

DRAFT MINUTES - Subject to Approval
Minutes of the
Community Affairs & Planning Committee Meeting
Held in the Council Chambers, Ajax Town Hall,
At 7:00 p.m. on October 3, 2016

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

1. Call to Order

Chair Collier 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: C. Jordan

That the Minutes of the Community Affairs and Planning Committee Meeting held on September 6, 2016, be adopted.

CARRIED

4. Public Meetings

4.1 John Boddy Homes (Eagle Glen)
Zoning By-law Amendment Application Z2/15
Draft Plan of Subdivision Application S-A-2014-02
Williamson Drive West, between Bellinger Drive and Searell Avenue

Amanda Dunn, Development Planner, provided a thorough overview of the content and recommendations within the report. Ms. Dunn reviewed the subject lands and their history as a former school site that was determined not to be required by the Durham Catholic District School Board. The proposed development includes 54 lots consisting solely of two-storey single detached dwellings with variable frontages. Ms. Dunn reviewed elevations, vehicle and pedestrian access and parking, completed reports and studies,

and conformity with provincial and local planning legislation. A public open house was held on March 31, 2016. Concerns raised during the public consultation included noise, drainage, and the change of purpose for the land from school site to residential development.

Members of Committee noted that the proximity of the site to Vimy Ridge Public School requires additional caution on behalf of construction crews to ensure student safety. Fencing and noise attenuation barriers should be considered for those properties directly abutting the public park to the south. Additionally, members sought clarification regarding the potential for double car garage widths to ensure adequate parking for residents, as well as the potential for speeding and whether traffic calming measures would be warranted.

Ms. Dunn and Gary Muller, Acting Director of Planning and Development, responded to questions from Committee Members. Mr. Muller noted that fencing will be installed for properties abutting the park along the southern boundary, however the road allowance will not be fenced in order to encourage access to and use of public parks. Speeding is not expected to be an issue as the road allowance within the site is short, and therefore traffic calming measures are not warranted at this time.

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

Olga Lambert, 43 Searell Avenue, noted that her property is adjacent to the proposed development and that the grade is slightly higher, and asked for assurance that additional runoff from the development would not adversely affect her property. Ms. Lambert further requested that a fence be installed along the southern boundary in order to prevent excessive on-street parking and sought further clarification regarding the potential for double car garages to reduce on-street parking.

Mr. Muller noted that grading will be maintained to ensure that no water runoff is directed to adjacent properties, and that all runoff will be contained within the site during construction. Installing fencing along the entire southern boundary will impede access to the park, contrary to the Town's design objective to increase access and use of public park space.

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

Ed Boddy spoke on behalf of the applicant, John Boddy Homes. The garages will have a width of 16 feet, greater than the standard 10 feet for a single car garage. Two-car garage widths would not be feasible based on the proposed lot designs and frontages. Mr. Boddy noted that sales agreements with residents of neighbouring developments clearly stated that the proposed school site and green space was not guaranteed, and that the premium paid by purchasers to back on to the proposed school site and green space has been refunded as a result.

Moved by: R. Ashby
Seconded by: J. Dies

1. That Zoning By-law Amendment Z2/15, submitted by John Boddy Homes (Eagle Glen), 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-2014-02, submitted by John Boddy Homes (Eagle Glen), be endorsed and that staff be authorized to grant draft approval of the draft plan, subject to the draft conditions as provided within Attachment 2 to this report;

CARRIED

5. Presentations / Reports

5.1 Comments on the Province's Proposed Amendments to the Growth Plan for the Greater Golden Horseshoe and the Greenbelt Plan

Gary Muller, Acting Director of Planning & Development Services, provided a thorough overview of the content and recommendations within the report. Mr. Muller summarized the Province's proposed changes to the Greater Golden Horseshoe Growth Plan and Greenbelt Plan and reviewed Staff's recommendations regarding amendments to the plans.

Members of Committee asked questions regarding the recommendations contained within the report and sought further clarification on recommendation four in the report. Mr. Muller advised that in order to meet provincial targets for job growth, lands residing along provincial highways would be better suited to higher intensity employment uses rather than low-intensity warehousing and logistics.

Moved by: P. Brown
Seconded by: C. Jordan

1. That the report to Community Affairs and Planning Committee entitled "Comments on the Province's Proposed Amendments to the Growth Plan for the Greater Golden Horseshoe and the Greenbelt Plan", dated October 3, 2016 be endorsed and submitted as the Town's comments on the proposed plans;
2. That the Province be advised that the Town of Ajax fully supports the resolution of the Toronto and Region Conservation Authority of September 23, 2016 recommending that the policies for Growing the Greenbelt be amended such that headwater areas of the rivers and creeks within TRCA watersheds be designated as Greenbelt lands, especially those areas that are almost fully surrounded by other Greenbelt lands, such as those in the headwaters of the Carruthers Creek and the Rouge and Humber River watersheds;
3. That the Province be advised that the Town of Ajax supports the principle of increased levels of intensification within the Proposed Growth Plan, subject to the provision of the required funding from senior levels of government for infrastructure investment to support increases in intensification;
4. That the Province reconsider its approach to designating Prime Employment Areas which would compel low employment-generating warehousing and logistics uses along provincial highways;
5. That the Province provide additional flexibility to the 500 metre walking distance stipulation for intensification around Major Transit Stations so as to respond to local conditions including extensive surface parking within the vicinity of these stations;

6. That the Province be advised that the Town of Ajax supports additional policies in the Proposed Growth Plan related to active transportation, stormwater management, watershed planning, and policies which enhance the viability of agricultural uses within the Greenbelt;
7. That the Province be requested to strengthen its policies to require that additional growth take into account the assimilative capacity of receiving water bodies due to increases in effluent from various sources including storm drainage and sewage treatment plants;
8. That through the Province's examination of the Land Needs Assessment process, that it safeguard against over-designation of future urban land by requiring municipalities to demonstrate that development has occurred in compliance with the Growth Plan within existing Settlement Areas before expansions are approved;
9. That the Province be requested to expedite the production and release of guidance materials to enable the completion of local municipal Growth Plan conformity exercises;
10. That the Province consider funding incentives for municipalities that achieve compliance with Growth Plan objectives; and,
11. That this report be sent to the Minister of Municipal Affairs, the Minister of Natural Resources and Forestry, the Minister of the Environment and Climate Change, Durham Region, the City of Pickering, the Town of Whitby, the Toronto and Region Conservation Authority, the Central Lake Ontario Conservation Authority, Conservation Ontario and other interested parties.

CARRIED

6. Adjournment

Moved by: M. Crawford
Seconded by: P. Brown

That the October 3, 2016 meeting of the Community Affairs and Planning Committee be adjourned. (7:54 p.m.)

CARRIED

Chair

D-Clerk