The Corporation of the Town of Ajax

COMMUNITY AFFAIRS AND PLANNING COMMITTEE

Monday, May 6, 2013 at 7:00 p.m.
Council Chambers, Town Hall
65 Harwood Avenue South

PRESENTATIONS

Anything in **blue** denotes an attachment/link. By clicking the links on the agenda page, you can jump directly to that section of the agenda. To manoeuver back to the agenda page use the **Ctrl + Home** keys simultaneously. **OR** use the "*Bookmark"* icon to the left of your screen to navigate from one report to the next

S. Collier, Chair

1. Public Meeting

4.1 **Town-initiated Zoning By-law Amendment Application Z1/12**
Private Elementary and Secondary Schools & Places of Worship in the Prestige Employment Zone

4.2 **Church Street Improvements, Schedule C Class Environmental Assessment, Draft Environmental Study Report**

Town-initiated Zoning By-law Amendment – Select Institutional Uses in the Prestige Employment Zone

Public Meeting

May 6, 2013

Town of Ajax By the Lake

Background

- Previous Staff Recommendation
  - On June 4, 2012 the Town's Community Affairs and Planning Committee considered a staff recommendation regarding schools and places of worship in the Prestige Employment Zone

Town of Ajax By the Lake

Background (cont'd)

- Regional Official Plan Amendment No. 128 (ROPA 128)
  - On June 3, 2009 Regional Council adopted ROPA 128 to implement the Provincial Growth Plan policies
  - On October 27, 2010 the Province issued its final decision on ROPA 128 which was appealed to the OMB
  - On January 9, 2013 the OMB released its decision to approve ROPA 128, save and except for 6 site-specific appeals

Town of Ajax By the Lake

Planning Act

- A lower tier municipality is required to amend its official plan to conform with an official plan of an upper tier municipality
- Local area municipalities in Durham Region must amend their official plans to implement the OMB ROPA 128 decision

Town of Ajax By the Lake

OPA No. 42 to the Ajax Official Plan

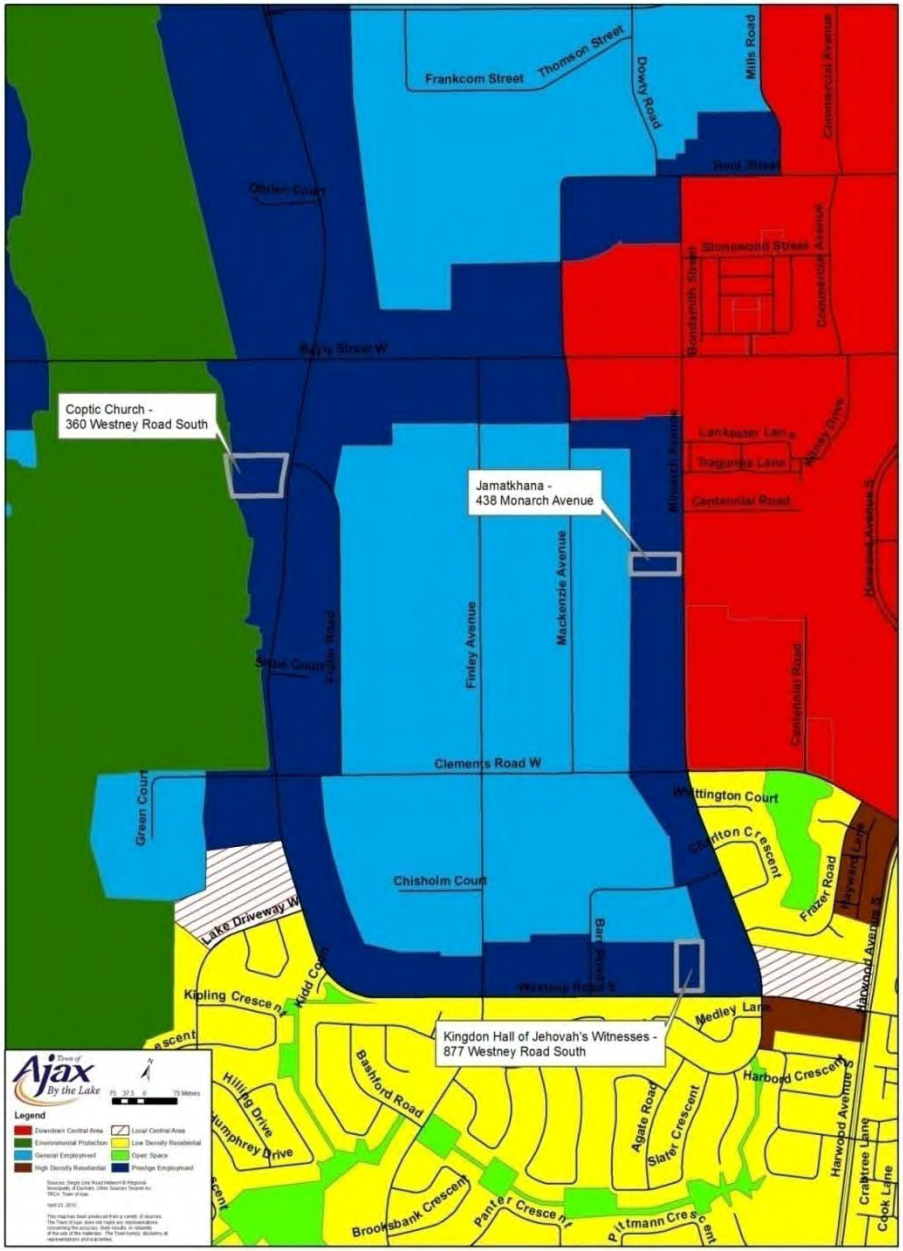
- On June 28, 2010 OPA 42 was adopted by Ajax Council to implement the employment polices of the Growth Plan and ROPA 128
- Excludes private schools registered with the Ministry of Education and places of worship in the Prestige Employment designation
- Appealed to the OMB
- Components of OPA 42 that comply with ROPA 128 can now be considered by the OMB for approval

Town of Ajax By the Lake

Implementation Strategy

- 3 sites where complete site plan applications have been submitted and are currently being processed:
  - SP17/09 – Coptic Church – 360 Westney Road South
  - SP15/11 – Jamatkhana – 438 Monarch Avenue
  - SP7/12 – Kingdom Hall of Jehovah's Witnesses – 877 Westney Road South
- Building permits will not be issued prior to the passing of a by-law

