lean towards an older population for slots-only facilities compared to a younger demographic who tend to favour table and other casino-type games.
15.	How many jobs will this expansion generate?	The socio-economic study indicates that the existing facility employs approximately 340 employees. The projected employment figures based on an expanded facility could generate 700 direct jobs and 430 indirect jobs.
16.	Will house prices in the Lexington County and Mulberry Meadows residential subdivisions to the north be negatively affected by the proposed expansion?	Based on research conducted through the socio-economic study prepared by AECOM, there is no evidence to support that property values decrease with the introduction and operation of gaming facilities.
17.	Will property taxes be decreased if the operator selects the Ajax site?	The existing and future revenue generated by the gaming and gambling establishment is directed towards capital reserves and projects, which indirectly keep taxes down. Ajax's approach is recognized as a municipal best practice for the use of slot revenues.
18.	How will the development of these lands be buffered from the adjacent lands across Kerrison Drive to the north?	The zoning by-law amendment will introduce a 30 metre building setback and a 20 metre landscape minimum landscape buffers from adjacent roads (e.g. Kerrison Drive, Audley Road, and Kingston Road), maximum building heights by establishing minimum angular planes, and minimum setbacks to structures from all property lines, which will ensure that all buildings are appropriately setback from adjacent residential lands.
19.	How will lands north of the Picov lands access points south when the north leg of Alexander's Crossing is removed?	With the removal of the north leg of Alexander's Crossing, residents would use Audley Road and Kerrison Drive.

9.0 CONCLUSION:

Staff have reviewed the submitted applications and are of the opinion that these applications have been supported by the appropriate background reports and studies as required for amendments to the Official Plan. Overall, these applications are consistent with the PPS, Growth Plan, Region of Durham and Town of Ajax Official Plan policies. Therefore, the submitted applications should be approved by Council.

ATT-1 – Draft Official Plan Amendment (OPA15-A2)

ATT-2 – Draft Zoning By-law Amendment (Z5/15)

ATT-3 – Public Correspondences

Paul Allore, MCIP, RPP
Director of Planning and Development Services

Gary Muller, MCIP, RPP
Manager of Planning

Geoff Romanowski, MCIP, RPP, CPT
Development Approvals Coordinator

ATT-1

THE CORPORATION OF THE TOWN OF AJAX

BY-LAW NUMBER _____ - 2015

A By-law to adopt Amendment No.49 to the Official Plan for the Town of Ajax.

The area subject to this amendment is located on the lands bounded by Kingston Road, Audley Road, Kerrison Drive, and Carruther's Creek;

WHEREAS, the Regional Municipality of Durham Act and the *Planning Act*, as amended, authorize the Town of Ajax to pass by-laws for the adoption or repeal of the Official Plan and amendments thereto;

AND WHEREAS, a public hearing was held pursuant to the *Planning Act* to hear submissions respecting the proposed Amendment No.49 to the Town of Ajax Official Plan;

NOW THEREFORE, the Council of the Corporation of the Town of Ajax enacts as follows:

That Amendment No.49 to the Official Plan of the Town of Ajax, is hereby approved.

That this by-law shall come into force and take effect from and after the final passing hereof.

READ a first and second time
this ____ day of _____ 2015.

READ a third time this ____ day of
2015.

Mayor

Clerk

Amendment No. 49 to the Town of Ajax Official Plan

1. Purpose

The purpose of this amendment is to permit an expansion to an existing gaming and gambling establishment to include casino-type games, remove the 800 slot machine limitation, and to enable a realignment of a public road between Kingston Road East and Audley Road North, to a collector road standard, that is subject to site plan approval.

2. Location

The property subject to this amendment is located on the lands bounded by Kingston Road, Kerrison Drive, Audley Road, and Carruther's Creek. The property is legally described as Part of Lots 3 & 4, Concession 2, as shown on Schedule 'A' attached hereto.

3. Basis

Picov Holdings Inc. and Picov Cattle Co. submitted an application to permit an expansion to an existing gaming and gambling establishment to include casino-type games, remove the 800 slot machine limitation, and to enable a realignment of a public road between Kingston Road East and Audley Road North, to a collector road standard, that is subject to site plan approval.

An amendment is required as the Prestige Employment designation: does not permit casino-type games within the permitted gaming and gambling establishment, has a limitation on the number of slot machines, and shows a collector road, which connects from Kingston Road East northerly to the intersection of Kerrison Drive and Turnerbury Avenue.

The amendment being put forward proposes an expanded gaming and gambling establishment to include casino-type games within the Prestige Employment designation, deletes the 800 slot machine limitation from the Town of Ajax Official Plan, and enables a realignment of a public road between Kingston Road East and Audley Road North, to a collector road standard, that is subject to site plan approval.

This amendment would maintain the goals and objectives of the Town of Ajax Official Plan and has been reviewed against Sections 7.2.2 b) and c) of the Town of Ajax Official Plan.

Studies/Reports that were completed to support the amendment were:

- Planning Justification Report (prepared by: Bousfields)
- Transportation Assessment (prepared by: GHD)
- Functional Servicing and Stormwater Management Report (prepared by: GHD)
- Socio-Economic Study (prepared by: AECOM)

- Phase I Environmental Site Assessment (prepared by: Stantec)

4. Actual Amendments

Section 3.4.10 – Gaming and Gambling Establishments is hereby amended as follows:

- Add the text 'casino-type games, table games, sports betting,' after the word 'of' but before the word 'video' within Section 3.4.10 a).
- Delete the text 'and casino-type games' at the end of the 3.4.10 a).

Section 6.5 – Area Specific Policies is hereby amended by adding the following text and section, which will read as follows:

- Delete the text 'the North/South Collector Road between Kerrison Road and Kingston Road:' within the title of Section 6.5.
- Add the text 'Audley Road', after the text 'and' in the title of Section 6.5.
- Delete the text 'quarter' which precedes the word 'horse' within Section 6.5 a).
- Add the text 'and gambling' after the text 'gaming' but before 'establishment' within section 6.5 a).
- Delete the text 'consisting of up to 800 slot machines' within Section 6.5 a) and replace it with the text 'in accordance with Section 3.4.10 of this plan'.
- Delete the text 'the establishment of any other type of gaming use and/or' after the word 'excludes' but before the word 'big' within Section 6.5 a).
- Add the word 'horse' before the word 'race' in two instances within Section 6.5 b).
- Delete Section 6.5 e) in its entirety and replace it with the following:

'The lands are planned for an expansion to the existing gaming and gambling establishment and other supportive and ancillary uses as permitted within the Town of Ajax Official Plan. The expanded gaming and gambling establishment shall be designed and constructed as a showcase building that is architecturally distinct, characterizing its function as a unique public destination. Not more than one (1) gaming and gambling establishment shall be permitted on the lands within this area. As such, lands within this area shall be developed in accordance with the following principles:

- The realigned public road, between Kingston Road East and Audley Road North will be planned, designed and constructed with collector road characteristics and shall provide for a scenic vista to the expanded gaming and gambling establishment. The length of this road will be characterized by the following elements:

- i. the southerly access point will be fixed at the location of the existing traffic signal, 300 metres west of Audley Road;
 - ii. the easterly access point will be provided at a location approximately midway between Kingston Road East and Kerrison Drive, along the west side of Audley Road North;
 - iii. a landscaped boulevard will be provided on each side of the public road, with 2.4 metre wide sidewalks, lined with distinct pedestrian scaled lights, a mix of street trees and ornamental planters;
 - iv. a centre median with distinctive lighting, planted with ornamental trees and landscaping, allowing for centre turn lanes as required;
 - v. a 1.8 metre wide buffered bicycle lane in each direction;
 - vi. coordinated street furniture that includes benches, transit shelters, trash/recycling containers, bicycle racks and directional signage; and
 - vii. a landscaped 'gateway' entry feature at each terminus of the public road, characterized by feature signage, ornamental lighting and decorative landscaping.
- b. Buildings to be placed along the public road will contribute to its function as an active pedestrian-oriented route and will feature the following design elements:
 - i. front-facing architecture that incorporates principal entranceways and active/transparent building facades;
 - ii. one or more public squares fronted with active building facades; and
 - iii. weather protection and shade through the use of pedestrian colonnades or canopies or others structures that contribute to a pedestrian oriented streetscape.
- c. The development of the site will be organized in accordance with the following design principles:
 - i. a grid (or modified grid) pattern of access routes to enable traffic, pedestrian, and cyclist permeability and interconnectivity to paths, trails, sidewalks, and other access routes and streets;
 - ii. an orderly and appropriate transition in scale to adjacent existing development and compatibility in terms of height, scale and massing through measures that will include:
 - 1. development below a 30 degree angular plane measured from any point on the northerly limit of Kerrison Drive;
 - 2. a landscape strip including trees and landscaping along Kingston Road and Audley Road; and
 - 3. a landscape strip that includes an earthen berm with trees and landscaping along Kerrison Drive;
- d. Parking Areas will complement the character of development within the area. Accordingly, parking lots (surface or structured) shall:
 - i. be placed within one or more structures, where possible, subject to such structures not being permitted within 30 metres of Kerrison Drive; and

- ii. complement the character of the area through landscaping and through the application of landscaped islands within surface parking areas.
- e. External road improvements, including a northbound right-turn lane at Salem Road/Kerrison Drive, signal timing and phasing optimization for all intersections within the study area, and potential signalization and all turn lane infrastructure at the future intersection of realigned Alexander's Crossing and Audley Road will be included as part of the required site plan/development agreement for the lands.'

Schedules A-1, A-2, B, C-1, C-2, and C3 are hereby amended as follows:

- a) Delete the collector road corresponding with 'Alexander's Crossing' from Schedules A-1, A-2, B, C-1, C-2, and C-3.

Schedule G – Lands Subject to Area Specific Policies is hereby amended as follows:

- a) Delete the collector road corresponding with 'Alexander's Crossing' from Schedule G.
- b) Redefine the boundary of 'Section 6.5' to encompass the 'Lands bounded by Kingston Road, Audley Road, Kerrison Drive and Carruther's Creek'.

