

The Corporation of the Town of Ajax

COMMUNITY AFFAIRS AND PLANNING COMMITTEE

Tuesday, September 6, 2016 at 7:00 p.m.

Council Chambers, Town Hall

65 Harwood Avenue South



Confirmed by: 

AGENDA

Alternative formats available upon request by contacting:

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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 **OR** use the "Bookmark" icon to the left of your screen to navigate from one report to the next

C. Jordan, Chair

1. Call To Order

2. Disclosure of Pecuniary Interest

3. Adoption of Minutes

3.1 **June 6, 2016** 2

4. Public Meeting

4.1 **Supplementary Report:**
Your Home Developments (Old Harwood) Inc.
Site Plan Application SP10/15
(76 and 82 Harwood Avenue North & 90 – 126 Old Harwood Avenue), G. Muller,
Acting Director of Planning & Development Services / G. Romanowski, Supervisor,
Planning & Development Approvals 9

5. Presentations / Reports

None

6. Adjournment

**Minutes of the
Community Affairs & Planning Committee Meeting
Held in the Council Chambers, Ajax Town Hall,
At 7:00 p.m. on June 6, 2016**

***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 | 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.

It was noted that Councillor Crawford sent her regrets.

Mayor Parish noted that this was the last meeting of Paul Allore, Director of Planning & Developments. Mayor Parish thanked Mr. Allore on behalf of Council for all his hard work and dedication over the years and wished him well in his new endeavours.

2. Disclosure of Pecuniary Interest

There were no disclosures of pecuniary interest.

3. Adoption of Minutes

Moved by: J. Dies

Seconded by: P. Brown

That the Minutes of the Community Affairs and Planning Committee Meeting held on May 2, 2016, be adopted.

CARRIED

4. Public Meetings

- 4.1 **Your Home Developments (Old Harwood) Inc.
Official Plan Amendment Application OPA15-A3
Zoning By-law Amendment Application Z6/15
Draft Plan of Subdivision Application S-A-2015-02
Draft Plan of Condominium Application C-A-2015-01
Site Plan Application SP10/15
(76 and 82 Harwood Avenue North & 90 – 126 Old Harwood Avenue)**

Geoff Romanowski, Development Approvals Coordinator, provided a thorough review of the content and recommendations included in the staff report. Mr. Romanowski noted the proposed elevations along the western and northern boundaries of the development and the completion of a shadow study to assess impacts on neighbouring properties, parking and traffic management within the site, stormwater management and drainage, and the reclamation of Old Harwood Avenue to create a parkette and public space.

Committee members expressed concern regarding the difference in grade between abutting properties along the western and northern boundaries of the development and its effect on shadowing, drainage, and privacy, as well as noise generated by rooftop air conditioning units. Committee members asked questions regarding waste collection, availability of accessible parking, bicycle parking, environmentally friendly design features, traffic and speeding impacts on neighbouring roads, and funding for the public art feature within the parkette. Staff responded to committee member's questions.

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

Rob Tyler Morin, 97 Keeble Crescent, asked staff to elaborate on the process of acquiring lands for redevelopment. Gary Muller, Manager of Planning, explained that properties are acquired by the developer as part of a land assembly, after which staff work with the developer to ensure the proposed development conforms with the Town's land use policies and with existing development in the area.

Catherine Bossuyt, 11 Ducatel Crescent, noted that her property backs onto the proposed development and requested that staff and the developer attempt to preserve more of the mature trees in the development area. Ms. Bossuyt asked for clarification regarding the boundary fence that will abut her property. Mr. Muller explained that several trees in the development area have been identified for preservation, for which securities and deposits are retained. The Town may conduct further assessments to ensure securities are adequate for any damage that may occur on neighbouring properties. Mr. Muller noted that the developer will contact private property owners to discuss their preferences for installing the boundary fence.

Robert MacDonald, 15 Ducatel Crescent, asked for clarification regarding enforcement of fire routes within the development and fire and building safety during construction. Mr. MacDonald further commented on noise, traffic and privacy concerns on Ducatel Crescent. Staff noted that the development agreement includes a construction management plan containing provisions for fire and building safety during construction, and that parking infractions within fire routes will be enforced by the Town's By-law Enforcement Officers.