Town of Ajax By the Lake


Coptic Church -
360 Westney Road South
Jamatkhana -
438 Monarch Avenue
Kingdon Hall of Jehovah's Witnesses -
877 Westney Road South
Frankcom Street
Thomson Street
Dowty Road
Mills Road
Commercial Avenue
Stonewood Street
Bordenwith Street
Rotary Street W
Monarch Avenue
Lancaster Lane
Tragumba Lane
Centennial Road
Finley Avenue
Mackenzie Avenue
Clements Road W
Green Court
Chisholm Court
Whittington Court
Chilton Crescent
Frazer Road
Harwood Avenue S
Lake Driveway W
Kipling Crescent
Kidd Court
Westney Road S
Medley Lane
Harbord Crescent
Bashford Road
Hilliard Drive
Humphrey Drive
Agate Road
Slater Crescent
Brooksbank Crescent
Panter Crescent
Pittmann Crescent
Crabtree Lane
Cook Lane
Ajax
Town of
By the Lake
Legend
Downtown Central Area
Local Central Area
Environmental Protection
Low Density Residential
General Employment
Open Space
High Density Residential
Prestige Employment

Implementation Strategy (cont'd)

- Applicants incur a substantial cost to prepare drawings and background reports
- Staff recommend that the proposed by-law to remove places of worship as a permitted use not apply to the 3 sites
- Another by-law could be brought forward within 2 years to implement ROPA 128 and make the new places of worship legal non-conforming uses
- Legal non-conforming uses can legally continue to operate in their existing locations

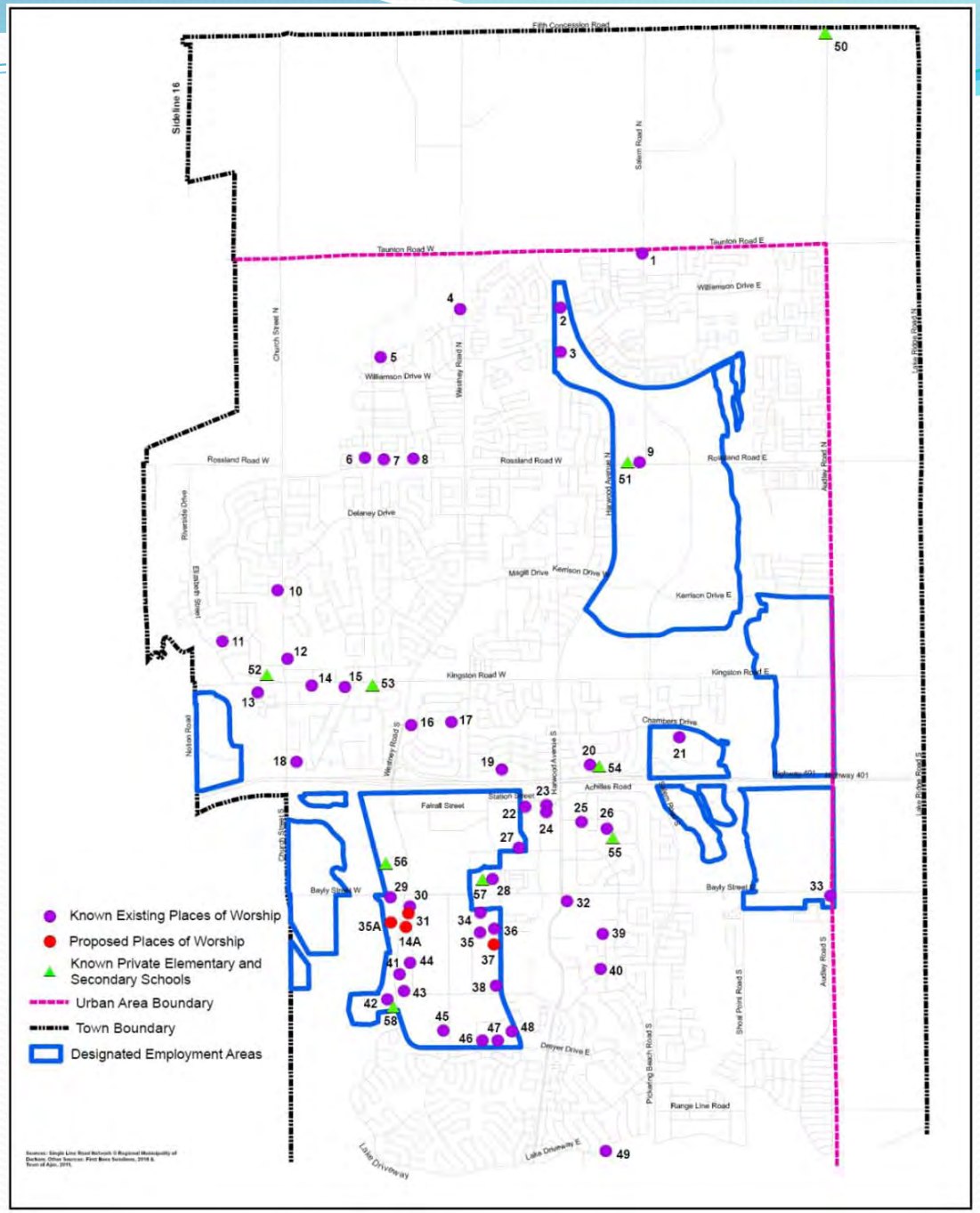
Town of Ajax By the Lake

Conclusions

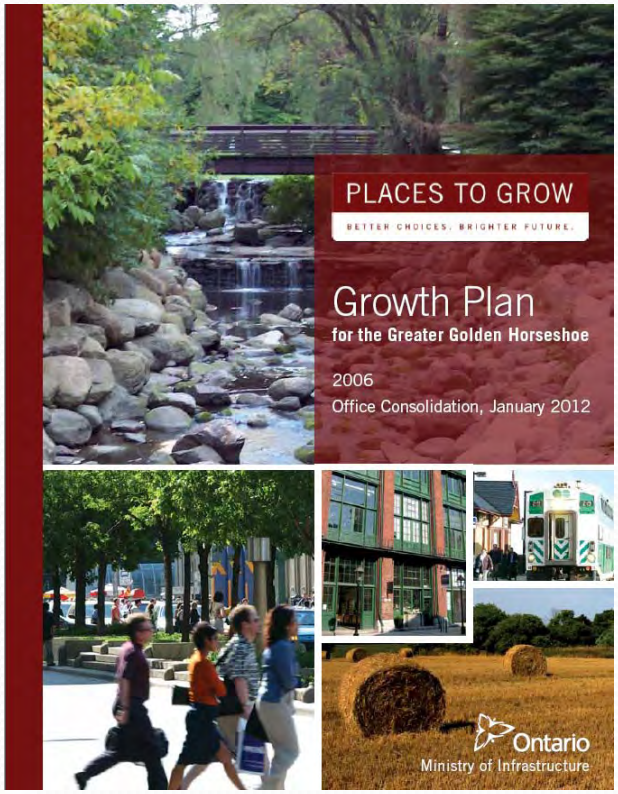
- To implement the OMB's ROPA 128 decision, staff recommend that places of worship be removed as a permitted use, except for 3 sites on a temporary basis
- Places of worship may continue to be permitted in residential and mixed use areas
- Clarify that commercial schools do not include elementary or secondary schools registered with the Ministry of Education
- Existing places of worship and private elementary and secondary schools will become legal non-conforming uses and can continue operating in their current locations