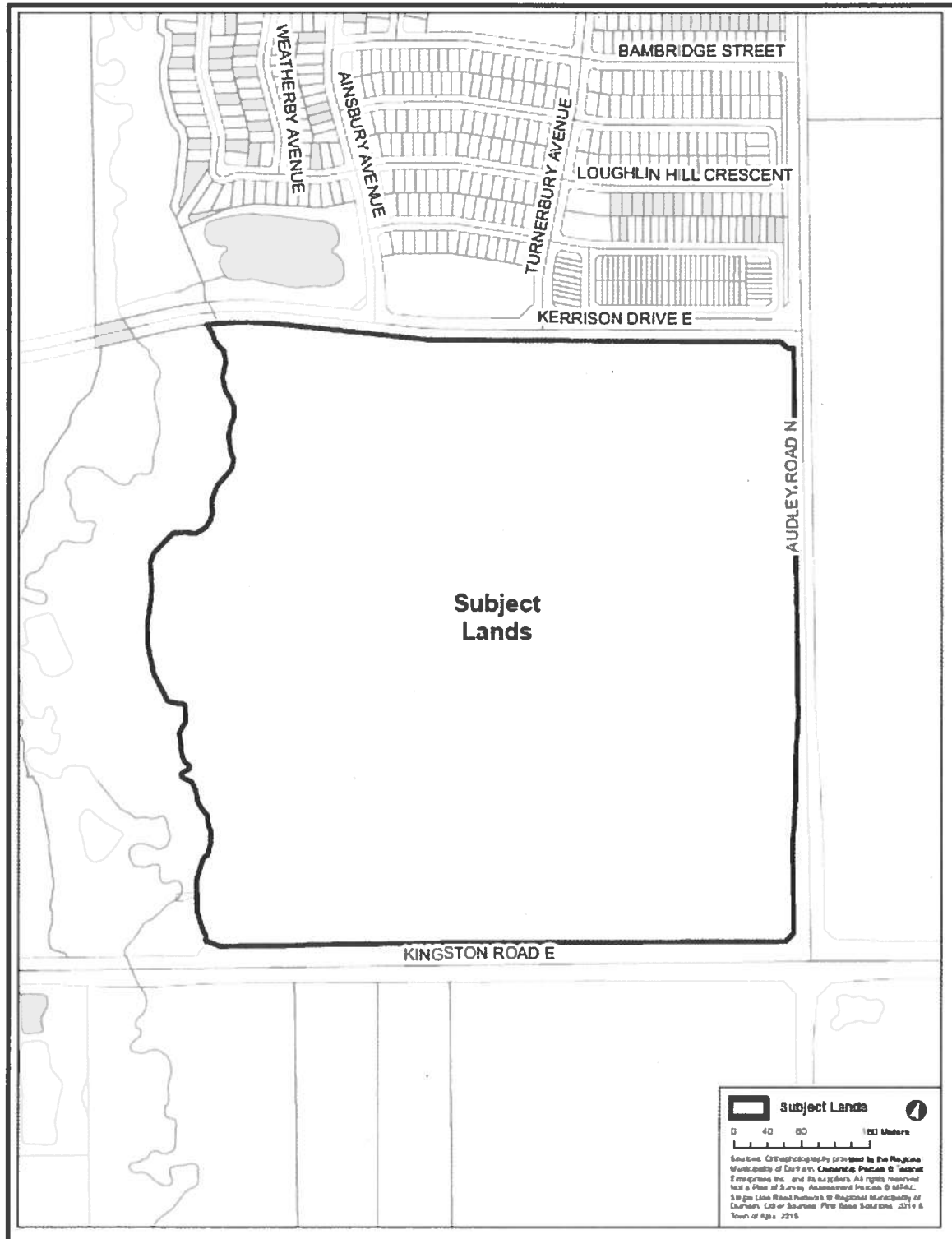
5. Implementation

The provisions set forth in the Town of Ajax Official Plan, regarding the implementation of the Plan, shall apply to this Amendment.

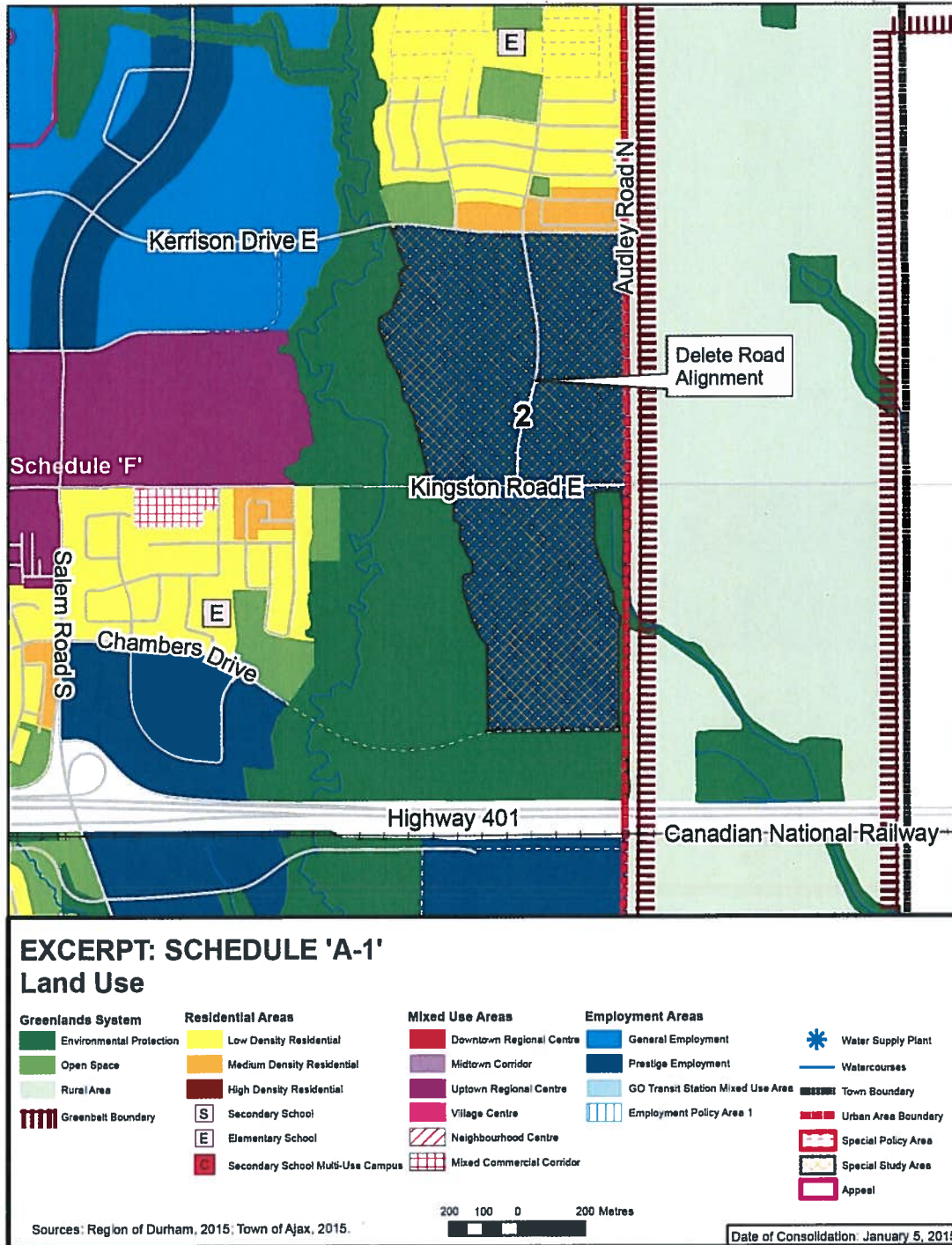
6. Interpretation

The provisions set forth in the Town of Ajax Official Plan that are not otherwise in conflict with this Amendment shall continue to apply.

