

The Corporation of the Town of Ajax

GENERAL GOVERNMENT COMMITTEE



Thursday, November 19, 2015

In-Camera at 12:30 p.m.

Open Meeting at 2:00 p.m.

River Plate Room, Town Hall

65 Harwood Avenue South

PRESENTATIONS

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

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

6. Presentations

- 6.1 [LeMine Investment Group](#)
[Updated Grand Harwood Place Submission](#)
[Site Plan Application SP2/14](#)
~ Geoff Romanowski, Development Approvals Coordinator



UPDATED GRAND HARWOOD PLACE SUBMISSION

**GENERAL GOVERNMENT COMMITTEE
NOVEMBER 19, 2015**

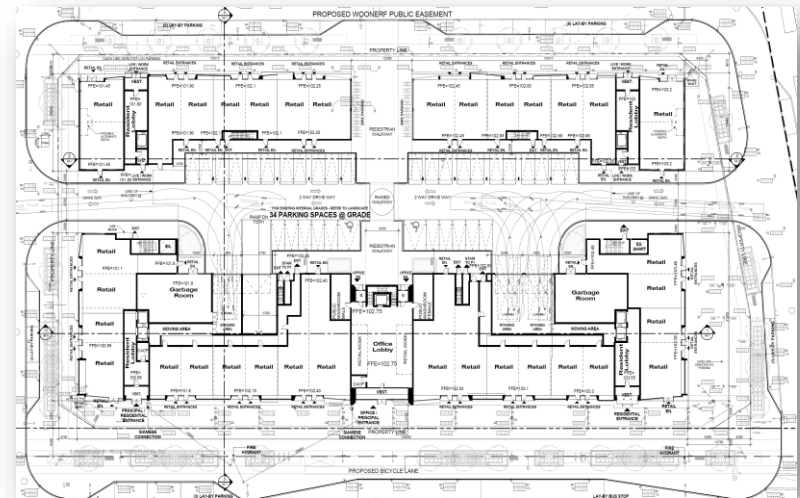
ELEVATION MODIFICATIONS

- The elevations have been modified to improve the symmetry and architectural balance along the four surrounding street frontages, especially along Harwood Avenue South and Street 'A'.
- The redesign introduces two symmetrical projections around a central entrance/atrium feature.
- A more prominent podium is proposed that will provide a better distinction between the retail, office and residential components.
- A building overhang is also proposed at the second floor that will provide pedestrians with weather protection along all street frontages.
- Other modifications include more glazing and retail entrances at-grade that enhance the overall appearance of the building.



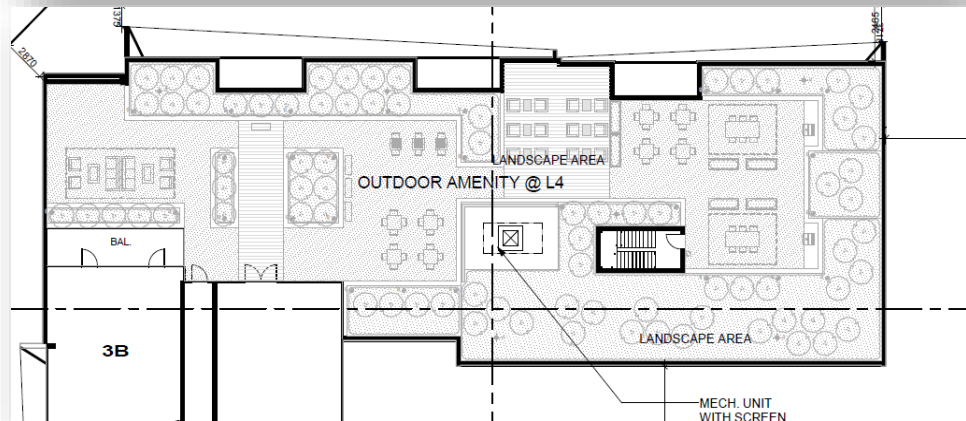
GROUND LEVEL MODIFICATIONS

- The replacement of a single vehicular access point on the west side of the development with two connected vehicle access points to enable better flow of on-site traffic and a more efficient ground floor layout;
- a 2-storey central public atrium along Harwood Avenue that will connect the north and south towers and provide the entrance for the second floor offices, access to retail spaces, and public washrooms;
- the establishment of a central pedestrian corridor through the development from the proposed atrium on Harwood Avenue South through to Street 'A';
- dedicated and separate entrances for the various uses of the building (office, retail and residential); and
- additional at-grade retail space so that it would surround the entire perimeter of the building (all retail space would be accessible from all streets and the internal surface parking area).



ROOF-TOP MODIFICATIONS

- Roof-top amenity areas have been redesigned and relocated above the 4th floor of the westerly buildings.
- These amenity areas include outdoor seating areas, communal barbeque areas, and landscaped areas with trees and gardens.
- The size and the amenities within the space would remain unchanged.
- Relocating the roof-top amenity areas to the west side of the development allows the central parking to be open to the sky.
- This allows for a better pedestrian route through the site. The roof-top amenity areas will overlook Street 'A'.



SALES PAVILION UPDATE

- The sales pavilion is under construction.
- The sales pavilion site and the components surrounding the sales pavilion (parking and landscaping) remain unchanged with the exception of the building itself, which will increase in size slightly (by 30 m²).
- The sales pavilion will provide an open concept floor plan to allow the placement of large illustrations of the future Ajax Downtown.
- This will include a 6 metre (20 ft.) high vision wall, outside of the sales pavilion, along the south and west edges of the building.
- The sales pavilion will be completed by April 15, 2016, consistent with the amended development agreement.



RECOMMENDATION

That Site Plan SP2/14, prepared by LeMine Investment 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, including the associated site plan agreement and securities, to the satisfaction of the Town of Ajax.



Celebrating 60 Years

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