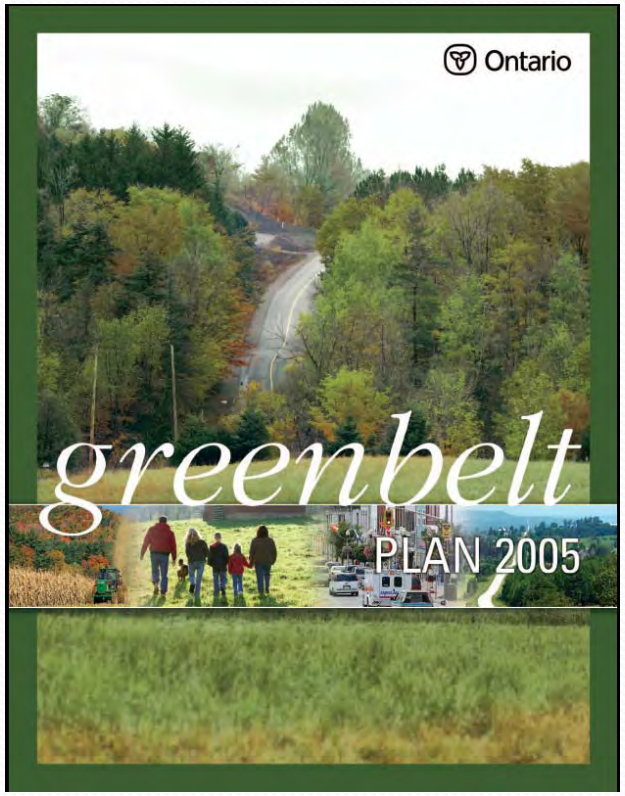
Ajax By the Lake

Locations of Known Existing and Proposed Places of Worship and Private Elementary and Secondary Schools



Provincial Policy





Town of Ajax By the Lake

Regional Policy

- Regional Official Plan
  - Cultural facilities such as for the purposes of education, the arts, heritage and religion are permitted in Urban Areas

- Regional Official Plan Amendment No. 128 (ROPA 128)
  - Residential uses not permitted in Employment Areas
  - Other sensitive uses permitted by exception

- Minister's Decision (ROPA 128)
  - Prohibit sensitive uses including residential uses, senior citizen homes, elementary and secondary schools and places of worship from employment areas

Town of Ajax By the Lake

Ajax Official Plan and Zoning By-law

- Official Plan
  - Schools are permitted in Residential and Central Area Designations
  - Places of worship *may* be permitted in Residential Areas, Central Areas and Employment Areas
- Zoning By-law 95-2003
  - Permits places of worship and commercial schools in the Prestige Employment Zone

Town of Ajax By the Lake

Protecting Employment Lands

- Employment Land Strategy (2010):
  - Insufficient supply of employment land to accommodate growth to the planning horizon of 2031
  - Need to preserve Employment Areas to accommodate higher employment densities to meet growth targets
  - Growing percentage of the Town's employment land is being occupied by low density uses
  - High density employment uses should be located along corridors

Town of Ajax By the Lake

Protecting Employment Lands

- Economic Development and Tourism Strategy (2010)
  - Target key industries including knowledge-based businesses such as information technology and automotive sector
  - Categories tend to be employment intensive

Town of Ajax By the Lake

Town's Official Plan Review

- Official Plan Amendment 42 (OPA 42)
  - Adopted by Council on June 28, 2010
  - Implements Growth Plan, ROPA 128, Employment Land Strategy and Economic Development and Tourism Strategy
  - Prohibits funeral homes, public storage facilities, schools and places of worship in prestige employment areas

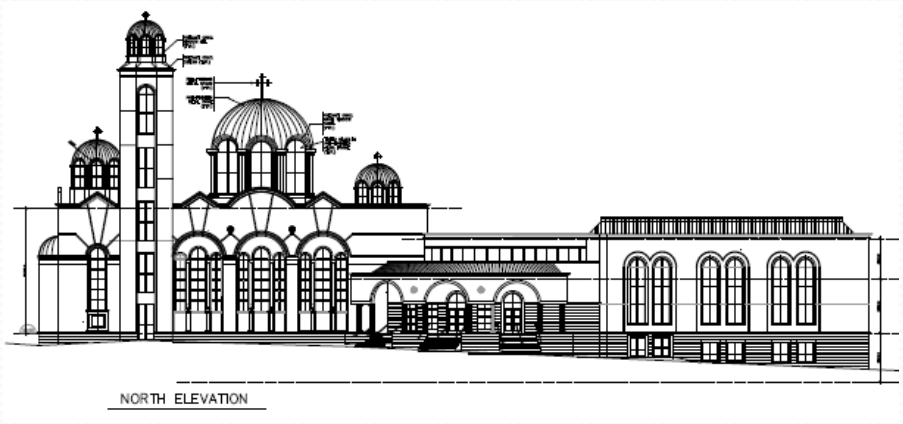
Town of Ajax By the Lake

Site Under Construction

St. Mary & St. Abraam Coptic Orthodox Church

- To be located on Prestige Employment land in the Established Core Employment Area

2.9 acres (1.1 hectares)



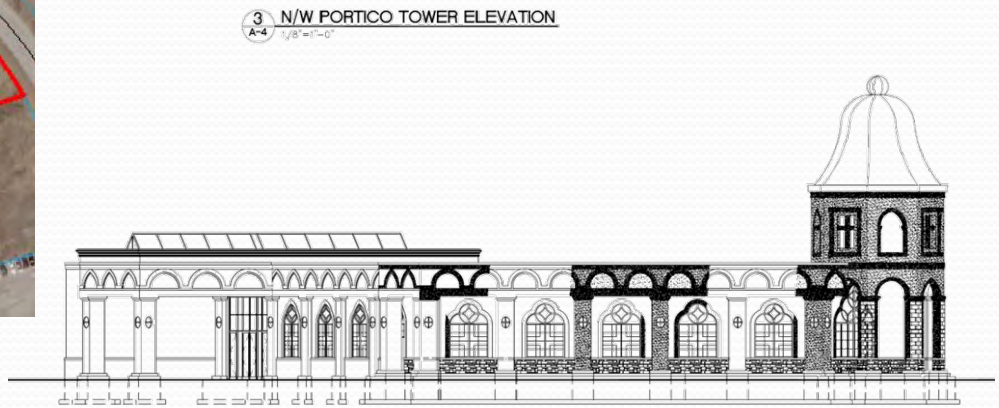
Town of Ajax By the Lake

Site Plan Applications Under Review

Refuge City Pentecostal Church

- To be located on Prestige Employment land in the Established Core Employment Area