Schedule 'A'
To Amendment No. 49
To The Town of Ajax Official Plan

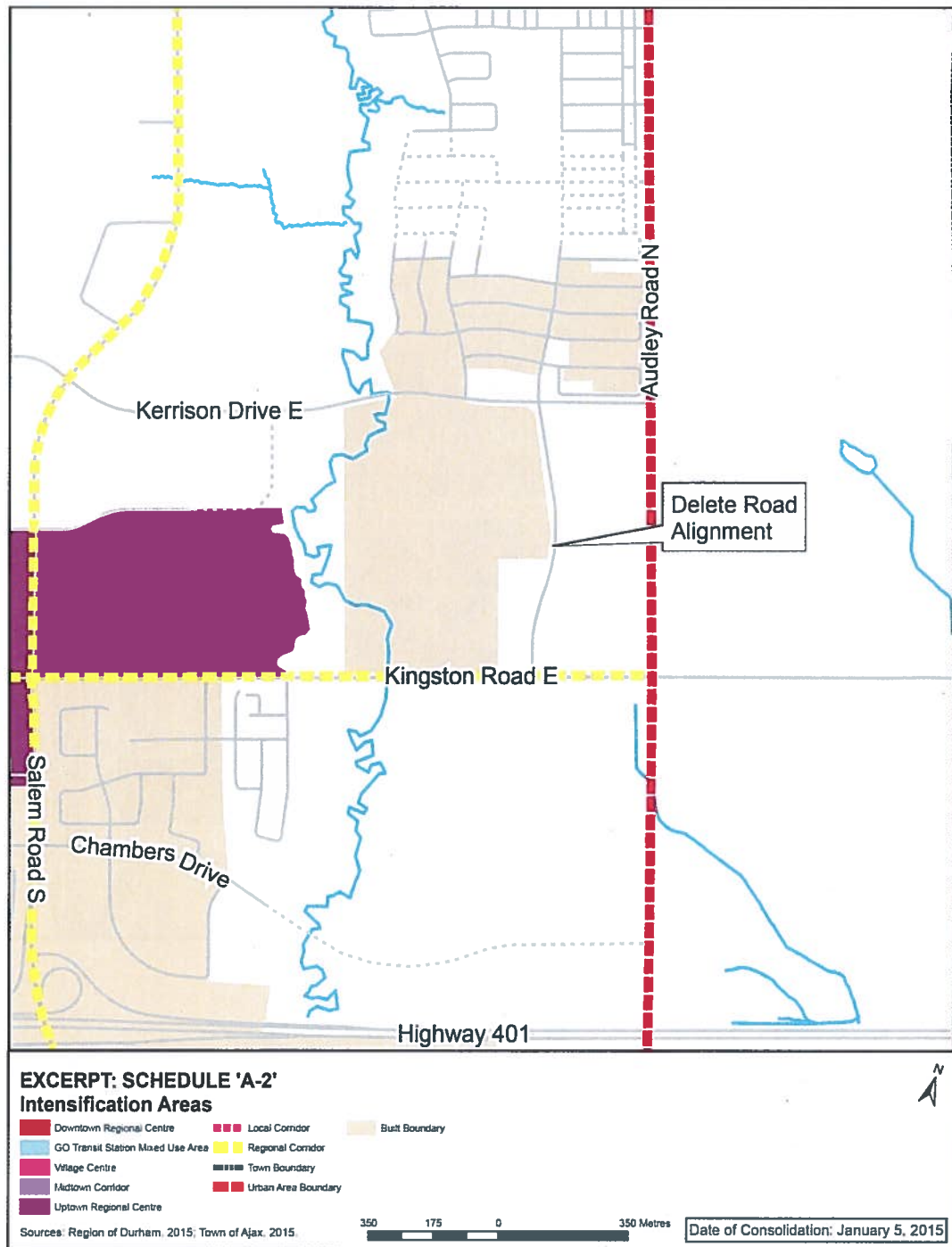


Schedule 'B'
To Amendment No. 49
To The Town of Ajax Official Plan



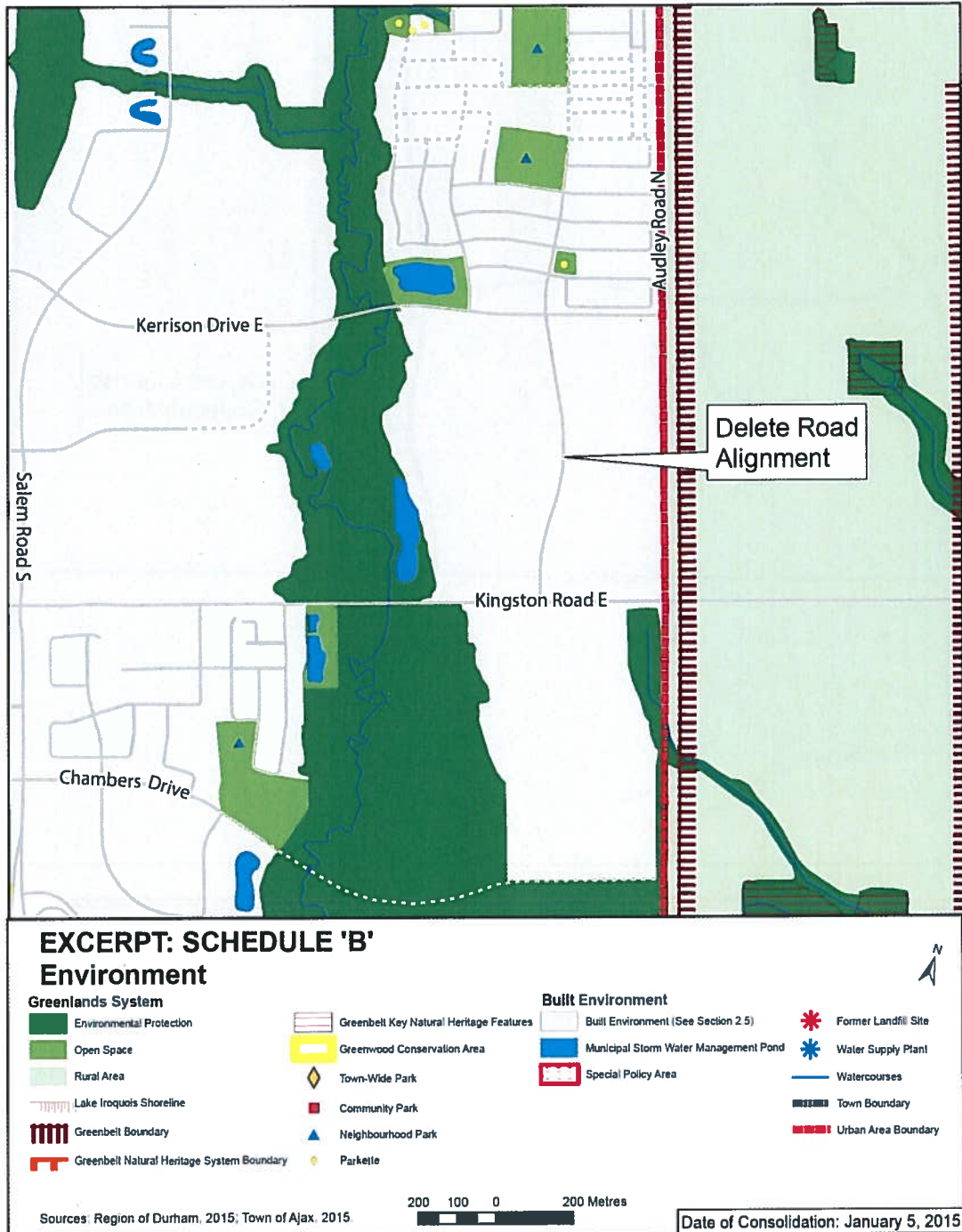
TOWN OF AJAX OFFICIAL PLAN EXCERPT
SCHEDULE 'A1'- LAND USE

Schedule 'C'
To Amendment No. 49
To The Town of Ajax Official Plan



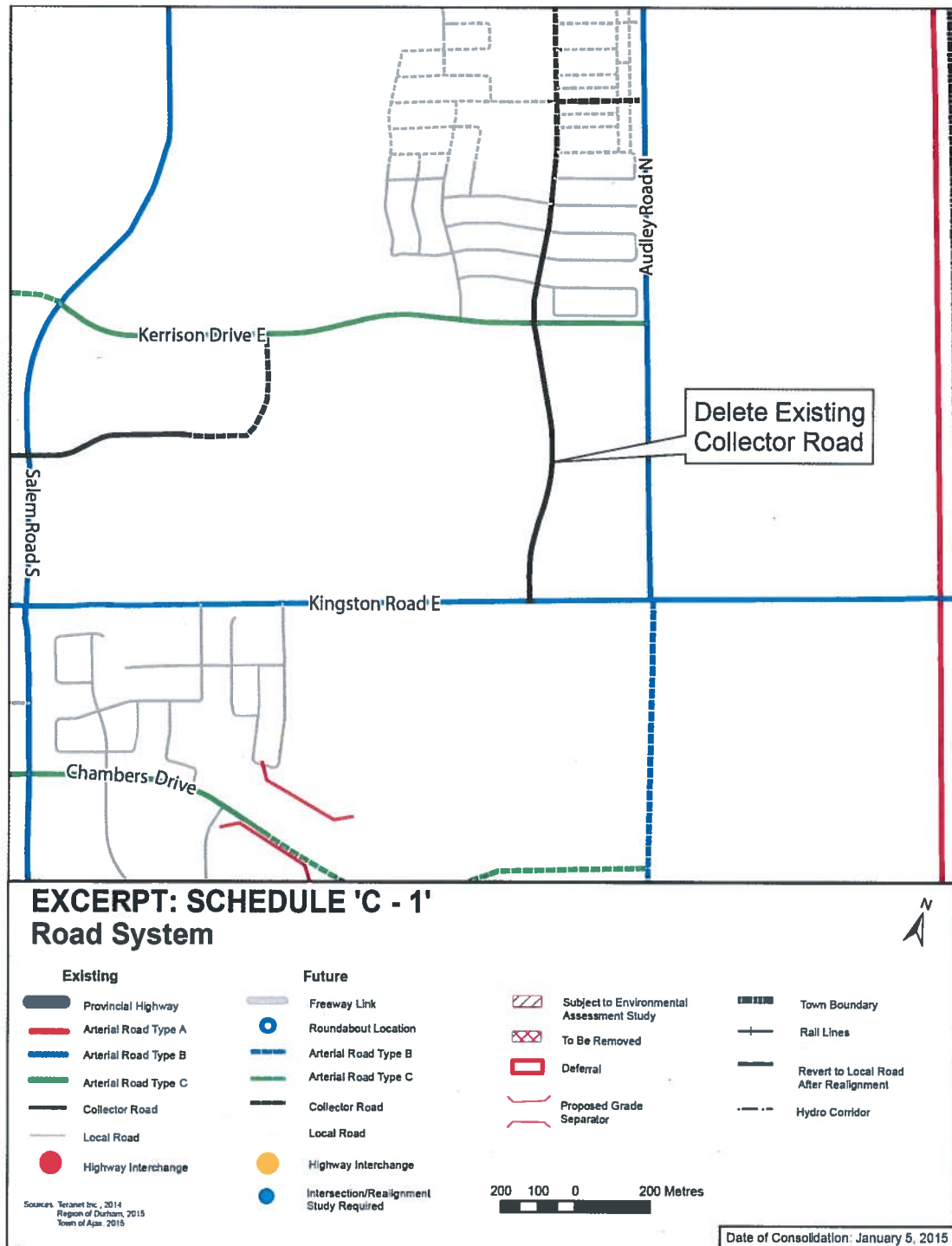
TOWN OF AJAX OFFICIAL PLAN EXCERPT
SCHEDULE 'A-2' – INTENSIFICATION AREAS

Schedule 'D'
To Amendment No. 49
To The Town of Ajax Official Plan



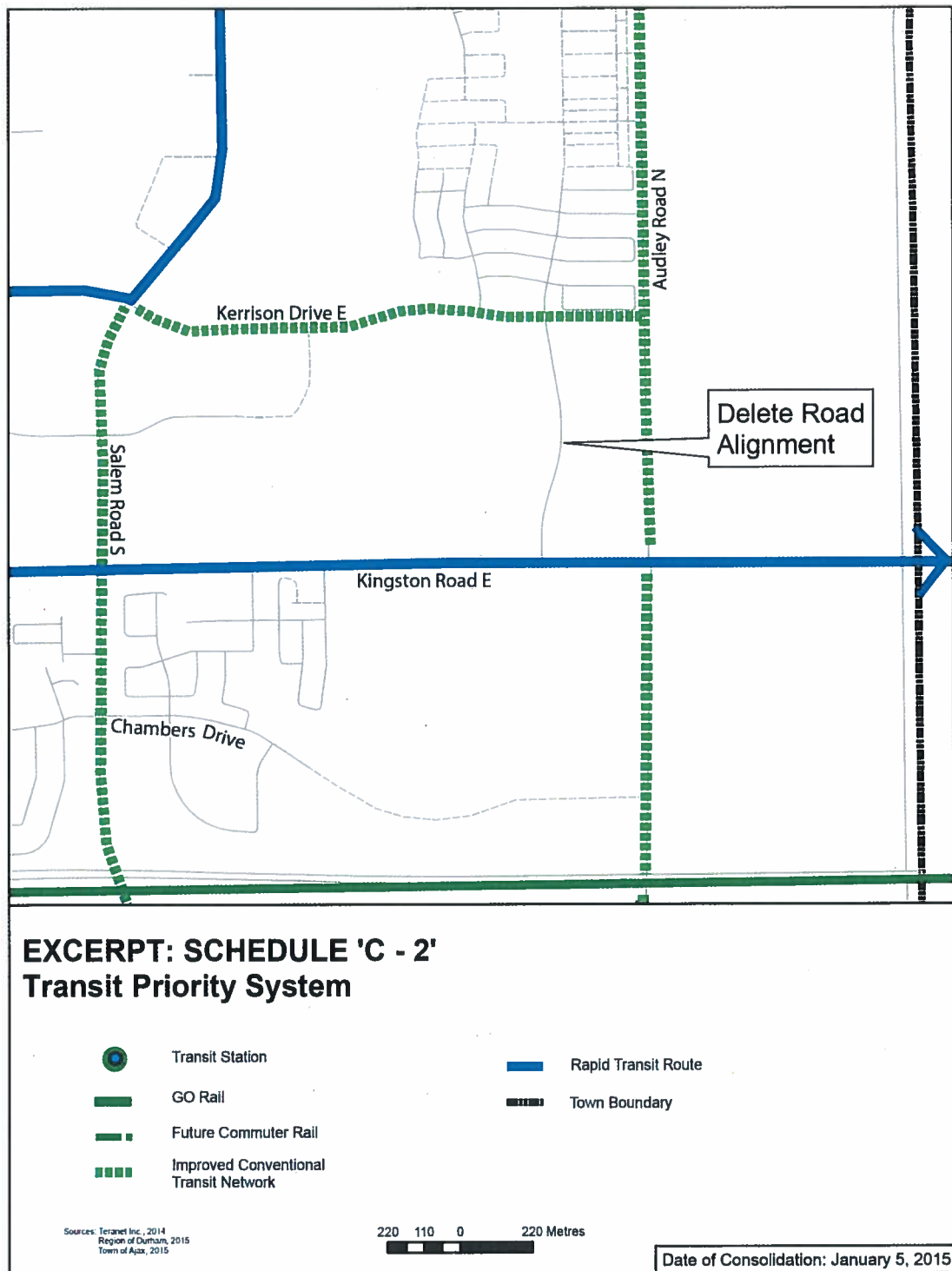
TOWN OF AJAX OFFICIAL PLAN EXCERPT
SCHEDULE 'B' – ENVIRONMENT

Schedule 'E'
To Amendment No. 49
To The Town of Ajax Official Plan



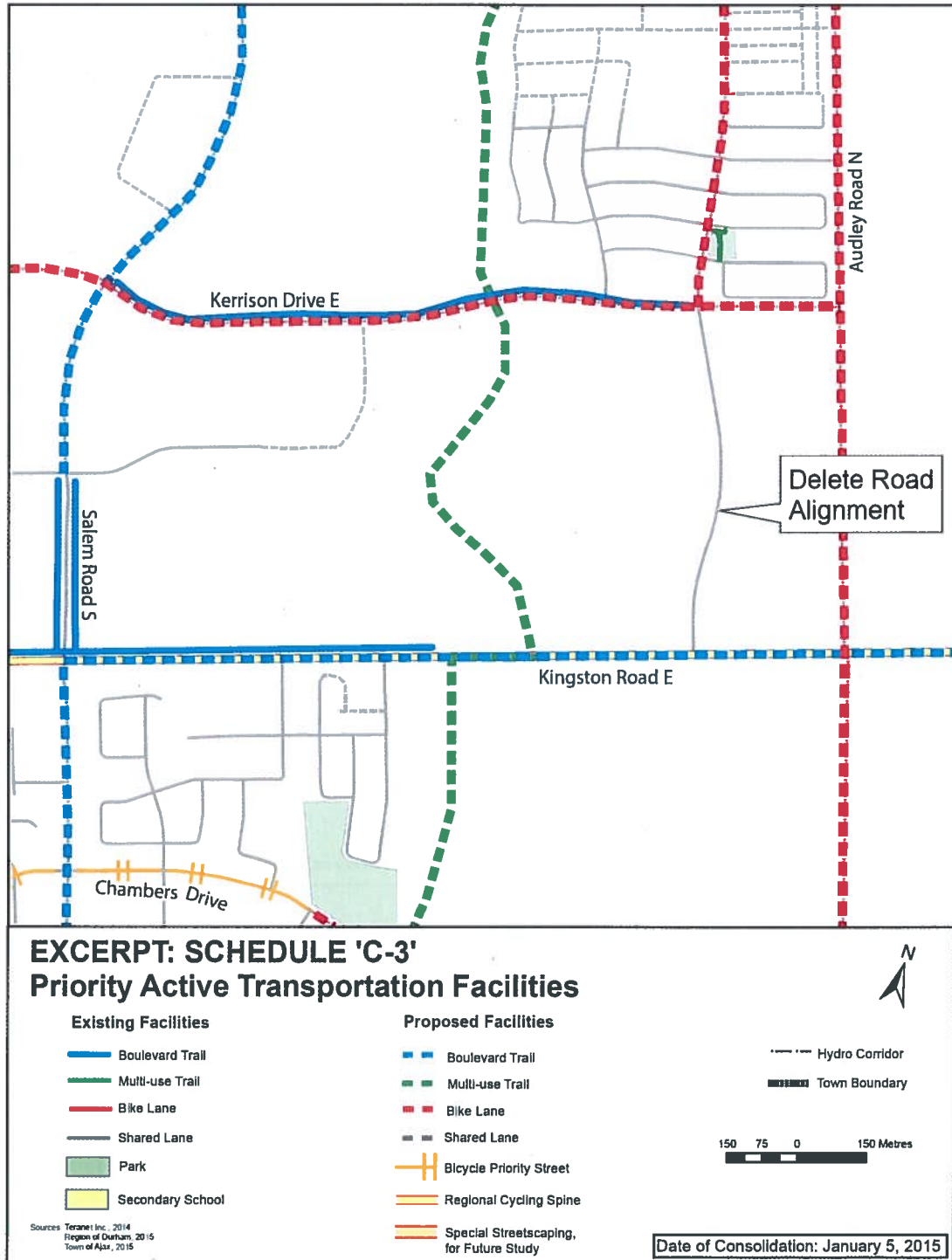
TOWN OF AJAX OFFICIAL PLAN EXCERPT
SCHEDULE 'C-1' – ROADS SYSTEMS

Schedule 'F'
To Amendment No. 49
To The Town of Ajax Official Plan



TOWN OF AJAX OFFICIAL PLAN EXCERPT
SCHEDULE 'C-2' – TRANSIT PRIORITY SYSTEM

Schedule 'G'
To Amendment No. 49
To The Town of Ajax Official Plan



TOWN OF AJAX OFFICIAL PLAN EXCERPT
SCHEDULE 'C-3' – PRIORITY ACTIVE TRANSPORTATION FACILITIES

**TOWN OF AJAX
Official Plan**

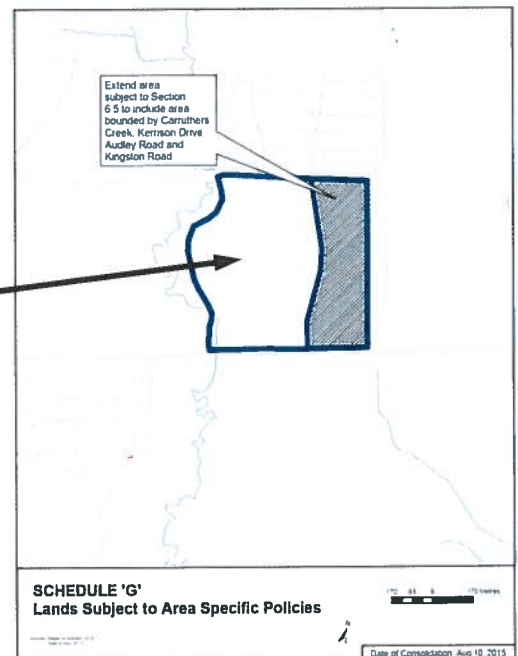
5th Compression Road
Church Street N
Coffin Creek
Section 2.2.4.2 f) vi)
Section 6.8
Section 6.8
Laurier Road
Tourent Road
Section 6.16
Section 6.14
Wilkinson Drive W
Vernon Road N
Section 6.1
Section 6.15
Section 6.4
Section 6.3
Margit Drive
Section 6.17
Kingsland Road W
Section 3.3.6
Hudson Road
Section 6.7
Section 6.2.2
Section 6.4 + 6.10
Section 6.13
Section 6.5
Kernston Drive
Section 6.18
Section 6.19
Section 3.5.6 a)
Gayle Street W
Section 6.21
Section 6.11
Section 6.12
Section 3.5.4
Westway Road S
Harwood Avenue
Dufferin Drive
Section 6.3
Bayly Street E
Bayly Street W
Victoria Street
Lake Ridge Road S
Lake Ontario

Appeal A42-1:
Section 6.18 is under appeal on a Town wide basis.
The geographic extent of Section 6.18 as it relates to the yellow highlighted area at the southeast corner of Easeland Road East and Harwood Avenue North is subject to interpretation and boundaries are shown for illustrative purposes only.

