

The Corporation of the Town of Ajax

## COMMUNITY AFFAIRS AND PLANNING COMMITTEE



Tuesday, May 4, 2015 at 7:00 p.m.

Council Chambers, Town Hall

65 Harwood Avenue South

### PRESENTATIONS

*Alternative formats available upon request by contacting:*

*[accessibility@ajax.ca](mailto: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

#### 4. Public Meeting

- 4.1 [Miller Creek Developments Inc. \(Esquire Homes\)](#)  
[Zoning By-law Amendment Application Z6/07](#)  
[Draft Plan of Subdivision Application S-A-2012-01](#)  
[Draft Plan of Condominium Application C-A-2012-04](#)  
[Site Plan Application SP16/12](#)  
[\(south side of Taunton Rd. West, west of Hardwood Avenue North\)](#)  
~ G. Romanowski, Development Approvals Coordinator
- 4.2 [Site Plan Application SP16/13](#)  
[Rogers Telecommunications Tower](#)  
[1748 Westney Road North](#)  
~ S. McCullough, Development Planner



# **MILLER CREEK DEVELOPMENTS INC.**

## **ESQUIRE HOMES**

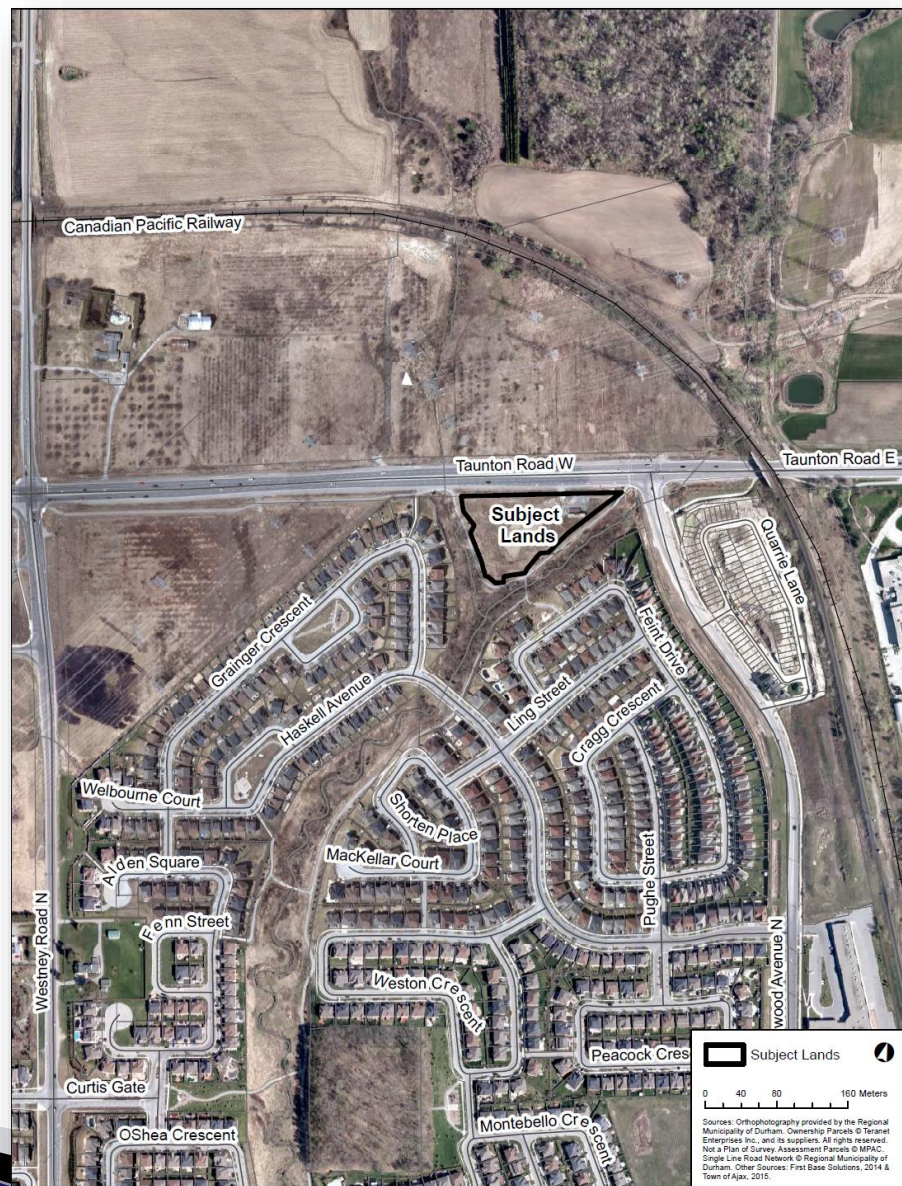
**ZONING BY-LAW AMENDMENT Z6/07**

**DRAFT PLAN OF SUBDIVISION S-A-2012-01**

**DRAFT PLAN OF CONDOMINIUM C-A-2012-04**

**SITE PLAN SP16/12**

# SUBJECT LANDS



# BACKGROUND

## **1994**

- subject lands were designated for medium density residential development through the approval of the former A6 Neighbourhood Plan and the associated zoning amendment established zoning that would allow for multiple-attached housing.

## **1999**

- Draft plan was approved by OMB.

## **2003**

- approval of Zoning By-law 95-2003 changed the zoning categories from RM3, R8, and R8-F to R3 and R2-B.

## **2004**

- the Canterbury Trails draft approved plan was amended and approved on December 28, 2004;
- at the time of registration of the Canterbury Trails plan this block was not part of the registration but was draft approved as a medium density, 1 hectare block for 50 units;

## **2007**

- Cougs submitted a zoning by-law amendment application to permit the development of a common element condominium and this application was held up until a site plan application was submitted.

## **2011**

- Esquire Homes purchased the lands from Cougs and submitted the requisite applications.



# PLANNING POLICIES

## **Provincial Policy Statement (2014)**

- consistent with the policies of the PPS.

## **Growth Plan for the Greater Golden Horseshoe**

- conforms to the provisions of the Growth Plan.

## **Durham Regional Official Plan**

- designated 'Living Area' and is consistent with the applicable policies of the Durham Regional Official Plan.

