

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

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

Present:	Chair - Regional Councillor	S. Collier
	Regional Councillor	C. Jordan
	Councillors	M. Crawford
		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: J. Dies

That the Minutes of the Community Affairs and Planning Committee Meeting held on March 23, 2015, be adopted.

CARRIED

4. Public Meetings

**4.1 Site Plan Application SP2/14
Windcorp Grand Harwood Place Ltd.**

Gary Muller, Manager of Planning, delivered a presentation which provided a history of the Ajax Plaza, outlined future development goals for the area, and offered a detailed overview of the Site Plan Application for Grand Harwood Place. Particular focus was placed on the sustainable elements of the proposed development, as well as the construction and parking management plans for the various phases of development. Next steps were overviewed, including completion of the Sales Pavilion and the requirement for Windcorp to meet the Economic Feasibility Requirement by July 15, 2015 as stipulated in an agreement with the Town.

Committee members posed several questions to Planning staff; the following information was provided in response to questions:

- Windcorp will not be the constructor of the project; a qualified constructor will be contracted to carry out construction activities;
- Windcorp has not yet secured financial backing to finance the Grand Harwood development;
- Windcorp, once taking ownership of the lands, may not sell the lands to another party without the consent of the Town;
- Construction of the Sales Pavilion is expected to re-commence in May, with expected completion in October 2015;
- Available parking supply during future construction phases will be adequate to meet the demand, based on a thorough study of parking lot use in the area;
- Under its current agreement with Windcorp, the Town must approve the submitted site plan no later than April 15th, 2015.

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

Frank Wick, 66 Falby Court, indicated concerns that there may not be sufficient accessible parking on the site both during construction and post-construction. Mr. Muller noted that staff would review plans for barrier-free parking to ensure that the supply is adequate.

Omar Anderson, 33 Station St, inquired as to how the proposed development would affect the parking supply adjacent to his business. Mr. Muller responded that there would be 39 parking spaces in the area upon completion of the development, which is a net increase compared to the existing parking supply in the area.

Jules Polazza, 30 Exeter Rd, inquired as to whether the goals of the proposed development are to replace or enhance existing businesses; Mr. Muller responded that the ultimate goals of the development are to revitalize the downtown and provide for the optimal use of land; the Town's intent is to support existing businesses wishing to locate within the new downtown. In response to landscape-related questions from Mr. Polazza, Mr. Muller provided information on the third-floor landscape podium and plans for trees and planter boxes around the perimeter of Grand Harwood Place.

Sylvia Warriner, 40 Station St, commented on the unsightly condition of the construction site adjacent to her business (Station Street Grill), noting that she believes a recent downturn in sales compared to previous years is attributable to the condition of surrounding areas and unattractive construction and litter issues in the area. Ms. Warriner inquired as to how the Town/Windcorp could address this issue in the short-term to mitigate impacts on her business.

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

Laura Starr, Windcorp Developments, responded to questions and concerns posed by Committee members and local residents/business owners, citing several reasons for the delayed construction of the sales pavilion. It was explained that prior to pausing construction activities for the winter months, the site was left clean and free of debris. Committee members emphasized concern over construction delays for the sales pavilion, and the current state of the site which appears half-finished and is aesthetically unattractive.

In response to questions from Committee members, Ms. Starr provided the following information:

- Windcorp has not yet posted securities for the construction of Grand Harwood Place Sales Pavilion and has not yet secured financing for the overall project;
- The sales pavilion will be a tool to assist in selling condominium units but will be used for other purposes as well;
- The owners of the utility lands have agreed in principle to sell their lands, but are awaiting confirmation that the project will proceed;
- When construction on the project commences, the constructor or Windcorp will ensure that a contact person is available all days of the week to respond to concerns from local residents/business owners;

Committee members made summary comments, stressing the importance of this development as a step in realizing Council's ultimate vision for Downtown Ajax. Emphasis was placed on the need for all parties involved to deliver on their commitments, and the importance of ensuring that existing merchants and businesses in the Ajax Plaza can continue to do business in Ajax into the future.

Moved by: M. Crawford
Seconded by: S. Parish

1. That Council endorse Site Plan Application SP2/14 filed by Windcorp Grand Harwood Place Ltd. subject to all detailed engineering, landscaping and elevation and technical drawings being finalized to the satisfaction of the Town of Ajax;
2. That the Mayor and Clerk be authorized to execute a Site Plan Agreement between the Town of Ajax and Windcorp Grand Harwood Place Ltd. as it applies to a 0.98 hectare (2.7 acre) property on the west side of Harwood Avenue known as Part 1, Plan 40R-28209 to permit a ten-storey residential and commercial mixed-use development as described within this report.