Ceciley White, 10 Heatherwood Road, asked for clarification regarding who is responsible for maintaining the boundary fence. Staff noted that the condominium corporation for the property will be responsible for all maintenance of grounds and assets within the development, including boundary fences.

Sandra Andrusiak, 9 Ducatel Crescent, expressed concerns regarding the steep grade along the western and northern boundaries, including shadowing on adjacent properties, drainage, and privacy concerns. Staff noted that a shadow study was completed to determine impacts to neighbouring properties, and that drainage is to be contained within the development.

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

Scott Waterhouse, CanDevCon Limited, spoke on behalf of the applicants and commented on the application's conformity with provincial planning legislation and intensification targets, design and architectural elements, the creation of public space, and massing and setbacks of the westerly and northerly buildings. Mr. Waterhouse noted that the shadow study concluded that impacts to neighbouring properties will be limited.

Committee members asked the applicants to comment on their history of development in the area and to speak further to public art, fencing, noise from air conditioning units, green initiatives incorporated into the development, and availability of accessible parking.

Stew Turk and Steve Shirriff, Your Home Developments, commented that they have focused on upper scale infill developments across the Greater Toronto Area over the last 18 years. Mr. Turk and Mr. Shirriff noted that the development will be constructed to modern environmental standards within the Building Code, and the parking allowances are within the minimums established by the Town's zoning by-law. Air conditioning units are not provided by the developer. Fencing and other assets will be maintained by the condominium corporation. Further conversations will be held with Town staff regarding the public art installation.

Committee members commented on impacts to neighbouring properties from design elements within the site plan, and sought clarification from staff to defer approval of the site plan to allow for further consultation between staff and the developer. Mr. Muller noted that a deferral would require the site plan application to return to Committee for reconsideration at the September 6th, 2016, meeting.

Main Motion

Moved by: C. Jordan

Seconded by: R. Ashby

1. That Official Plan Amendment OPA15-A3, submitted by Your Home Developments (Old Harwood) Inc., be approved and that staff be authorized to prepare and forward the amendment to Council at a future meeting, as provided within Attachment 1 to this report;
2. That Zoning By-law Amendment Z6/15, submitted by Your Home Developments (Old Harwood) Inc., 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 2 to this report;
3. That Draft Plan of Subdivision S-A-2015-02, submitted by Your Home Developments (Old Harwood) Inc., be endorsed and that staff be authorized to grant draft approval of the draft plan, subject to the draft conditions as provided within Attachment 3 to this report;
4. That Draft Plan of Condominium C-A-2015-01, submitted by Your Home Developments (Old Harwood) Inc., be endorsed and that staff be authorized to grant draft approval of the draft plan, subject to the draft conditions as provided within Attachment 4 to this report; and

5. That Site Plan SP10/15, submitted by Your Home Developments (Old Harwood) Inc., 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.

Deferral Motion

Moved by: R. Ashby

Seconded by: P. Brown

That Recommendation 5 (Site Plan SP10/15) be deferred to the September 6th, 2016 meeting of the Community Affairs and Planning Committee and the matter be referred to staff for further consultation with the applicant.

CARRIED

Main Motion as Amended

Moved by: C. Jordan

Seconded by: R. Ashby

1. That Official Plan Amendment OPA15-A3, submitted by Your Home Developments (Old Harwood) Inc., be approved and that staff be authorized to prepare and forward the amendment to Council at a future meeting, as provided within Attachment 1 to this report;
2. That Zoning By-law Amendment Z6/15, submitted by Your Home Developments (Old Harwood) Inc., 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 2 to this report;
3. That Draft Plan of Subdivision S-A-2015-02, submitted by Your Home Developments (Old Harwood) Inc., be endorsed and that staff be authorized to grant draft approval of the draft plan, subject to the draft conditions as provided within Attachment 3 to this report; and
4. That Draft Plan of Condominium C-A-2015-01, submitted by Your Home Developments (Old Harwood) Inc., be endorsed and that staff be authorized to grant draft approval of the draft plan, subject to the draft conditions as provided within Attachment 4 to this report.