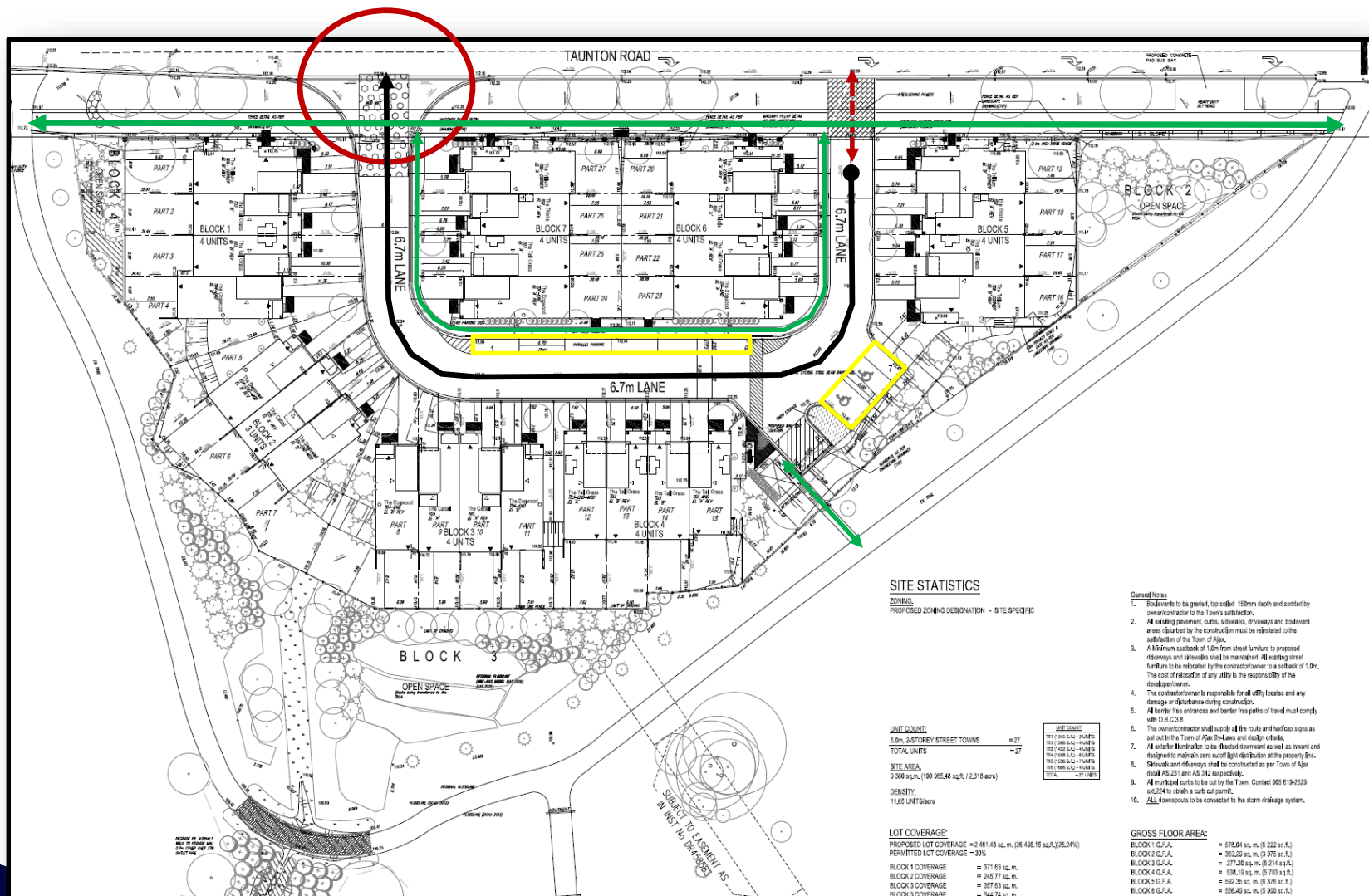
## **Town of Ajax Official Plan**

- designated 'Medium Density Residential' and block townhouses are permitted within this designation.
- achieves a density of 30 uph (Medium Density Range – 30 to 75 uph).
- the proposed development has been designed in conformity with the policies of the Town's Official Plan and is keeping with the Town's Medium Density Residential policies as the units along Taunton Road West provide for a true frontal expression towards Taunton Road.