**SCHEDULE 'G'
Lands Subject to Area Specific Policies**

0 250 500 Meters

Date of Consolidation: Aug 6, 2015



34

ATT-2

THE CORPORATION OF THE TOWN OF AJAX

BY-LAW NUMBER - 2015

A By-law to amend By-law Number 95-2003, as amended.

WHEREAS, authority is granted under Section 34 of the *Planning Act*, R. S. O., 1990, c. P. 13 for Council to pass this By-law;

AND WHEREAS, the Council of the Corporation of the Town of Ajax has conditionally approved application Z5/15 to amend Zoning By-law Number 95-2003, as amended, with respect to the subject lands, identified on Schedule 'A' to this By-law;

AND WHEREAS, the Council of the Town of Ajax deems it appropriate to pass an implementing Zoning By-law to regulate the future development of the subject lands;

NOW THEREFORE, the Council of the Corporation of the Town of Ajax enacts as follows:

1. THAT Section 3, Definitions, of By-law No. 95-2003, as amended, is hereby further amended:
 - a) By adding the text '*and Gambling*' between the words '*Gaming*' and '*Establishment*' in the main title of the definition.
 - b) By deleting the text 'premises accommodating up to 800 slot machines, together with related' after the word 'mean' in the definition of '*Gaming and Gambling Establishment*'.
 - c) By deleting the text 'or any other casino-type game or use' in the definition of '*Gaming and Gambling Establishment*'
 - d) By adding the text 'a *premises* providing for the playing or operating games of chance or of mixed skill and chance in table or machine format and may include, but is not limited to casino-type games, arcades, video lottery terminals, casino halls, video games and sports betting,' after the word 'mean' in the definition '*Gaming and Gambling Establishment*'.
 - e) By adding the text '*and Gambling*' between the words '*Gaming*' and '*Establishment*' in the last line of the definition.
 - f) By altering the definition of '*Racetrack, Horse*' to be '*Horse Racetrack*', which should be relocated in Section 3, Definitions, between the definitions of '*Home Based Business*' and '*Hospital*'.
 - g) By adding the text 'a card' after the word 'coin' in the definition of '*Slot Machine*'.