CARRIED

**4.2 Site Plan Application SP6/12
Bell Mobility Telecommunication Tower
91 Range Road**

Sean McCullough, Development Planner, provided a thorough review of the content and recommendations included in the staff report. Mr. McCullough reviewed the history of the application, details of the proposed tower location, and public consultation conducted to date. Mr. McCullough recommended that the Town issue a letter of non-concurrence to Bell Telecommunications Inc. not supporting the proposed location of the tower, as the application does not conform with the Town's Official Plan policies for maintaining attractive and open waterfronts, nor with the Town's policies for establishing

telecommunication towers and antenna facilities. Mr. McCullough noted that Bell may appeal the Town's decision to Industry Canada, who will attempt to mediate between the Town and Bell and will issue a decision on the matter if no agreement can be reached.

Committee members asked questions regarding Industry Canada's review process. Members stressed the importance of informing the community of the review as it unfolds.

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

John Kuciks, 91 Hoile Drive, commented that he chose the lakeside community because of its quiet area, visual appeal and open space, and has fought against the tower since it was first proposed as it does not maintain these elements. Mr. Kuciks thanked the Town for supporting the community.

Rob Quickert, 5 Dewfall Crescent, noted that other residential areas in southern Ajax have superior cellular reception due to their proximity to commercial and industrial areas. Mr. Quickert asked that council consider where else the tower may be located in order to provide the same quality of service that others in Ajax enjoy.

Marysia Colvin, 101 Range Road, commented that the woodlot on her property partially shields nearby residential properties from the proposed tower location but may be removed in the future due to the emerald ash borer. Ms. Colvin noted that it is important to determine alternative solutions and to ensure that residents are informed as the process moves forward.

Douglas Gowdy, 84 Hoile Drive, thanked members of Council for broadening the scope of public consultation when the tower was first proposed in 2012, and asked if the applicant intends to appeal Council's decision to Industry Canada or work with the Town to find an alternative.

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

Shawn Galbraith spoke on behalf of the applicant, Bell Mobility Telecommunications, and discussed the need for the tower at this location due to significant traffic demand in nearby residential areas. Mr. Galbraith provided illustrations of the visual impact of the tower and noted that alternative locations have already been considered and ruled out. Furthermore, the absence of high quality reliable cellular service is a public safety concern for accessing emergency services.

Committee members asked questions of Mr. Galbraith regarding opportunities for co-location on other towers, alternative locations and repeater towers, and experience with appeals to Industry Canada. Mr. Galbraith noted that other carriers have similar service issues in this area of Ajax. As a result, co-location by other providers on the proposed tower is expected. Industry Canada appeals are not public hearing processes and are conducted between the telecommunication carrier and the municipality. Public input provided to date and the Town's letter of non-concurrence will be included in the documentation provided to Industry Canada when the appeal is considered. Appeals are ordinarily decided on the technical merits of the proposal and the viability of alternative locations.

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

That Site Plan Application SP6/12, submitted by Bell Mobility, proposing to erect a 45 metre high monopole telecommunication tower and associated equipment compound, not be supported, and that staff be authorized to issue a letter of non-concurrence to the applicant.

CARRIED

Recorded Vote:

In Favour: Regional Councillor Jordan, Councillor Ashby, Councillor Brown, Councillor Dies, Mayor Parish, Regional Councillor Collier
Opposed: None

Committee recessed at 9:20 p.m.

Committee reconvened at 9:25 p.m.

4.3 Ajax Downtown Road Network Improvements, Class Environmental Assessment, Draft Preferred Design

Carol Coleman, Manager of Engineering, Capital Projects, introduced John Hemingway, Senior Project Manager, Hatch Mott MacDonald Ltd., who provided a thorough review of the content and recommendations included in the staff report. Mr. Hemingway reviewed the study background, the Town's Official Plan policies for the Downtown Regional Centre area, the municipal class Environmental Assessment process, public consultations, and implementation plan. Mr. Hemingway noted that the study examined the preferred road alignment, street cross sections, and intersection control within the study area, and evaluated each alternative on the basis of transportation planning, engineering and cost, socio-economic environment, cultural heritage, and natural environment.

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

Frank Wick, 66 Falby Court, expressed concern with the proposed east and west bound traffic controls, as well as future disruptions to the north end of the plaza as a result of the proposed road alignment. Staff clarified that the road alignment as presented has been consistent throughout the public consultation process.

Jill Cherniak, 230 and 240 Harwood Avenue South, spoke in opposition to the proposed road alignment as she believes it has not been justified by the Town and constitutes an expropriation of land without compensation. Mayor Parish clarified that the EA process does not in any way constitute an expropriation of land without compensation, and is a necessary step to developing the future road allowance network when the downtown is redeveloped.