# DEVELOPMENT PROPOSAL



## VEHICLE/PEDESTRIAN ACCESS & PARKING





# ELEVATIONS

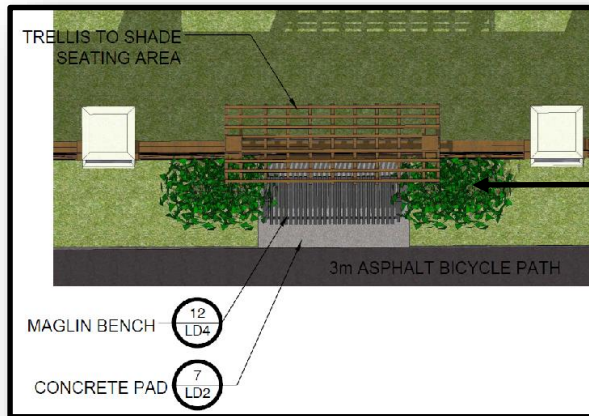




# STREETSCAPE & LANDSCAPING

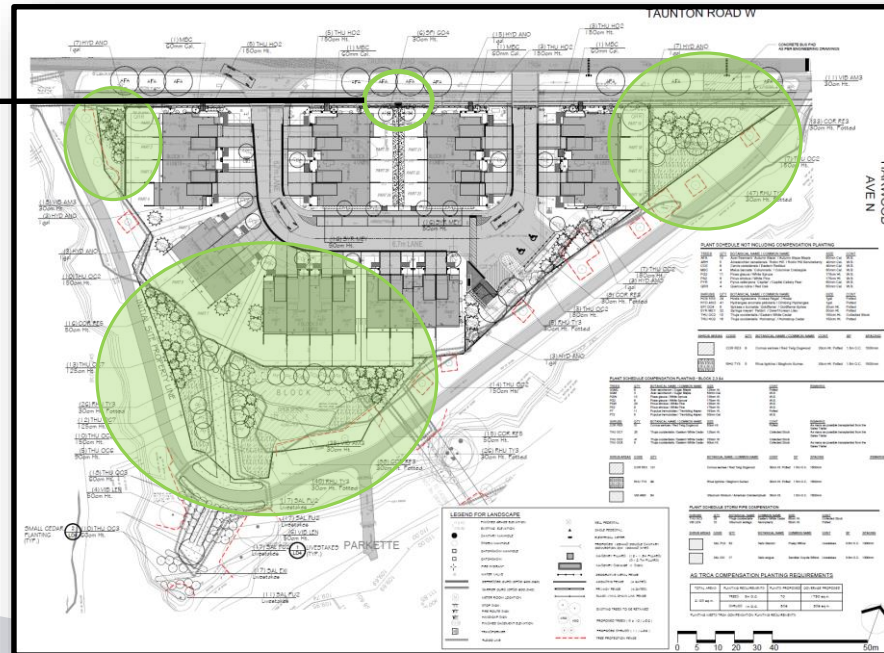


**Taunton Road Streetscape**



**Trellis Shade Structure along**

**Taunton Road Trail**



# REPORTS & STUDIES

## **A Traffic Impact Brief by Tranplan indicated that:**

- all traffic movements to and from the site will occur from the westerly access point, which is proposed as a full movement access.
- improvements will include the construction of the new entrance (including the secondary emergency access) to Region of Durham and Town of Ajax standards and the striping of the Taunton Road median for left turn movements in to the site from Taunton Road West; and
- the proposed development will generate 19 a.m. and 22 p.m. (two-way) peak hour trips.

## **Stormwater Management Design Brief by GHD indicated that the site:**

- will provide a 75 mm diameter orifice plate to control post-development flows to pre-development levels;
- will be accommodated stormwater storage within the underground storm sewer system; and
- will enhance the level of stormwater quality leaving the development site by implementing an end of pipe swale and plunge pool and directing roof leaders to rear yards, increasing topsoil depths and flow spreaders to mitigate post-development infiltration losses.

## **Environmental Noise Assessment by YCA indicated that:**

- noise control measures will have to be implemented to mitigate noise emanating from Taunton Road West, Harwood Avenue North and the Canadian Pacific Railway (CPR) Belleville Subdivision; and
- mitigation measures include noise barriers along flankage and rear yards of certain blocks, upgraded windows and brick veneer, mandatory air conditioning and warning clauses within purchase and sale agreements.

An Environmental Site Assessment and an Archeological Assessment were also completed and neither assessment raised any concerns.

# PUBLIC CONSULTATION

- Two public open houses were held, the first on February 26, 2008 and the second on January 29, 2015.
- The principal concerns regarding the proposed development was that:
  - a higher density development should not be permitted so close to single detached dwellings; and
  - a development of this nature would generate an increase in traffic and noise.
- Staff are of the opinion that:
  - the proposed development is appropriate adjacent to Taunton Road as the subject lands are designated for medium density development;
  - these permissions were in place prior to any development occurring in the immediate area; and
  - the submitted reports and studies have addressed the concerns of noise and traffic.



# MILLER CREEK DEVELOPMENTS INC.

## ESQUIRE HOMES





# **ROGERS TELECOMMUNICATION TOWER**

## **1748 WESTNEY ROAD NORTH**

**SITE PLAN APPLICATION – SP16/13**

**MAY 4, 2015**

**SEAN MCCULLOUGH, PLANNER**

# Protocol

## Industry Canada

- ▶ Under the legislative authority of the *Radiocommunications Act*, the approval of a site and design of telecommunication towers is under the exclusive jurisdiction of Industry Canada.

## Town of Ajax

- ▶ *Policies for Establishing Telecommunication Towers and Antenna Facilities*
  - ▶ Official Plan Policies
- 



# Concurrence

## Land-use Authority

### ▶ Concurrence

- Proponent may proceed to next step.