1.4 acres (.6 hectares)



Town of Ajax By the Lake

Site Plan Applications Under Review

Jamatkhana Place of Worship

- To be located on Prestige Employment land in the Established Core Employment Area (438 Monarch Ave. 1.2 acres)

Town of Ajax By the Lake

Site Plan Applications Under Review

- Kingdom Hall of Jehovah's Witnesses'
  - To be located on Prestige Employment land in the Established Core Employment Area (877 Westney Rd.)

Places of Worship and Schools on Prestige Employment Land

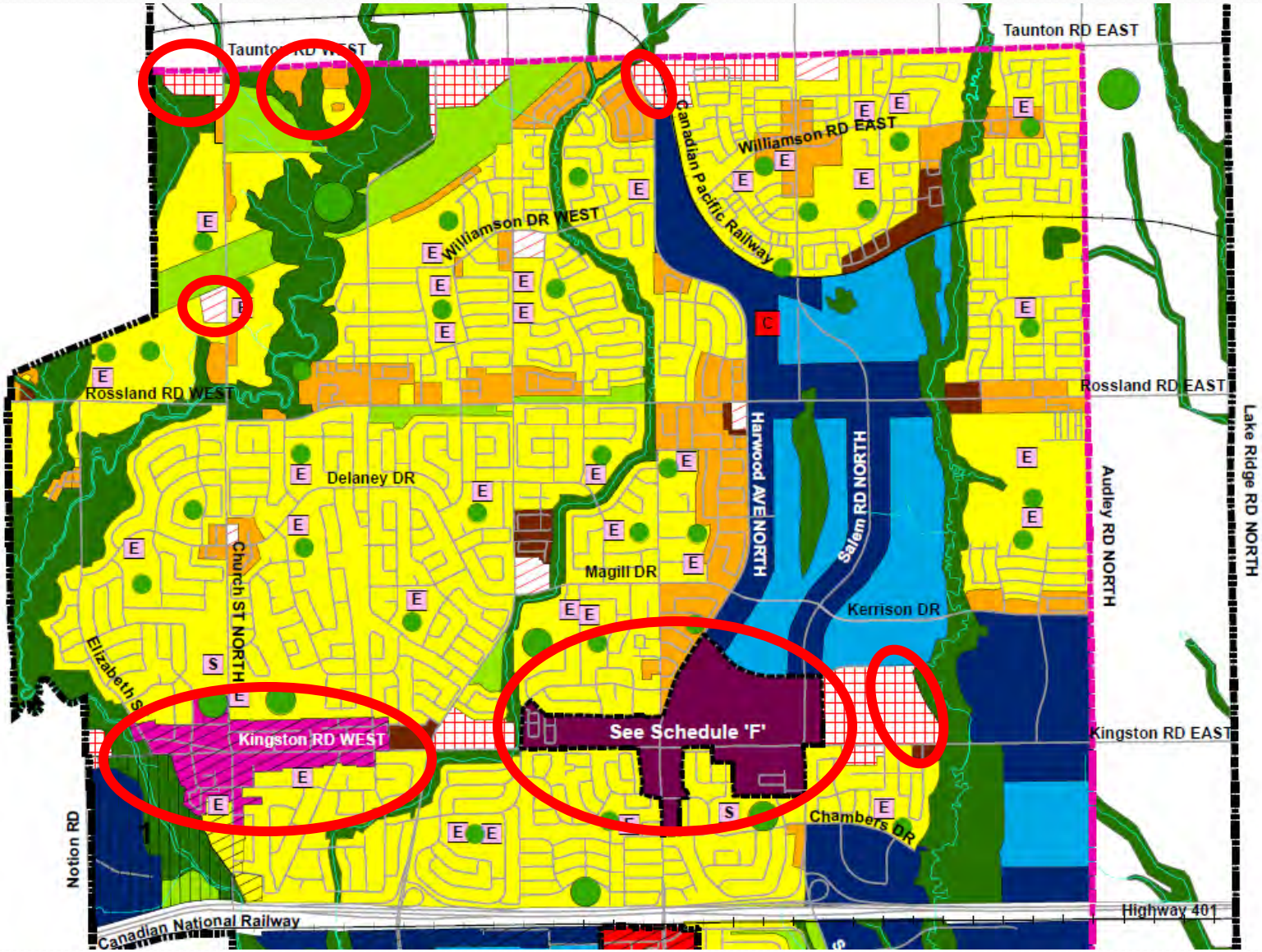
- Free-standing places of worship (existing, under construction and site plan review):
  - 19.1 acres (7.7 hectares)
- Private elementary and secondary schools:
  - 8.7 acres (3.5 hectares)

Total Land Area 27.8 ac. (11.2 ha)