David Chung, 136 Harwood Avenue South, noted that the proposed road alignment runs through his property and asked for clarification regarding the timeline of redevelopment and who will be involved in the process. Staff advised that the timeline is dependent on the progress of development in the area, however the roads will not be installed prior to proceeding with further phases of development. Businesses and property owners will be consulted throughout the process.

Ramzi Yehia, 116 Harwood Avenue South, asked how parking needs for customers will be accommodated when construction begins. Staff noted that further consultation with property owners will take place to address construction management strategies and to ensure that parking and other business needs are adequately addressed.

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

Committee members noted that the EA must be completed in order for the road network to be finalized when development progresses. While there are concerns regarding the impact of development on existing businesses, it is Council's desire to see the area redeveloped through a process that is transparent and fair for existing property owners. Committee members reiterated the importance of keeping area businesses informed as development continues.

Moved by: S. Parish
Seconded by: J. Dies

That Council endorse the preferred solution and preferred designs as developed by Hatch Mott MacDonald Ltd. and outlined in this report.

CARRIED

5. Presentations / Reports

None.

6. Adjournment

Moved by: P. Brown
Seconded by: R. Ashby

That the June 6, 2016 meeting of the Community Affairs and Planning Committee be adjourned. (10:10 p.m.)

CARRIED

Chair

D-Clerk

TOWN OF AJAX REPORT



REPORT TO: Community Affairs and Planning Committee

SUBMITTED BY: Gary Muller, MCIP, RPP
Acting Director, Planning and Development Services

PREPARED BY: Geoff Romanowski, MCIP, RPP, CPT
Supervisor, Planning Development Approvals

SUBJECT: **Supplementary Report:**
Your Home Developments (Old Harwood) Inc.
Site Plan Application SP10/15
(76 and 82 Harwood Avenue North & 90 – 126 Old Harwood Avenue)

WARD: 2

DATE OF MEETING: September 6, 2016

REFERENCE: June 6, 2016 Community Affairs and Planning Committee Report
Official Plan Amendment Application OPA15-A3
Zoning By-law Amendment Application Z6/15
Draft Plan of Subdivision Application S-A-2015-02
Draft Plan of Condominium C-A-2015-01

RECOMMENDATION:

That Site Plan SP10/15, submitted by Your Home Developments (Old Harwood) Inc., 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.

1.0 BACKGROUND:

On June 6, 2016 staff presented a report and recommendations regarding a proposed 66 unit condominium townhouse development on lands west of Harwood Avenue North, south of Chapman Drive.

The submitted official plan and zoning by-law amendment applications and draft plan of subdivision and condominium applications were endorsed and subsequently approved at the June 20th, 2016 Council meeting and the associated by-laws have since come into full force and effect.

Committee deferred consideration of the site plan application and requested additional information on a number of details to assist with its decision. The purpose of this report is to provide an update on a number of site plan components that were discussed at the June 6th Community Affairs and Planning Committee, which include air conditioning units, public art, massing of proposed units along the west property limit, visitor and accessible parking, site drainage along the west property limit, and green initiatives being implemented within and surrounding the proposed development.

2.0 DEVELOPMENT OVERVIEW

Your Home is proposing to develop 66, 3-storey multiple attached dwellings within a common element condominium on a 1.37 hectare (3.4 acres) parcel of land. Unit blocks along the Harwood/Old Harwood frontage and abutting the internal private park space will be double-fronted units with a main pedestrian entrance on one side and a garage/vehicle/secondary pedestrian entrance on the private roadway side of the dwelling. Unit blocks along the west property limit and north property limit will have conventional front and rear yards and will front onto internal private roads. All units will have vehicle access to the internal private roads. No direct vehicle access from the units is to be provided to Harwood Avenue North or Old Harwood Avenue.

All dwelling units would be designed with a minimum of two parking spaces (one parking space within a garage and one parking space on a driveway) with ample visitor and accessible parking central to the development, which exceeds the minimum zoning standards.