2. THAT Exception 68, under Section 7.1.1, List of Exceptions, of By-law No. 95-2003, as amended, is hereby further amended as follows:

- a) By adding By-law No. XX-2015 in the 'By-law' reference header.
- b) By adding 'OPA15-A2' and 'Z5/15' under the 'File Reference' reference header.
- c) By deleting Section i) Location and replacing it with '*Lands Bounded by Kerrison Drive, Kingston Road, Carruthers Creek, and Audley Road.*'
- d) By deleting the text 'and 5' associated with 'Section ii) Legal Description'.
- e) By adding the text '*Horse*' before the word '*Racetrack*' within 'Section iii) Additional Uses'.
- f) By deleting '*gaming establishment*' and adding the words '*Gaming and Gambling Establishment*' within Section iii) Additional Uses.
- g) By deleting the text associated within 'Section v) Development Standards' in its entirety and replacing it with the following:

Development Standards:

- i. Minimum Lot Frontage: 30.0 metres
- ii. Minimum Setbacks:
 - West Property Line (Carruther's Creek): 3.0 metres
 - North Property Line (Kerrison Drive): 30.0 metres
 - East Property Line (Audley Road): 9.0 metres
 - South Property Line (Kingston Road): 9.0 metres
- iii. Landscaped Buffers
 - North Property Line (Kerrison Drive): 20.0 metres
 - East Property Line (Audley Road): 9.0 metres
 - South Property Line (Kingston Road): 9.0 metres
- iv. No part of any building shall exceed a height defined by a 30 degree angular plane directed southerly from any point on the northerly limit of Kerrison Drive.
- v. No above-grade parking structure shall be located closer to Kerrison Drive than 30 metres.

- vi. Notwithstanding Section 5.10.2 of this by-law, a minimum of 0.357 parking spaces per gaming position, in association with a *Gaming and Gambling Establishment*, shall be required.
- vii. Notwithstanding Section 4.12.1 iii), a landscape buffer of 20.0 metres shall be required from Kerrison Drive.

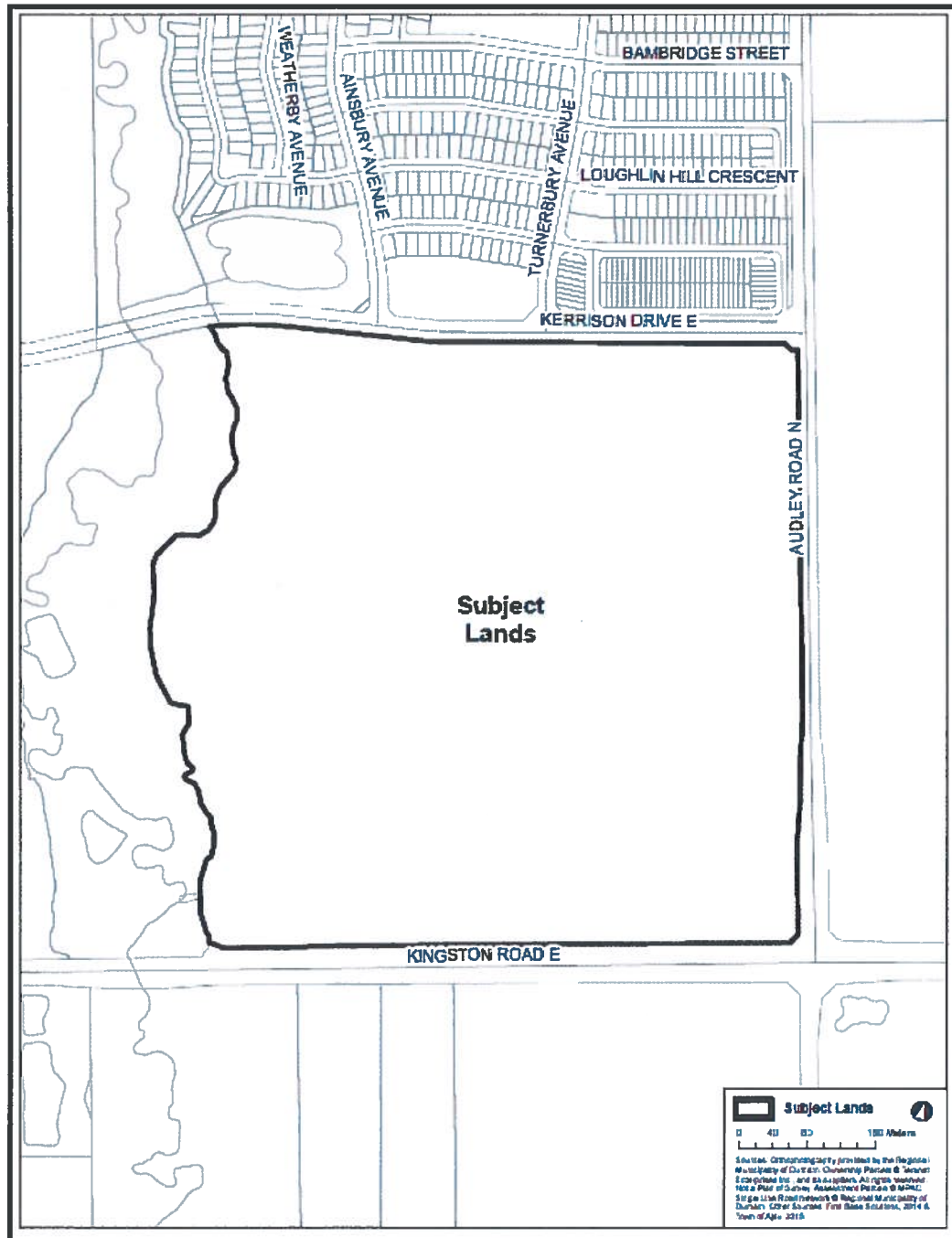
g) By deleting Section 'vi) Other a), b), c), and d) in its entirety.

- 3. THAT the Exception Schedule, specifically Maps, 26, 33, and 60, attached to and forming part of By-law No. 95-2003, as amended, is hereby amended to extend the boundary of Exception 68 over to Audley Road, as shown on Schedule "B" attached hereto.
- 4. By-law Number 95-2003, as amended, is hereby further amended only to the extent necessary to give effect to the provisions of this By-law.

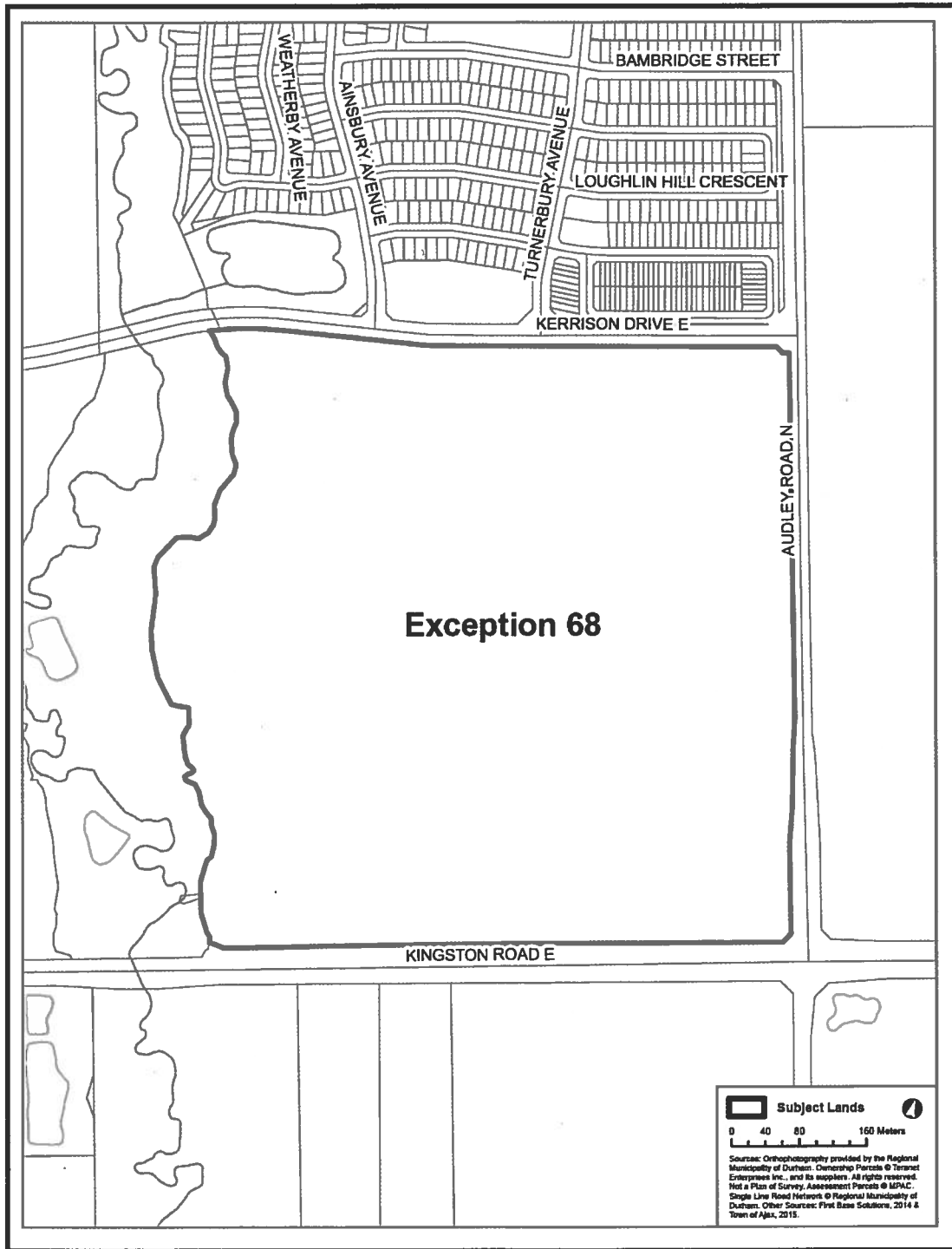
READ a first and second time this
day of _____, 2015.