St. Nedela Macedonian Orthodox Church

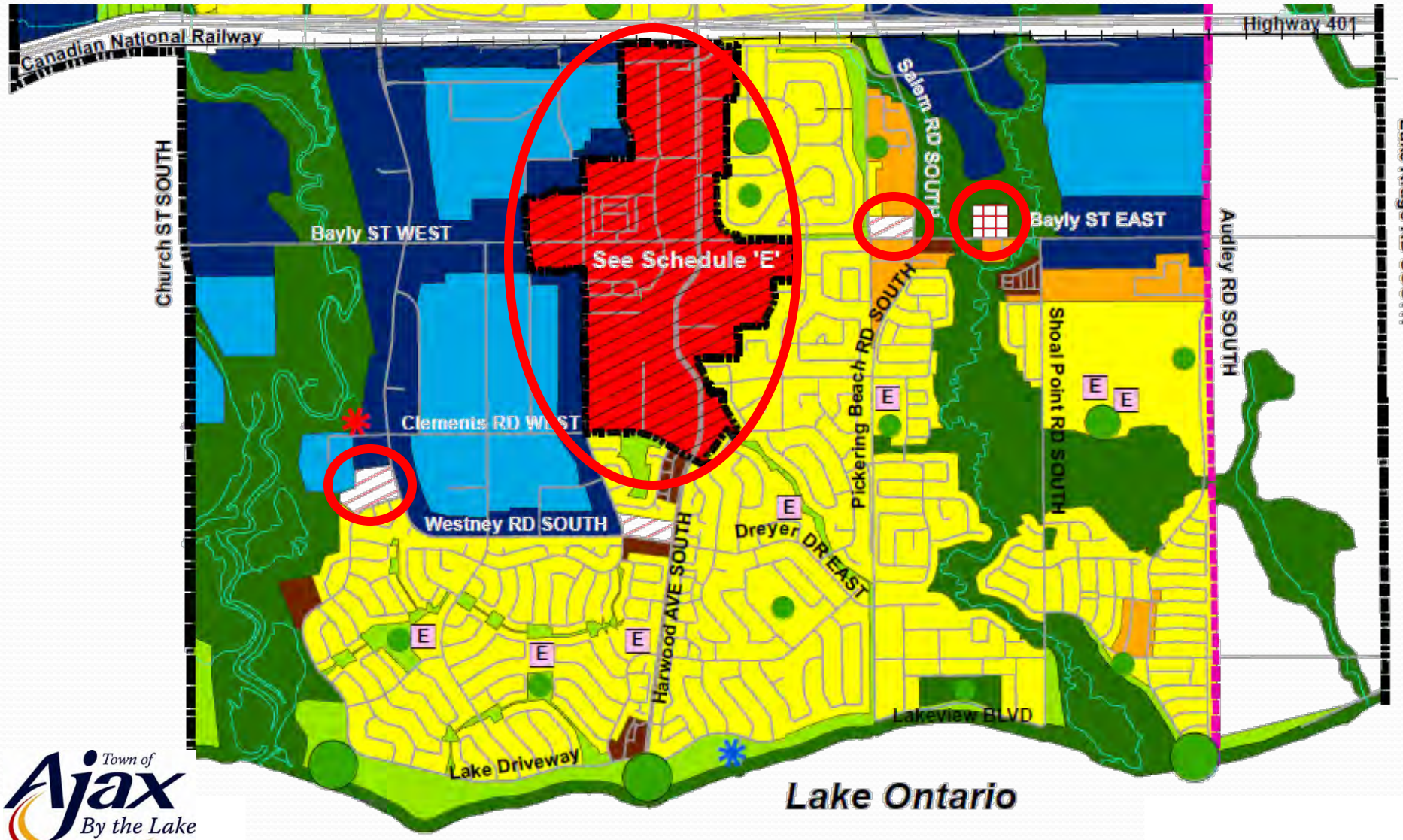
Town of Ajax By the Lake

Potential Sites



Town of Ajax By the Lake

Potential Sites



Town of Ajax By the Lake

Public Open House

- On December 8, 2011 an open house was held to present the Background Report
- Approximately 47 individuals attended
- Issues raised and responses given are outlined in Attachment 4 to the staff report

Town of Ajax By the Lake

Summary of Issues

- Insufficient Employment Area Land
- Sensitive Land Uses
- Low Employment Densities
- Vacant Buildings
- Site Reservation Policies
- Sites where Places of Worship can Locate

Town of Ajax By the Lake

Proposed Zoning By-law Amendment

- Remove place of worship from the list of permitted uses in the Prestige Employment Zone
- Amend the definition of "commercial school" to specifically state that it does not include elementary or secondary schools registered with the Ministry of Education
- Existing places of worship and private elementary and secondary schools located in employment areas would become legal non-conforming uses

Town of Ajax By the Lake

Implementation Strategy

- Planning Act – issuance of building permit
- Staff recommend a more flexible approach
- Complete site plan application submitted prior to passing of zoning by-law
- Site plan process to be completed within 2 years of submission

Town of Ajax By the Lake

Options

- Option A:
  - Continue to Permit the Existing Freestanding Places of Worship in the Prestige Employment Zone
- Option B:
  - Continue to Permit all Existing Places of Worship in the Prestige Employment Zone

Town of Ajax By the Lake

Summary

- Places of worship provide an important community function in the Town
- Town however, has legal obligations to comply with Provincial and Regional policy
- An adequate supply of employment land needs to be preserved to accommodate jobs for the Town's residents
- Places of worship may preclude employment uses from locating in close proximity
- Encourage and permit places of worship to locate in areas where people primarily reside, being in residential and mixed use areas in highly accessible locations

Town of Ajax By the Lake

Church Street Improvements
Schedule C
Class Environmental Assessment

Draft Environmental Study Report

May 6, 2013 - CAP Committee Presentation

Study Area

Town of Ajax By the Lake

Existing East Duffins Creek Bridge

Town of Ajax By the Lake

Problems to be Addressed

- New developments will increase traffic volumes on Church Street
- The vertical curve at the bridge crossing Duffins Creek does not meet current standards
- The existing roadway has traffic lanes and gravel shoulders which are less than current standard widths
- The Town of Ajax Official Plan identifies Church Street reconstruction to include on-street bike lanes and a multi-use trail

Opportunities

Improvements to Church Street will provide an opportunity to:

- Improve safety for all road users
- Improve road conditions
- Provide pedestrian and cycling facilities
- Provide for future transit service

Town of Ajax By the Lake

Alternative Solutions

Option	Alternative Solutions
1	Do nothing – no modifications to Church Street
2	Physical improvements to existing bridge and road
3	Complete bridge and road reconstruction to existing standards
4	Alternative modes of transportation – widen road to accommodate
5	Operational improvements – e.g. turning lanes, left turn advance signal, etc.

Town of Ajax By the Lake

Studies

- Traffic Study
- Fluvial Geomorphic Analysis
- Natural Heritage Assessment
- Stage 1 and 2 Archeological Assessments
- Cultural Heritage Assessment
- Noise Assessment
- Geotechnical Investigation
- Hydrotechnical Evaluation

Town of Ajax By the Lake

Evaluation Criteria

Technical Considerations •Geometric design criteria •Traffic operations, corridor capacity and level of service •Pedestrian/ cycling operations •Transit operation	**Social & Economic Environment** •Impact on existing and future adjacent communities •Property requirements •Aesthetics •Noise impacts/ air quality
Natural and Cultural Environment •Aquatic, vegetation •Wildlife and wildlife habitat •Natural heritage •Archeological •Cultural heritage	**Economic Environment** •Construction cost •Maintenance and operating costs •Property acquisition costs •Utility relocation costs

Town of Ajax By the Lake

Public Information Centre #1

- Held February 16, 2012 – VCC
- 25+ people attended
- Presented alternative solutions
- Comments received from the public and agencies were incorporated into the updated preliminary evaluation of the alternative solutions

Town of Ajax By the Lake

Preferred Solution

Option	Alternative Solutions
1	Do nothing – no modifications to Church Street
2	Physical improvements to existing bridge and road
✔ 3	Complete bridge and road reconstruction to existing standards
✔ 4	Alternative modes of transportation – widen road to accommodate
✔ 5	Operational improvements – e.g. turning lanes, left turn advance signal, etc.