As for landscaping, Your Home is proposing a combination of deciduous and coniferous plantings throughout the development. Along the north, west and south limits of the development a 1.8 metre high wood privacy fence will be installed. Units with traditional rear yards will have 1.8 metre high wood privacy screens installed between the units. These screens will project 2.4 metres into each rear yard and will provide screening for a small outdoor patio area and air conditioning unit. Along the Old Harwood/Harwood Avenue frontage of the development the units will be in close proximity to the easterly property line in order to create a strong urban edge. The landscape elements within this buffer will primarily consist of low level coniferous shrub plantings and ornamental trees where appropriate. A private park space will be provided in the centre of the proposed development. It will consist of a small playground surrounded by dwelling units, a walkway system, deciduous trees, outdoor seating, pedestrian level lighting, and two trellis shade structures. This space will be maintained by the condominium corporation.

Through the development of the lands a portion of Old Harwood Avenue will be reclaimed, as the development requires the relocation of the existing cul-de-sac northerly to provide proper vehicular access and installation of services to the development. This reclaimed portion of Old Harwood Avenue will be integrated into the Old Harwood Parkette space.

A significant component of the development proposal are the improvements Your Home is going to make to the Old Harwood Parkette. Your Home has agreed to design and reconstruct the Old Harwood Parkette. Funding for this component of the development would be through redirecting required cash-in-lieu of parkland dedication and tree compensation contributions in order to facilitate local improvements. The parkette design will include a number of components, such as an urban square which will accommodate a pavilion, a bicycle hub (including a water station, bike racks and air pump), outdoor seating areas, shade trees, hard and soft scape elements, low level pedestrian lighting and a location for Town signage. The northern portion of the parkette is to have meandering walking paths around the existing established mature vegetation. These pathways would connect to the existing sidewalk along Old Harwood Avenue and multi-use trail along Harwood Avenue North. At the northeast corner of the parkette (southwest corner of Harwood Avenue North and Chapman Drive) an area is proposed to include seating areas, hard landscaping, and ornamental plantings, and an additional area for a future Town initiated public art installation.



Application:

Site Plan Application SP10/15

Applicant:

Your Home Developments

Date: September 6, 2016

Figure 1

Subject Lands

Town of Ajax
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Application:
Site Plan Application SP10/15

Applicant:
Your Home Developments

Date: September 6, 2016

Figure 2
Proposed Development Plan

Town of Ajax
Planning &
Development
Services



3.0 SUPPLEMENTAL DISCUSSION:

The following section provides additional information pertaining to air conditioning units, public art, massing of proposed units along the west property limit, visitor and accessible parking, site drainage along the west property limit, and green initiatives being implemented within the proposed development.

a) *Air Conditioning Units*

The submitted Noise Study, prepared by SS Wilson Associates, indicated that 28 of the 66 units required mandatory central air conditioning systems to ensure that the indoor sound levels are within the sound level limits of the Ministry of Environment and Climate Change. In light of this minimum requirement Your Home has opted to install central air conditioning systems in all 66 units within the development.

Your Home has agreed to install all air conditioners in approved locations as cited on the site plan drawings (either on roof-tops or at-grade in rear yards or in areas that can be appropriately screened from public view). In no instance will an air conditioning unit be installed on a balcony of a unit within the development. Furthermore, all air conditioning units (condensers, evaporators, and line-sets) will be installed and sized appropriately and will meet all manufacturing specifications to ensure that all required air conditioning units function in an efficient manner and do not require future modifications.