READ a third time and finally passed
this _____ day of
_____, 2015.

Schedule "A" to By-law Number ____ - 2015



Schedule "B" to By-law Number ____ - 2015



Explanatory Note to By-law Number ____ - 2015

This by-law rezones the subject lands bounded by Kingston Road, Audley Road, Kerrison Drive, and Carruther's Creek to permit an expanded *Gaming and Gambling Establishment* to include casino-type games, delete the 800 slot machine limitation, and enable a realignment of a public road between Kingston Road East and Audley Road North, to a collector road standard, that is subject to site plan approval.

ATT-3**Geoff Romanowski - Concerns About Ajax Downs Amendment**

From: Wayne Clatworthy <wayneclatworthy@yahoo.ca>
To: "geoff.romanowski@ajax.ca" <geoff.romanowski@ajax.ca>
Date: 5/1/2015 2:28 PM
Subject: Concerns About Ajax Downs Amendment

Official Plan Amendment Application OPA15-A2
 Zoning By-law Amendment Application.Z5/15

Good afternoon Geoff

I have some concerns with the above application. But before I mention the concerns, there are other issues which impact on my concerns.

The amendment affects the residents who live just north of the current casino - north of Kerrison Drive East and west of Audley Road.

The concern deal with lack of exit routes from this area.

Sundial Homes is building 4,000 new units north of the casino. Currently this is not a problem until road access is opened from these homes south.

There are 5 potential roads which will be opened to permit these new residents to travel south. One (Westgate Avenue) is currently paved though access has not been opened. The other four (Weatherby Avenue, Ainsbury Avenue, Headon Avenue and Turnerbury Avenue) have road access openings, though the roads have not been built yet.

The problem will be greater when these 5 road accesses are open. For all these residents north of the casino, there are two possible exits going south at the moment - Kerrison Avenue and Alexander's Crossing. With the proposed amendment, access from these neighborhoods will be reduced to one - namely Kerrison Avenue East. The proposed amendment is not concerned about the problems the closing of Alexander's Crossing will cause all these residents.

There is no road access leading west of Carruther's Creek to Salem Road.

How are these residents to get to Salem Road and Highway 401? Even now this is a morning problem for drivers. There is a problem with the traffic light at Kerrison Road East and Salem Road. The timing is too short to allow residents to safely exit from the neighborhood now.

This amendment needs to give greater thought to what Ajax Downs can do for the residents of this area - meaning more road exits to major arteries.

I would like to know what can be done to improve this amendment for the residents.

Thank you.
 Wayne Clatworthy



Celebrating 60 Years

AJAX DOWNS CASINO PUBLIC OPEN HOUSE COMMENT SHEET

May 14th, 2015
6:00 p.m. to 9:30 p.m.

Please provide your comments in the space below. Please write on the back of the sheet in necessary.

① Will traffic increase on Turnberry from Roseland Rd through The Lexington Subdivision?
② How will house prices in Lexington Subdivision be affected?
③ Will Audley be increased to .4 lanes to accommodate increased traffic that enlarged casino will create?
④ With increased revenue to Ajax from Casino, will taxes in Ajax be decreased?

Thank you for providing input to this project.

Information and comments received will become part of the public record.

Please leave your completed Comment Sheet in the drop box provided, or send (by May 29th, 2015) to:

Geoff Romanowski
Town of Ajax, 65 Harwood Avenue South, Ajax, ON L1S 2H9
Email: PlanningServices@ajax.ca
Fax: 905-686-0360

Yes, I would like to have my name added to the project contact list. ☐

Name: Joe Goetz
Address: 64 Loughlin Hill Ave, Ajax L1Z 1P9
Telephone Number: 905 686 8954
Email address: petroeljo@rogers.com



AJAX DOWNS CASINO PUBLIC OPEN HOUSE COMMENT SHEET

May 14th, 2015
6:00 p.m. to 9:30 p.m.

Celebrating 60 Years

Calbra
905-566-3669

Please provide your comments in the space below. Please write on the back of the sheet in necessary.

- Ajax Downs has been an excellent economic driver for Ajax as-to-yet and the proposed expansion will undoubtedly be a greater-yet boon.
- When it comes to a facility for Zone C3, Ajax Downs is the existing, natural, & ideal site to continue operations as the sole gaming facility.
- Ajax faces competition from the Durham Live proposal in Pickering, and this expansion will make Ajax the most competitive municipality to host the casino for Zone C3.
- I think the proposal is a good one. It benefits Ajax in many ways, ~~and~~ and should be seriously pursued by Ajax.
- Transportation concerns: extra traffic by means of the enlarged casino, continued residential development, and the selection of

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Thank you for providing input to this project.

Information and comments received will become part of the public record.

Please leave your completed Comment Sheet in the drop box provided, or send (by May 29th, 2015) to:

Geoff Romanowski
Town of Ajax, 65 Harwood Avenue South, Ajax, ON L1S 2H9
Email: PlanningServices@ajax.ca
Fax: 905-686-0360

Yes, I would like to have my name added to the project contact list. ☒

Name: Andrew Larter
Address: 1006 Mountcastle Cres, Pickering
Telephone Number: _____
Email address: andrew-larter@hotmail.com

Alexander's Crossing as a collector road should be seriously considered and addressed through improvements to the Churchley/Kingston intersection.

- ~~Edin~~ Downs is very important to the economy of Edin and Durham as a whole. Facing competition from Pickering's "Durham Live" proposal, the Town must do what it can to increase its attractiveness as a host for the gaming facility of Zone C3. To that end, it should support this expansion in any way that it can.

Geoff Romanowski - Input on Ajax Down Casino application

From: World Mind <worldmind1811@gmail.com>
To: <geoff.romanowski@ajax.ca>
Date: 5/14/2015 12:21 PM
Subject: Input on Ajax Down Casino application

Hello Geoff,

I'm a resident on Silverwood Circle in Ajax. I am not able to attend's tonight meeting and was advised that I can submit my comments directly to you. Thank you for considering my comments.

As I face the Casino land and see how busy the traffic is currently into the Casino in the middle of the night, when looking at the plan concept provided in the Public Meeting Notice, I wonder whether having surface and structured parking lots/garages closer to Kerrison Drive will increase the noise of cars as well as the smell of fuel from them. Since the Casino is opened 24 hours per day, 7 days per week, there is no time when cars will not be going in and out. It also looks that the casino is expanding its establishment therefore the number of cars will probably increase. I believe that all customer parking lots/garages should be moved as far away from homes as possible.

I also propose that the BERM area (by Kerrison Dr) on the side of the parking/building should be larger and have trees/bushes planted to completely block (over time) the view of the casino from the residential area/Kerrison Drive.

Last, I am a big opponent of horse racking in general because I know how many horses suffer and are abused. I learned from a neighbour, who is at home all day, that there was a horse shot in the last 2 weeks. So seeing that the size of the racetrack is increasing is personally really sad for me. I'm against the expansion of the racetrack.

Thank you again for accpeting my comments via email.

If I have misunderstood anything on the proposed plan, would you be able to let me know?

Thank you,
Elisabeth

Geoff Romanowski - Ajax Downs – Application for Official Plan and Zoning By-Law Amendments to permit a Casino

From: Keith Sarre <ksarre@reliablerequirements.com>
To: <geoff.romanowski@townofajax.com>
Date: 5/19/2015 9:40 PM
Subject: Ajax Downs – Application for Official Plan and Zoning By-Law Amendments to permit a Casino
CC: <marilyn.crawford@ajax.ca>, <joanne.dies@townofajax.com>, <renrick.ashby...

Geoff, thank you for the well facilitated Open House on the Application for Official Plan and Zoning By-law amendments to permit a casino to be built in the vicinity of the property currently known as Slots at Ajax Downs. I have reflected on the material presented, answers provided to questions raised by the public during the Open House and subsequent discussions on the subject with my neighbours. Here are my thoughts and concerns:

1. Planning presentation - I'm fearful, from the way the information was framed by Ajax Planning speakers, that the Town sees the establishment of a casino on this site as a normal evolution of the original slots project.
 1. Specifically, I worry about Planning inferring we can rely on the results of a public poll, conducted about 15 years ago concerning the original 250 slots application that showed a majority of Ajax residents were then supportive of that project, to indicate Ajax residents would today be equally supportive of a fully functional casino. Clearly, there is virtually no similarity between the conditions prevailing during the original vote and the new conceptual proposal that contemplates a combination of 1,200 gambling table seats with 2,700 slots. As well, my guess is 30% of current residents moved to Ajax in the intervening period and so have not had a say on this unique land-usage proposal. Surely, a new public poll on the proposal is essential before the Town decides upon this application.
2. Traffic Impact – the traffic study funded by the applicant does not appear to take into account all factors affecting traffic volumes and flow in the vicinity of the site.
 1. Planning remarks seemed to discount the impact of slicing through Alexandra's Crossing causing south bound residential traffic to be rerouted either via the longer Audley Rd route or intensifying the load West towards a left turn at Salem Rd. Returning traffic would need to navigate the same in reverse. I feel it is unwise to abandon the reasons factored into the decision that gave rise to Alexandra's Crossing being established as a "Collector Road" in the Official Plan.
3. Community Impact – the response by the applicant's representative to questions about the profile of new players that would likely be attracted to this location by the gambling tables was disconcerting. Also, you reported that police records indicate only traffic incidents have required attention at the current slots operation but I worry this will not be the case when casino table players are added into the mix.
 1. We were told that slot players tend to be middle-aged or seniors while casino table players are more likely to be younger and more "competitive" individuals. I worry about the impact these people will have on our neighbourhoods (e.g. aggressive drivers, disturbances in local restaurants and bars, crime on our streets, etc.).
 2. On-going costs for more frequent and varied incidents requiring emergency service response would likely be a new burden for Ajax taxpayers to bear.
 3. Neighbourhood aesthetics would be degraded, especially for residents north of Kerrison

Drive in the presence of a multi-story car-park and a massive casino pavilion across the road.

4. Economic Impact – experience has shown that the municipal share of property taxes has continued to increase every year despite Ajax benefiting from the OLG non-tax gaming revenue since 2006 (a total of \$53.6m)
 1. Apparently the non-tax gaming revenue has been deposited in reserves that may or may not be used during the lifetime of current residents. Therefore, there is no comfort to Ajax property taxpayers that increased non-tax gaming revenue from a casino will benefit them while they are resident in Ajax either.
 2. The proposal estimates 700 jobs (a 360 increase over the current 340). The applicant's representative was vague about the mix of casual, part-time vs fully-time positions and how many would be paid at minimum wage vs specialist/professional level. I conclude from this that benefits to Ajax residents by way of new employment opportunities appear to be inconsequential as well.
5. Conclusion: The project proposal may be suitable for submission to OLG for consideration in the Durham Region "OLG enhancement" competition but, since the applicant will not be the casino operator there is no accountability to deliver the estimated outcomes. Therefore, the study findings and metrics supporting the application for Ajax Official Plan and Zoning By-law amendments cannot be relied upon.