Option 3 is selected as the preferred alternative solution.

Components of options 4 and 5 will also be incorporated into the selected alternative.

Town of Ajax By the Lake

Design Options

Option	Design Alternatives
1	Urban roadway with curb, gutter and storm sewer system or rural roadway with ditches
2	Maintain existing centreline, move centreline to centre of existing right-of-way or shift centreline to the east
3	Various road profiles with different elevations in the East Duffins Creek area
4	Intersection design alternatives – roundabout or standard four-way intersection
5	Bridge alternatives – different bridge lengths and locations of piers and abutments

Town of Ajax By the Lake

Typical Road Cross-Sections

Rural

- Requires 30 m ROW
- Less property required
- Less vegetation/ habitat removal
- Less groundwater recharge
- Higher construction cost but lower maintenance cost

Urban

- Requires 35 m ROW
- Additional property required
- Additional vegetation/ habitat removal
- Provides better groundwater recharge
- Lower construction cost but higher maintenance cost

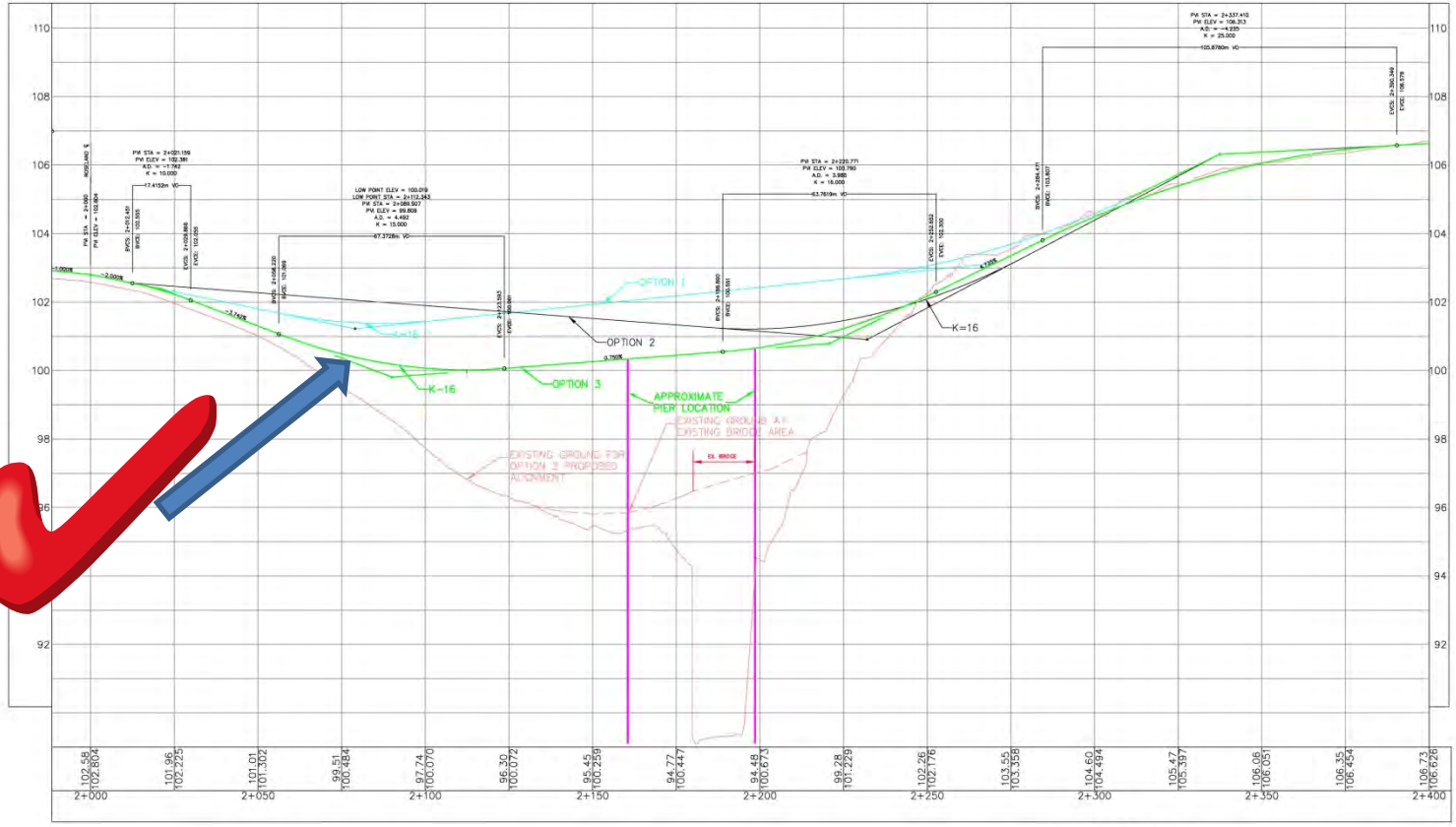
Town of Ajax By the Lake

Road Alignment

- Maintain existing centreline
  - Requires more property on west side than east side
  - Construction cannot occur until property acquired
- Shift centreline to centre of right-of-way
  - Requires 5 m on both sides
  - Construction can occur before west property acquired
  - More vegetation removal at wood lot south of Taunton
- Shift centreline to east of centre of right-of-way
  - Requires 5 m on both sides
  - Construction can occur before west property acquired
  - Less vegetation removal at wood lot south of Taunton