b) *Public Art*

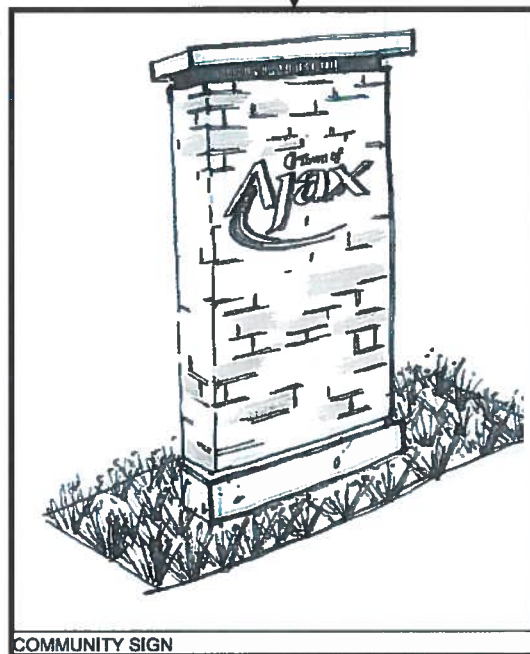
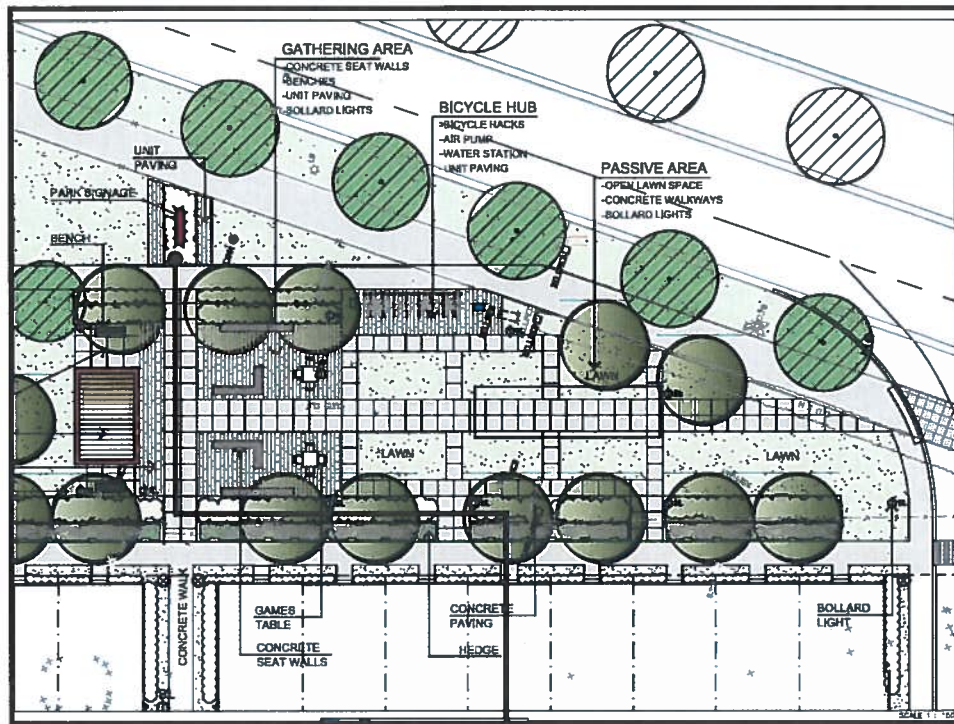
There will be a public art component within the Old Harwood Parkette and will be maintained by the Town. Your Home has committed to contribute \$40,000.00 towards an art feature within this public space. The proposed art feature will be in the form of unique signage for the Old Harwood Parkette. It would be located adjacent to Harwood Avenue and would signify the main entrance to the urban square at the south end of the parkette. Recreation and Cultural Services have been consulted and indicated that the proposed art feature is acceptable and would not be subject to the Public Art consultation process. However, technical clearance by Recreation and Cultural Services and Operations and Environmental Services would be required prior to the signage/feature being installed within Old Harwood Parkette (see Figure 3 – Conceptual Signage/Art Feature).

c) *Unit Massing along West Property Limit*

The unit blocks proposed adjacent to the west property limit will maintain a rear yard setback in excess of 8.0 metres (greater than the standard required minimum rear yard setback of 7.5 metres). In addition to enhanced rear yard setbacks the unit blocks will also fall below the required 45 degree angular plane from the west property limit specified for intensification projects within the Town of Ajax Official Plan. This will limit the visual impact of the proposed development on the adjacent lands along Ducatel Crescent (see Figure 4 – Angular Plane Cross-Section).

d) *Visitor & Accessible Parking*

The visitor and accessible parking supply has been reviewed and there are no other locations internal to the site for additional visitor (including accessible) parking. However, on-street parking opportunities exist along Old Harwood Avenue, south of Chapman Drive. Based on the Town's Parking By-law (By-law 5-2004), 12 on-street parking spaces are available for use by the general public or visitors to the any of the surrounding residences.



COMMUNITY SIGN

Application:

Site Plan Application SP10/15

Applicant:

Your Home Developments

Date: September 6, 2016

Figure 4

Conceptual Signage/Art Feature

Town of Ajax
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Within the development a total of 149 parking spaces are provided (132 for the proposed dwellings (2 per unit) and 17 visitor (including 1 accessible space). An additional 12 on-street parking spaces along Old Harwood Avenue, south of Chapman Drive can be utilized.