On this basis, I believe Ajax Town would be unwise to grant the Official Plan and Zoning By-law amendments being requested without prior independent analysis and review of results of a new resident's poll on acceptance of a full-fledged casino in our midst.

Sincerely,

Keith Sarre
2 Horton St.,
Ajax, ON
L1Z 1E3
Telephone: 905-686-2326

May 14th, 2015
6:00 p.m. to 9:30 p.m.

TOWN OF
MAY 20 2015
PLANNING

Please provide your comments in the space below. Please write on the back of the sheet in necessary.

1. We attendat the meeting on May 14th 2015.
We are in total support of this project, however we would have also liked a Hotel with Entertainments like in Casino Rama @ Niagara Falls.

2. Traffic: We do not believe the Casino creates a Traffic problems. A Casino is not like a Manufacturing facility were all People rush out after their shift.
Our Traffic problem is mainly a cause of a lack of access to the Hwy 401 and a poor planning for use of the Bus Lanes. Bus Lanes should be isolated for Buses only during Rush Hours and not on the 24 hr. basis.

over:

Thank you for providing input to this project.

Information and comments received will become part of the public record.

Please leave your completed Comment Sheet in the drop box provided, or send (by May 29th, 2015) to:

Geoff Romanowski
Town of Ajax, 65 Harwood Avenue South, Ajax, ON L1S 2H9
Email: PlanningServices@ajax.ca
Fax: 905-686-0360

Yes, I would like to have my name added to the project contact list. ☒

Name: KARL & SIEN GABERT

Address: 41 GALEA DR AJAX

Telephone Number: 905-428-2986

Email address: karl.gabert@gmail.com

3. House Value: The Casino will not effect the House value as long as you keep traffic out of a Subdivision. this can easily be resolved by having enough Parking on the Casino Property.

We live just south of the Casino, I can watch the Horse Racing from my Sunroom.

We live here for 4 years and the average House prices have gone up by more then \$100000.

lets fight to get this Project running.

Lynne Best

August 20, 2015

VIA EMAIL

Mr. Geoff Romanowski,
Development Approvals Coordinator
Planning Department
The Town of Ajax
65 Harwood Ave. South
Ajax, ON L1S 2H9

Dear Mr. Romanowski:

Re: Official Plan Amendment OPA15-A2 and Zoning By-law Amendment Z5/15

2322244 Ontario Inc. (hereafter referred to as '232') owns three(3) separate parcels of land in Ajax at the northeast, southwest and southeast corners of Salem Road and Kerrison Drive East.


I have reviewed the material submitted in support of the proposed Ajax Downs OPA and rezoning and I have concluded that the proposed applications will have an impact on my lands.

I request that you consider the following concerns prior to scheduling the statutory public meeting:

1. I would like confirmation that the OPA is limited in scope to permitting the expansion of the gaming facility. Assuming this to be the case, then I would like an explanation as to why the area covered by the OPA is considerably larger than the area shown for the expansion of the building.
2. I have concerns that the Socio-Economic Study prepared by AECOM in support of the application does not accurately project or explain the amount of future visitors to the expanded facility. Specifically, I note the following:
 - a. The Study states that Durham Region visitors would need to increase their annual visits to the expanded facility "2 to 3 more occasions than they do the current facility". This is contrary to the OLG objectives of broadening the player base, not increasing the amount that current customers gamble.
 - b. I am concerned that the Study does not contain the background information of potential market areas and I am concerned that the findings of the Study do not accurately reflect the future visitors to the site. I would like a copy of the background information and methodology so that I can retain a consultant to review the appropriateness of the market areas and the demographic projections which were used to establish the future visitations.
 - c. Further to point b above, I note that the future trade area's future population assumptions are not provided. In speaking with my market consultant, I expect that some demographic and per capita spending analysis should have been conducted in order to properly project the future visitors and revenue expectations. In addition, the introduction of

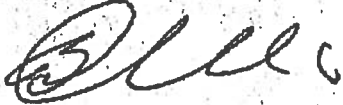


live gaming positions will impact the existing trade area and potentially slot revenues.

- d. I feel that the Study should reflect the total development potential of these lands, and not just the expanded casino as the latter will allow for greater density and uses that would otherwise not be feasible on these lands. The absence of understanding and illustrating the total development potential in a proper concept plan, restricts my ability to understand the true impact of the proposed expansion on my lands.
3. I have concerns that the Transportation Assessment prepared by GHD Inc. does not accurately project the future traffic generated by the expanded facility. My concerns include the following:
 - a. GHS appears to assume that the expanded facility will generate approximately 2.6 million visits per year or the equivalent of approximately 700 annual visits per gaming position. Unfortunately, this assumed attendance rate is one third of the existing attendance rate for Ajax Downs and is significantly below the attendance rate per slot for the vast majority of OLG facilities for which 2012 attendance data is presented in the AECOM Socio-Economic Study. The only facilities that showed a 2012 attendance rate close to that assumed in the Ajax Downs traffic study were the racetracks at Fort Erie, Hawatha and Windsor, all of which were closed during 2012.
 - b. I feel that the estimated visits identified in the GHD report is significantly lower than what will be experienced if the expansion is approved. In addition, the table games would make the Ajax Downs facility more attractive as noted in the AECOM Study). Furthermore, AECOM noted that Ajax Downs has the strongest market performance of any of the racetrack casino facilities in Ontario. Therefore, there is no evidence presented in the Study that would justify why the expanded facility would generate attendance at one third of the attendance rate of the existing Ajax Downs facility, and less than half the attendance rate for Woodbine racetrack.
 - c. The traffic data used to identify current traffic conditions was collected during the March break holiday, which in my view, raises serious concerns about the usability of the data.
 - d. I feel that the traffic study should be expanded in scope to include the ancillary uses and the total development potential of the site.
 - e. I feel that the traffic study should be modified to address the 401 and 407 Salem Road Interchanges, Lakeridge bypass and Dundas Street Interchange, and all roads connecting those Interchanges to the proposed development.
 - f. I do not believe that the Regional and Town Infrastructure was ever designed to accommodate the traffic intensive use proposed. I expect that applicant will provide all infrastructure improvements required for their use, including the needs projected for the total development of the property, including all ancillary uses, and to ensure that there is sufficient capacity left in the system to allow for the orderly development of my lands.
- 

I look forward to hearing from you, and if you have any questions, please contact me.

Sincerely,

A handwritten signature in dark ink, appearing to read 'B. Ismail', with a stylized flourish at the end.

Barkat Ismail
President
23322244 Ontario Inc.

c. Ms. Marion De Rond, Director of Legislative Services & Information Services, Clerk
c. Ray Dehamel, Jones Consulting Group

Geoff Romanowski

From: brad miller <bradmillers@hotmail.com>
Sent: Thursday, October 29, 2015 13:35
To: Geoff Romanowski
Subject: Ajax Downs proposed expansion

Hi Geoff,

Even though I am not a resident of Ajax I find the proposed expansion of Ajax Downs concerning.

As a person who frequents Ajax Downs I believe this expansion would ruin the rural setting. A parking garage would become a true eye sore in the area. Also the last few times I have visited Ajax Downs it seems to me as if attendance is down. This is not a result of a lack of gaming tables or not enough slots, it comes down to the fact Ajax Downs has the reputation of being a tight Casino where people never win. This expansion is not needed to fix the problem of low attendance. I am sure many residence will be against the parking garage idea. The idea to add 200 gaming tables seems excessive as well.

One issue that needs addressing at Ajax Downs is a lack of a proper fully accessible shuttle bus to transport people with disabilities who end up having to park far away from the entrance. The current bus they use is accessible for wheelchairs users only, but not for those of us who can't climb steps into their current shuttle bus due to our physical limitations. I am hopeful that they well switch to a shuttle bus that is inclusive so people with all forms of disability can use it.

Thank you,

Brad

Geoff Romanowski

From: Alex Silvers <alex.silvers@hotmail.com>
Sent: Thursday, October 29, 2015 16:32
To: Geoff Romanowski
Subject: Ajax OLG Slot expansion

Good afternoon Geoff I hope this email finds you well.

I'm sending this email summarizing our homeowners group's concerns regarding but not limited to transportation issues associated with this expansion.

This proposal in the town of Ajax has significant impacts to the transportation system and affects the residential subdivision directly North of the Subject lands.

This homeowners association have conducted consultation with transportation specialists and have come to a conclusion that there are tremendous flaws in the GHD report.

We would also like to raise our concern about impacts on local residential neighborhoods and other local transportation systems.

We are also concerned with the amount of gaming proposed on the site and are requesting a reduction in gaming this would also help with traffic in the area. We are opposed to this development in its entirety.

We will be at the Nov 16th meeting to monitor the situation.

Please keep this on file and public record.

Al.

Jennifer O'Connell
MP Elect Pickering-Uxbridge

November 4, 2015

Mayor Parish and Members of Council
Town of Ajax
65 Harwood Ave. S.
Ajax, ON L1S 2H9

His Worship Mayor Parish and Members of Ajax Council:

I am writing to you in support of Official Plan Amendment Application OPA15-A2 and Zoning By-law Amendment Application Z5/15. I ask that you include this correspondence in your Planning meeting on November 16, 2015 and for your consideration of this application.

Over the past few years, I have become very familiar with the expansion of gaming in the Province of Ontario through OLG's Modernization Plan. In addition, I fully understand that Ajax, Whitby and Pickering belong to a single gaming zone where an OLG facility could be expanded or established. I have seen both proposals to date for gaming in this zone and note that the Ajax Downs expansion is the only proposal that fulsomely and realistically addresses OLG's goals by, amongst other things, continuing the successful operation of horse racing in conjunction with OLG's gaming operations. I am reconfirming the support I provided alongside Durham Regional Council as a whole to promote the continued success of Ajax Downs, the Quarter Horse racing industry and the co-location of horse racing and gaming.

The horse racing industry is of vital importance to the economic growth of Canada, Ontario and the Region of Durham. As the newly elected Member of Parliament in Pickering Uxbridge, I recognize and appreciate the positive impact Ajax Downs has had not only for the Town of Ajax, but also for businesses in my riding and the Province at large.