Town of Ajax By the Lake

Profile Options – Duffins Creek Area



PRELIMINARY DESIGN - CHURCH STREET
PROFILE OPTIONS -DUFFINS CREEK AREA

R.V. Anderson Associates Limited
engineering · environment · infrastructure

SCALE : H:1.500 V: 1:50 OCT 11, 2012

Town of Ajax By the Lake

Intersection Options

- Stop control on side streets

- Roundabouts

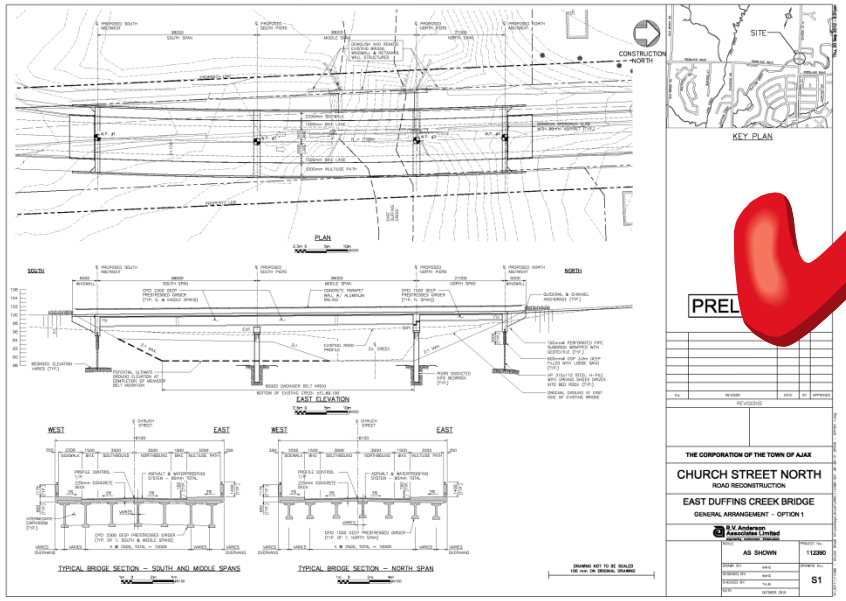
- Traffic signals

Town of Ajax By the Lake

Bridge Alternative Designs

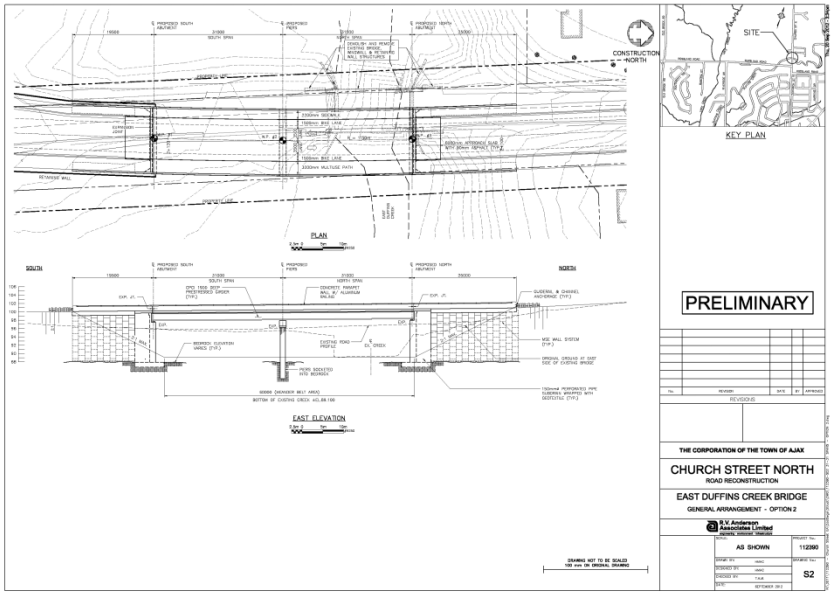
- Minimize or avoid in-water work in the existing watercourse for construction of the new structure (i.e. no piers in the existing watercourse).
- Meet TRCA requirements for hydrology and meander belt opening width.
- Improve wildlife passage under the proposed bridge of the structure.
- Minimize construction cost of the structure.
- Minimize future maintenance cost