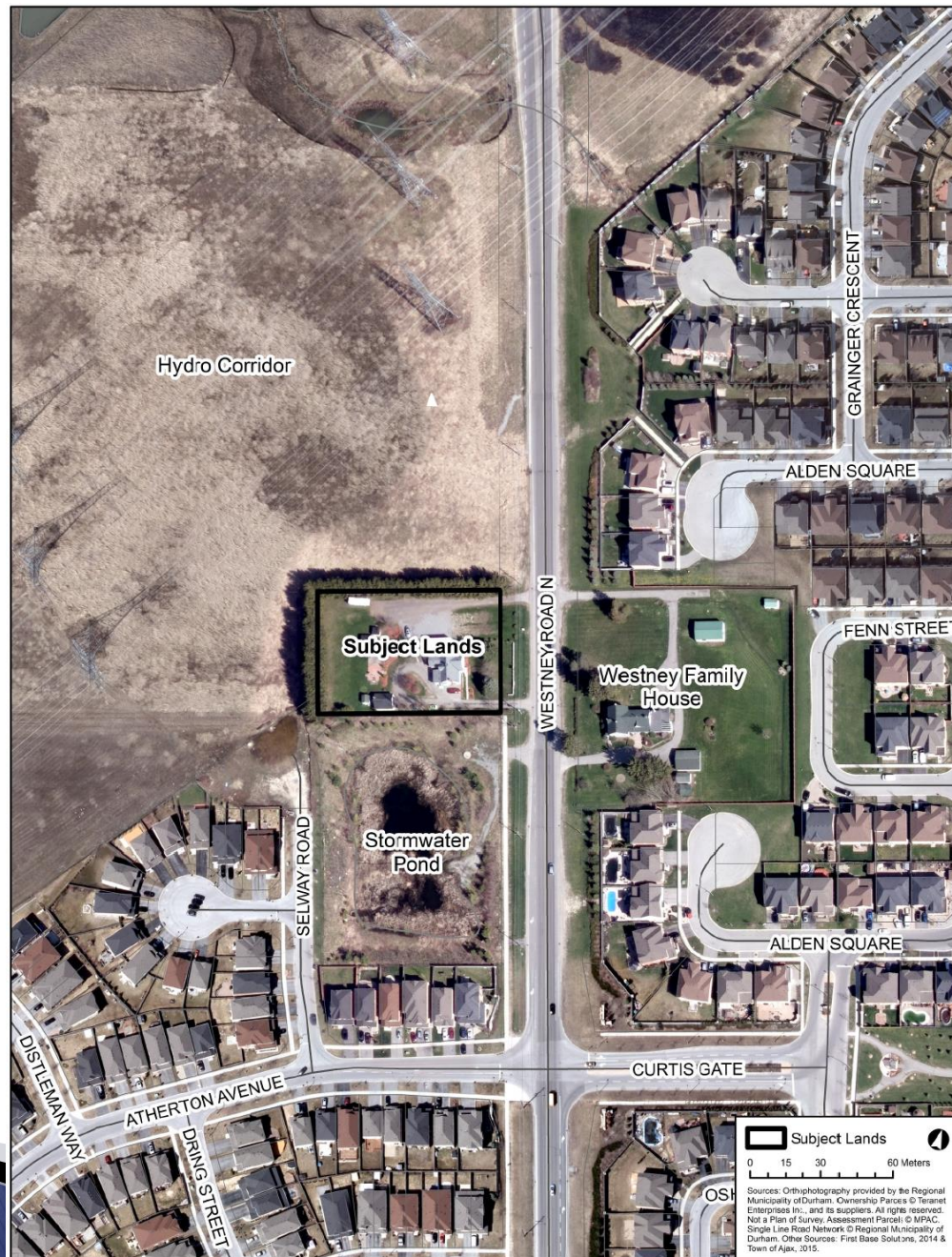
### ▶ Non-concurrence

- May mediate further; or
- Make written submission to Industry Canada.

## Appeal Process

- ▶ No appeal process for the general public, the applicant or the Town of Ajax following a decision from Industry Canada.

# Subject Lands





# Official Plan and Zoning By-law

- ▶ The subject lands are designated Low Density Residential in the Town of Ajax Official Plan.
- ▶ The OP permits utilities in all land use designations except the Environmental Protection designation.
- ▶ Towers and antenna's should be located in a manner that reduces the visual impacts, including:
  - co-locating new facilities on existing towers, structures, or buildings;
  - locating antenna systems on hydro transmission towers;
  - locating towers within or adjacent to hydro transmission towers;
  - using alternative tower structures or masking the tower so that it blends with surrounding development; and
  - locating towers in areas zoned General Employment (GE) and Heavy Employment (HE).