CARRIED

**4.2 Zoning By-law Amendment Z3/13
Town of Ajax Initiated Zoning By-law Amendment
Downtown Enhanced Retail Permissions**

Sean McCullough, Development Planner, delivered a presentation on the proposed Zoning By-law Amendment, overviewing the purpose of the application, the subject lands and surrounding uses, and Official Plan and Zoning By-law considerations. The results of a Retail Impact Study were highlighted which indicated that additional retail space was needed in the area and would not have a negative impact on other areas. Mr. McCullough overviewed public consultation efforts to date on this matter.

Committee members requested that staff monitor the area into the future to assess whether the ZBA was effective in achieving desired outcomes in the area. Mr. McCullough explained some of the ways in which this would be tracked and monitored.

Chair Collier declared the meeting to be a public meeting and invited comments from members of the public. There being none, Chair Collier closed the public meeting.

Moved by: J. Dies
Seconded by: C. Jordan

That Town Initiated Zoning By-law Amendment Application Z3/13, to permit "Retail Store" to a maximum individual Gross Leasable Floor Area of 4,645 m² (50,000 ft²) as a permitted use on the lands generally bound by Commercial Avenue, Mills Road, Station Street and Hunt Street be approved, and that staff be authorized to prepare and forward an implementing By-law to Council for its consideration at a future meeting, as provided within Attachment 1 to this report.

CARRIED

4.3 Zoning By-law Amendment Application Z4/15
Site Plan Application SP8/15
IBI Group (Guthrie Farm Temporary Pan-Am parking Lot)
709 Taunton Road East

Geoff Romanowski, Development Approvals Coordinator, presented in respect to several planning applications necessary to permit the temporary parking lot to be used for the Pan-Am Games in Ajax. An overview of the relevant planning framework was provided. Details were provided in respect to the temporary parking lot's construction and set up, maintenance, access, amenities and wayfinding, and post-Pan-Am rehabilitation. Various public consultation efforts were highlighted.

In response to questions from Committee, Mr. Romanowski noted that a full rehabilitation of the land is expected and will be complete by Sept. 1. Mr. Romanowski also responded to questions related to parking lot access from both Taunton Rd and Lakeridge Rd.

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

Bob Jarrett, whose family member resides in a home adjacent to the parking lot (in Whitby), noted concerns around litter and debris control blowing from the site into surrounding areas, as well as traffic impacts on residents who live nearby. IBI Group, who will be responsible for litter control on the site, confirmed that the site will be kept clean throughout each day and receptacles will be emptied on a daily basis. Traffic impacts will be a reality, but will be substantially mitigated by various modifications made to the traffic management plans (right-in/right-out at both entrances), and the fact that vehicle queuing can be contained on the site as opposed to on the roads. It is unlikely that there will be a dedicated police presence at the Lakeridge entrance, but DRPS officers will be present in the general area throughout the games.

Frank Wick, 66 Falby Court, expressed concerns related to possible groundwater contamination on the site and the potential for contaminants to reach the nearby creek. A representative from IBI Group addressed these concerns, highlighting the various compaction and soil quality tests to be undertaken before and after the Games to determine and mitigate any impacts on the site condition. Various tests have also confirmed that the plans meet CLOCA requirements and that setbacks are sufficient to ensure that no toxic chemicals reach the creek. Spill kits and other measures will also be in place should spills occur during the Games. Throughout the month of August, plowing and other activities may be necessary to restore the site to its previous condition.

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

Moved by: S. Parish

Seconded by: P. Brown

1. That Zoning By-law Amendment Application Z4/15 submitted by IBI Group be approved, and that staff be authorized to prepare and forward the implementing By-law to Council for its consideration at a future meeting, as provided within Attachment 1 of this report; and
2. That Site Plan Application SP8/15 submitted by IBI Group be endorsed, and that staff be authorized to grant final site plan approval subject to all drawings including detailed engineering, landscaping and related details being finalized to the satisfaction of the Town of Ajax.

CARRIED

5. Reports

None.

6. Adjournment

Moved by: M. Crawford

Seconded by: C. Jordan

That the April 7, 2015 meeting of the Community Affairs and Planning Committee be adjourned. (9:15 p.m.)

CARRIED

N. Wellsbury, Deputy Clerk