Bridge Alternatives



Three-span Bridge

Two-span Bridge



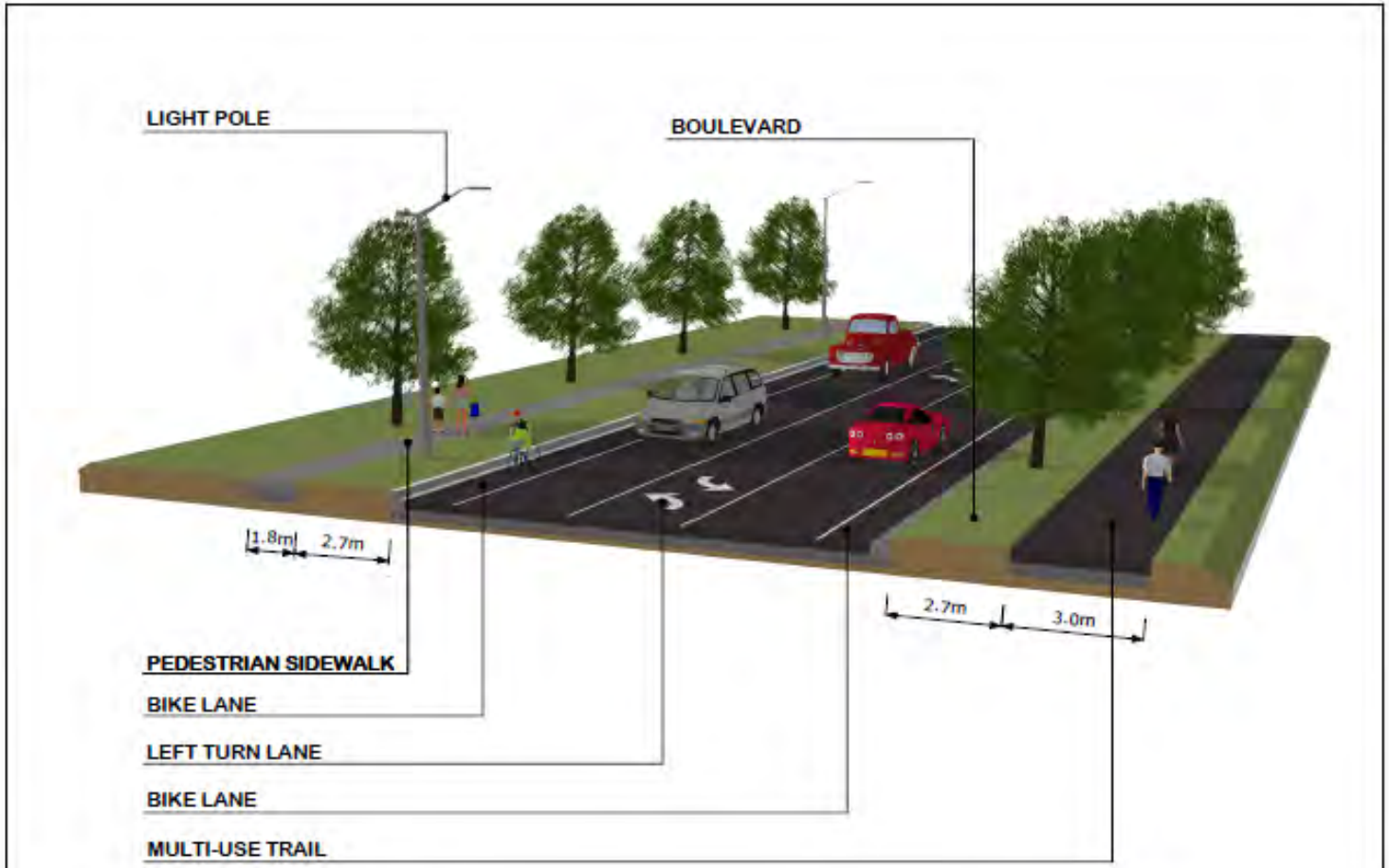
Town of Ajax By the Lake

Preferred Design Summary

- Urban cross section (curbs, gutters and storm sewer system);
- On-street bike lanes;
- Sidewalk on the west side;
- Multi-use trail on the east side;
- Continuous left turn lane from north of East Duffins Creek to Taunton Road;
- Shift roadway centreline to the east of the centre of the existing right-of-way;
- Provide roundabouts at two of future intersections with the proposed A9 development;
- Replace the existing bridge over East Duffins Creek with a three-span, pre-stressed concrete structure with a bottom opening of 60 m and a top span of 97 m

Town of Ajax By the Lake

Preferred Design



CROSS SECTION PERSPECTIVE

CHURCH STREET STATION 2+875 (LOOKING NORTH) TOWN OF AJAX

JAMES McWILLIAM
LANDSCAPE ARCHITECT

Town of Ajax By the Lake

Public Information Centre #2

- Held October 11, 2012 - Town Hall
- 20+ people attended
- Presented alternative and preferred design
- Comments received from the public and agencies were incorporated into the updated preliminary evaluation of the alternative designs

Comments

Transportation and Engineering

- Why build on-street bike lanes? Nobody uses them.
- Happy to see the bike lanes provided on Church Street
- No on-road bike lanes. Provide off-road bike lanes. On-road bike lanes are too dangerous.
- Will a sidewalk be built along Church Street when this road upgrade is made?
- Will the new bridge accommodate the multi-use trail?
- Questions about the appropriateness and function of roundabouts on Church Street for traffic calming and transit.
- Prefer the use of a roundabout than a traffic light in the A9 intersection.
- South of Rossland Road, Church Street needs to be widened to free up traffic.

Town of Ajax By the Lake

Comments Continued

Environment

- Concerns regarding the impact to the natural environment at the East Duffins Creek area.
- Will the Church Street work increase average flow to East Duffins Creek?
- Noise impact to the properties along Church Street.
- Vegetation on the west side of Church south of Taunton Road. Will it remain?
- Dust control during and after construction.

Town of Ajax By the Lake

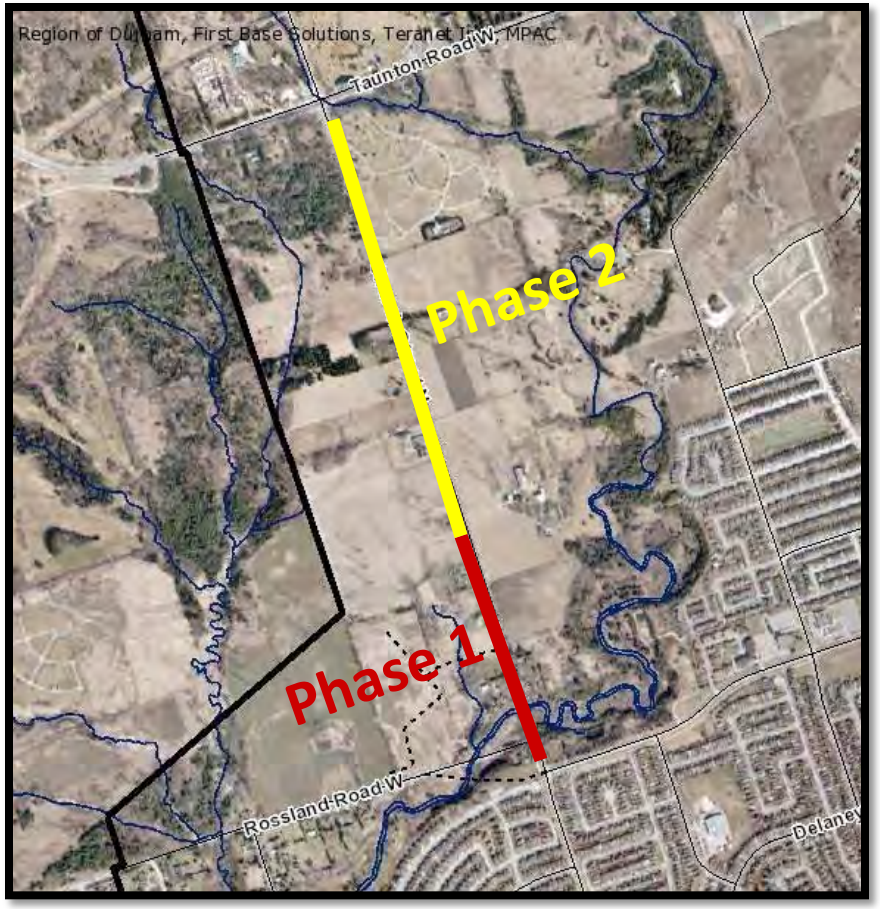
Comments Continued

Planning/ Other

- Can the Town provide a bailey bridge to avoid closing of Church Street during construction?
- Accessibility for local residents during construction.
- Agreed with the replacement of the bridge at East Duffins Creek but the proposed bridge seems excessive.
- Pedestrian crossing at roundabouts for persons with visual challenges.

Town of Ajax By the Lake

Proposed Implementation



Phase	Scope	Year
1	Reconstruction from Rossland Road to south property line of Hydro Corridor including replacement of bridge over East Duffins Creek	2017
2	Reconstruction from south property line of Hydro Corridor to Taunton Road	TBD

Town of Ajax By the Lake

Environmental Mitigation

- Noise Attenuation
- Landscaping and Streetscaping
- Hydrogeology
- Terrestrial
- Migratory Bird
- Aquatic
- Stormwater
- Cultural Heritage
- Archaeological
- Property Requirements
- Visually Impaired Accessibility of Roundabout
- Utility Relocation
- Inconvenience During Construction
- Access to Driveway

Town of Ajax By the Lake

Next Steps

Review all comments received

↓

Finalize the Environmental Study Report (ESR) addressing comments

↓

Issue a Notice of Completion and make ESR available for a 30-day public review period

Town of Ajax By the Lake

Questions?

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