# Photo Simulation

Before



View looking north  
from Atherton Avenue

After



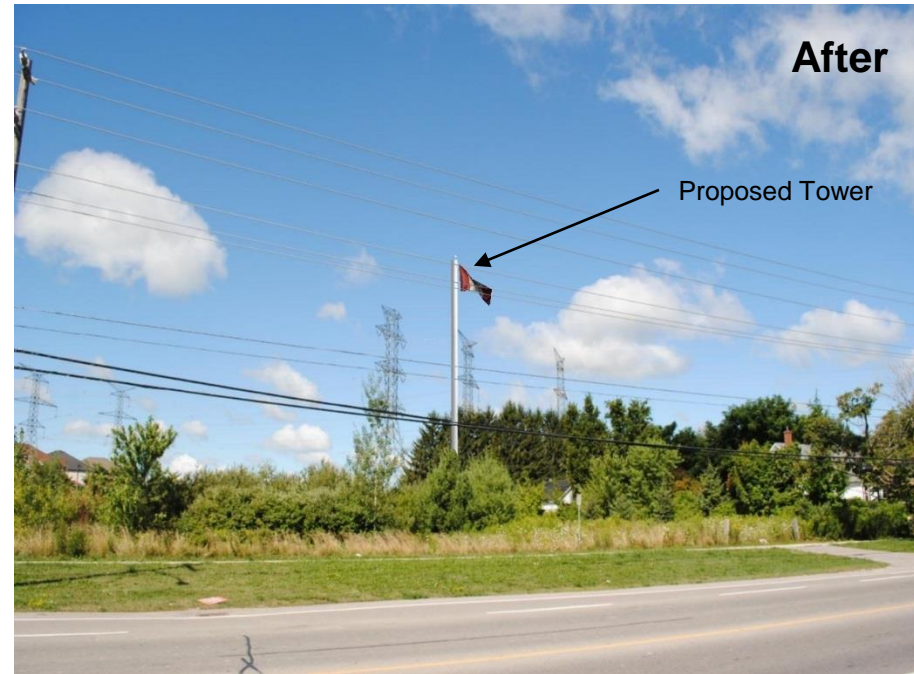
# Photo Simulation

Before



View looking west from  
Westney Road North

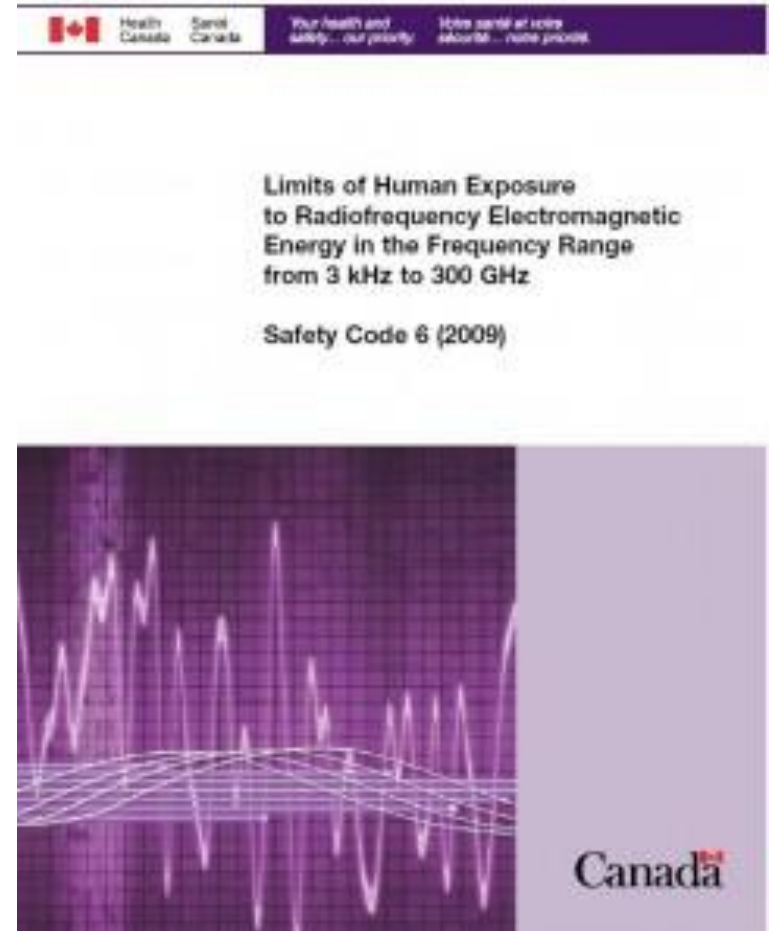
After





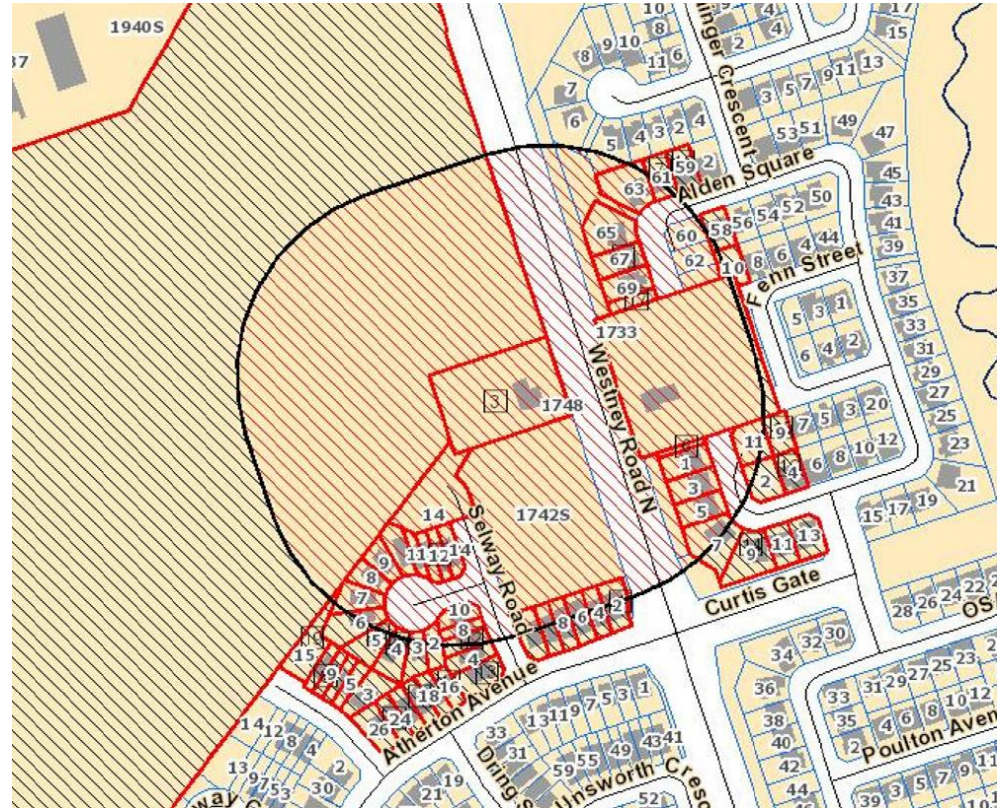
# Industry Canada's Requirements

- ▶ Under Industry Canada's requirements all towers must comply with Health Canada's Safety Code 6.
- ▶ Notification to Broadcasting Stations.
- ▶ Transport Canada/ Nav Canada Aeronautical Safety.



# Public Consultation

- ▶ Public Open House was held on January 28, 2014.
- ▶ A second Public Open House was held on January 13, 2014.
- ▶ Public Notice was circulated by the proponent to property owners located within 120 metres of the subject lands.
- ▶ Public Notice was posted in the Community Page of the Ajax News Advertiser.



# Public Consultation

Question/Comment	Response
<b>Objection to the proposed location and specifically its impact on views.</b>	<ul style="list-style-type: none"> <li>• Towers must be located near the consumer.</li> <li>• No suitable tall buildings or structures in the vicinity.</li> <li>• Tower designed as a flag pole.</li> <li>• Tower adjacent to the hydro corridor.</li> </ul>