Further, the development provides a parking supply in excess of the minimum requirements of Zoning By-law 95-2003, as amended.

Table 1: Parking Required & Provided (Off-Street & On-Street)

| Type of Parking Space | Minimum Requirement (Off-Street within the Development) | On-Street Parking Spaces (Old Harwood Avenue) | Total Parking Spaces Provided |
|-----------------------|---|---|---|
| Resident | 99 (1.5 spaces per lot/unit) | n/a | 132 (2.0 spaces per lot/unit) |
| Visitor | 17 (0.25 spaces per unit) | 12 (as per the By-law 5-2004) | 29 (0.25 spaces per lot/unit + On-Street Parking Spaces) |

e) Site Drainage along West Property Limit

The storm drainage for the proposed development will be implemented through on-site stormwater controls, such as underground storage systems, which will be treated through an oil grit separator, prior to discharge into the Town's storm sewer on Harwood Avenue North.

The sites drainage will be controlled within the subject site, especially along the west property limit, by way of a system of swales and catch basins so that water drains to the south and east into the private roadway system and eventually out to Harwood Avenue North.

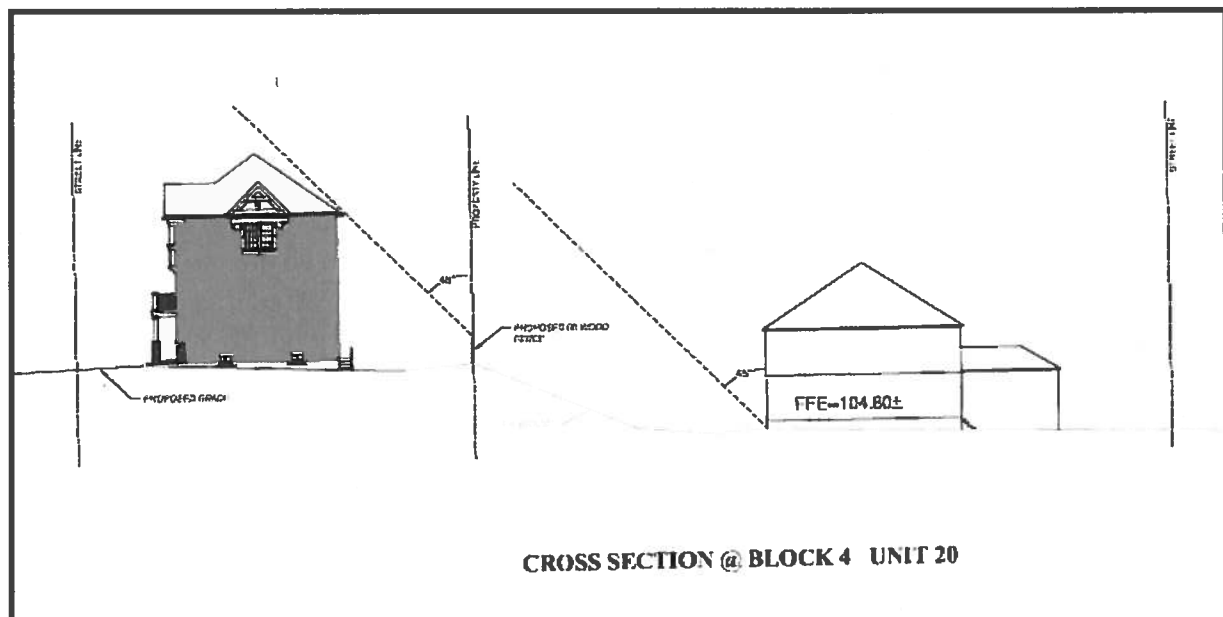
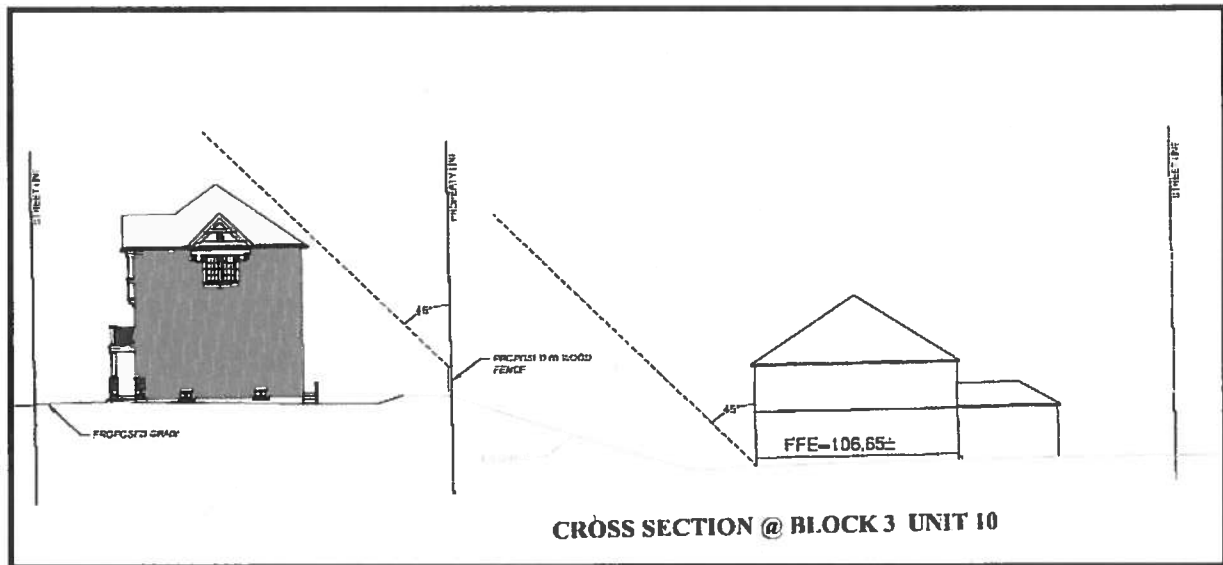
The site plan would preserve mature trees along the west property limit. In order to ensure that overland site drainage does not affect the properties along Ducatel Crescent a series of shallow hand dug swales will be provided in strategic locations during the final grading of the site in order to redirect the overland flow from the base of the trees toward the main storm drainage system in the development and out to Harwood Avenue North.