North Pickering and Uxbridge are predominately rural communities where agriculture is a major economic driver. According to the Ontario Racing Commission, rural communities in our province are beneficiaries of businesses and activities that deal with horse breeding and training. These enterprises serve as economic drivers in rural areas and are crucial to their development. As a result, the ORC projects that there are approximately 37,000 Ontarians permanently employed in the horse racing and

breeding industries. In Pickering and Uxbridge, we have a number of businesses directly and indirectly linked to the horse racing industry. These include breeders, stabling facilities, equestrian veterinarians, feed producers and suppliers, merchandise stores and transport providers to name a few. Horse racing in Canada has an economic impact of approximately \$5.7 billion dollars, with 26% of the total Canadian horse racing industry coming from the Province of Ontario.

I believe the location of these horse racing support industries is largely a result of their close proximity to Ajax Downs and its unique position as Ontario's only Quarter Horse racetrack. I also believe that the removal of gaming from the Ajax Downs Racetrack – a critical catalyst for its survival and future growth – would result in substantive and harmful economic loss to our Province, Durham Region and, in particular, the rural sections of my riding.

Ajax Downs has helped elevate the horse racing industry in our Province and Region. I must also recognize the work of the Picov family in advocating tirelessly for this industry. They have made significant ongoing investments in their racing facility, which serves as a further indication of their commitment to the industry and to the people who work within it.

As a former Regional Councillor and Deputy Mayor of Pickering, I recognize that your attention to a planning matter such as this application requires the consideration of various factors. I completely understand the need to ensure any application proposal is consistent with your Town's vision for the community while continuing to respect neighbouring communities. I humbly request that as you evaluate the technical aspects of the application before you, you also consider the magnitude of long-term economic benefits that a positive decision can ensure not only for the Town of Ajax, but also Durham Region and the Province of Ontario.

Thank you in advance for your time and consideration. Please do not hesitate to contact me if you have any questions.

Sincerely,



Jennifer O'Connell
MP Elect Pickering-Uxbridge

November 10, 2015

Town of Ajax Council
65 Harwood Ave S
Ajax, ON
L1S 2H9

Dear Council:

I am writing to ask that you support the Ajax Downs expansion plan presently before Council.

Having lived in Ajax since 1977 when I immigrated to Canada, I have seen many changes.

The one thing that has not changed is the Picov family's commitment to our community. For generations Ajax Downs has been an invaluable asset to our town and region providing work and a living for the farming families who take part in the Quarter Horse Racing at the Downs.

For the last 3 years Canada Day has been celebrated at the Downs, with the Canadian Citizenship Ceremony and presentation to 40 new citizens on Canada Day 2014. With the support of the Ajax MP, the Town of Ajax and Downs staff, this year's Canada Day Celebrations were an outstanding success and attended by more than 12,000 people.

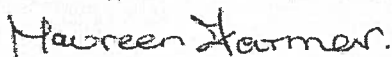
Several thousand people enjoy a fantastic Family Day each year at the Downs with the support of the Picov Family and several months of planning with the Rouge Valley Ajax-Pickering Hospital Foundation and the Downs staff.

The Casino and Restaurant staff have been part of many fund raising events and are always ready to donate to events and Silent Auctions in the region.

Whether hosting community events at the Downs or continued support of the Ajax-Pickering Hospital and charitable fund raising events in the region, the Picov Family are true leaders in the community.

Given their invaluable contribution to our community, I ask that Council support the expansion plans to permit the continued growth of Ajax Downs for the benefit of the town as a whole.

Sincerely,



Maureen Farmer
68 Forest Road,
Ajax, ON L1S 2N3

Tel: 905-427-5954

November 11, 2015

Mayor Parish and Members of Council
Town of Ajax
65 Harwood Ave. S.
Ajax, ON L1S 2H9

His Worship Mayor Parish and Members of Ajax Council:

I am writing this letter as the Member of Parliament for Ajax, in order to show my support of Official Plan Amendment Application OPA15-A2 and Zoning By-law Amendment Application Z5/15. Please include this letter in the Planning meeting on November 16, 2015 and for your consideration of this application.

As the Member of Parliament for Ajax-Pickering from 2004 to 2011, and a Pickering Regional Councilor prior to my service in Parliament, I have had a great deal of experience in the Ajax community, as well as the surrounding Durham region. Ajax Downs is an essential contributor to the economy in this region. Not only has it made significant investment in its own infrastructure, but its business practice has caused infrastructure growth in the surrounding region. The horses that race at Ajax Downs are stabled and trained at facilities across the region. This is good for economic growth, and it has created thousands of jobs.

In addition, Ajax Downs has been a good corporate citizen of the community. It's staff and facilities are used in charitable events year-round, contributing to important social causes across the region. It is the largest community meeting place for the annual Canada Day festivities in Ajax, hosting family-oriented live entertainment. Overall, an expansion of these facilities under the OLG Modernization Plan will have a known positive impact on the community.

Finally, I had the opportunity to work with the Picov family on a number of occasions, and to witness firsthand the strong relationship that they have maintained with the Township of Ajax. They are hardworking citizens, who have shown the utmost generosity with the success that they have achieved in Ajax over the decades that they have spent in the community. In doing so, I believe that they have earned the support of our community and its council in moving forward under the aforementioned OLG expansion.

Thank you for taking the time to review this correspondence. Please feel free to contact me with any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark Holland', with a large, stylized loop at the end.

Mark Holland, MP
Ajax



ONTrack Media & Entertainment Inc.
5716 Coopers Avenue, Unit 15
Mississauga, Ontario L4Z 2E8
(905)361-3250
www.ontrackme.com

November 11, 2015

Town of Ajax Council
65 Hardwood Ave S
Ajax, Ontario
L1S 2H9

Re: Community Affairs & Planning Committee deliberations relating to Ajax Downs

Dear Council:

On behalf of **ONTrack Media & Entertainment Inc.** and I am writing to ask that you support the Ajax Downs expansion plan presently before Council.

ONTrack (and its' predecessors) has been the official regulatory services provider and we have worked with Ajax Downs, Picov Downs and the Picov family for over 40 years. They have been stalwarts of our community for generations and Ajax Downs is an invaluable asset to our town and region.

Through the work we do with Ajax Downs today, our company is able to employ up to ten people annually throughout the region with greater opportunity to be captured when the expansion is realized.

Given the invaluable contribution to our community and the economy, we ask that Council support the expansion plans to permit the continued growth of Ajax Downs for the continued benefit of town as a whole.

Kind regards,

Cathy Scowcroft
Vice President, Sales & Operations
ONTrack Media & Entertainment Inc.

Town of Ajax
Clerk's Department
November 9, 2015
RE: Ajax Downs Racetrack

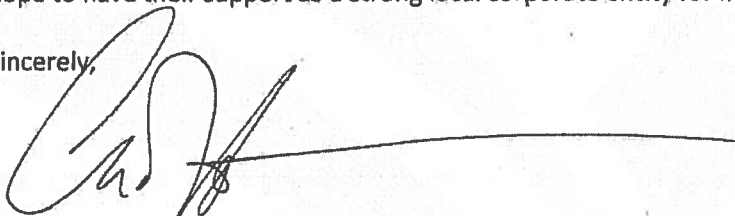
To whom it may concern,

The Rouge Valley Health System Foundation would like to express support and appreciation to Ajax Downs Racetrack for its ongoing generosity and leadership, of their community hospital. This local business, with a long history in Ajax, is a great supporter of Rouge Valley Ajax and Pickering hospital, helping to raise public awareness for health care and funds to make new and needed equipment purchases possible.

Through the support of the Picov family and the annual Ajax Downs Free Family Fun Day at the Races each August, they have both played an important role in helping our local hospital to raise needed funds. As well, Ajax Downs has funded the purchase of vital equipment for paediatric care, contributed to the MRI campaign, along with a vital signs monitor, an ENT microscope, and are now supporting the creation of a new and innovative shoulder pain program at the hospital.

We are proud of this support from Ajax Downs and consider them to be true community leaders. We hope to have their support as a strong local corporate entity for many years to come.

Sincerely,



Chad Hanna, President & CEO
Rouge Valley Health System Foundation



Steve

JOE DICKSON, MPP

Ajax-Pickering

November 12, 2015

Town of Ajax Council
65 Harwood Avenue South
Ajax, Ontario
L1S 2H9

Re: Community Affairs & Planning Committee Deliberations Relating to Ajax Downs

I remember as a young boy in the mid 1940's my grandmother Hickey of Cameron Street would walk up the road in Pickering Village to meet Anne Picov (Norm Picov's mother) with 3 or 4 other ladies, for tea at the Picov family farm. I fondly recall walking past the fields of horses as they galloped and grazed around the farm; the equine farm business, especially horse racing, was flourishing at Alexander Picov's farm. In tribute to him a street has been named adjacent to Ajax Down's. The Dickson and Picov families have a deeply rooted history in Ajax. The relationship between our families and our ties to this community remain as strong as ever today.

I have supported farming and horse racing all of my life, and with numerous expansions of Ajax Downs since it first opened nearly a decade ago, and I support Ajax Council in their support of expansion plans today. Council's support for rezoning will provide Ajax Downs the competitive tools it needs to capitalize on the OLG reform process currently underway to modernize gaming across Ontario and bolster Ontario's horse racing industry, a priority Premier Wynne has made clear.

The horse racing industry at Ajax Downs is a tremendous community asset that improves the quality of life for our Ajax residents, attracts visitors, and underpins an economic driver for Durham Region. The expansion will also generate revenues for the provincial treasury, increase the financial benefit to the Town of Ajax as a host community, create new jobs, and build upon meaningful benefits for my community.

The Picov families have been stalwarts of our community for generations; their ventures inspire civic pride and show leadership for our community. I, like most Ajacians support the efforts to expand Ajax Downs. As the MPP for Ajax-Pickering our families and the community seek this for another generation. I know council will do the same.

Best personal regards,

L. J. (Joe) Dickson, MPP Ajax-Pickering

Ajax-Pickering Community Office
50 Commercial Avenue, Suite 201A, Ajax, ON L1S 2H5
Tel 905-427-2060 1-866-924-0312 | Fax 905-427-6976
Email jdickson.mpp.co@liberal.ola.org

Ontario Queen's Park Office
Rm 5501, Whitney Block, 99 Wellesley Street W.
Toronto ON M7A 1W3
Tel 416-327-0615 | Fax 416-327-0617
Email jdickson.mpp@liberal.ola.org