<b>Concerned about possible health effects of long term RF energy exposure.</b>	<ul style="list-style-type: none"> <li>• Must comply with Health Canada's Safety Code 6, in accordance with Health Canada's protocol.</li> </ul>
<b>Concern that the local public are not involved in the decision.</b>	<ul style="list-style-type: none"> <li>• 2 Public Open Houses held.</li> <li>• Commenting periods and responses provided.</li> <li>• Alternative location considered.</li> </ul>
<b>Town Policy rank lands designated Residential as the least preferred option.</b>	<ul style="list-style-type: none"> <li>• Alternative location explored.</li> <li>• Target neighbourhood is predominantly residential with no Employment Lands.</li> <li>• Proposed tower is adjacent to the hydro corridor.</li> <li>• Tower designed as a flag pole to mitigate visual impacts.</li> </ul>



# RECOMMENDATIONS

- ▶ Approval of a site and design of telecommunication towers are under exclusive jurisdiction of Industry Canada.
- ▶ That Site Plan Application SP16/13, submitted Summit Telecom Services on behalf of Rogers Communications Inc., proposing to erect a 30 metre high monopole (flagpole) telecommunication tower located at 1748 Westney Road North be supported, subject to the proponent finalizing all required drawings for the installation, to the satisfaction of the Town of Ajax.