f) Green Initiatives

Several 'Green Initiatives' as per the Canadian Green Building Council (CaGBC) are being proposed within and surrounding the development. The Toronto Green Standard for New Low Rise Residential Development was also referenced for this exercise.

These include, but are not limited to:

- pedestrian scale bollard lighting with full cut-off to eliminate upward light pollution;
- flat roofs with a floating deck material that will produce a Solar Reflectance Index (SRI) of approximately 40 SRI (a standard black tar/shingled roof has SRI rating of 0);
- an Annual Fuel Utilization Efficiency Ratio of at least 90% through the installation of high efficiency forced air units, natural gas furnaces and high efficiency hot water tanks;
- a Total Suspended Solids (TSS) removal of 86% for stormwater leaving the site;
- light coloured unit pavers will be incorporated within the parkette to the extent possible to ensure a Solar Reflective Index value of 29 or higher;



Application:

Site Plan Application SP10/15

Applicant:
Your Home Developments

Date: September 6, 2016

Figure 4

Angular Plane Cross-Sections along West Property Limit

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- at least 50% of the landscaped site area will include drought tolerant plants;
- high efficiency low flow fixtures will be installed for the units, this includes shower heads with a flow rate of 1.75 litres per minute, basin faucets with a flow rate of 1.75 litres per minute and high efficiency low flow toilets;
- 80% of construction debris will be sorted on site prior to leaving the site;
- being located on two major public transit routes (900 Pulse Route and 916 Rossland Route);
- being constructed of sustainable materials and renewable resources (e.g. wood construction and high recycled content within cabinetry, carpet and flooring);
- low VOC (Volatile Organic Compounds) flooring, paint and other finishing treatments, such as stains and lacquers;
- being located in close proximity to community amenities such as shopping, restaurants and recreation services;
- roof-top outdoor amenity spaces or balcony amenity spaces to provide residents with access to fresh air;
- recreation trails and active and passive recreation spaces;
- an active transportation hub with bicycle racks, a bike repair station and shaded seating; and
- an improvement to outdoor public space (Old Harwood Parkette) for the use and enjoyment of area residents and the general public;

Overall the development will provide a significant residential development in close proximity to the Uptown Regional Centre of the Town and will fully support the in place infrastructure, such as public transit.

4.0 FINANCIAL IMPLICATIONS

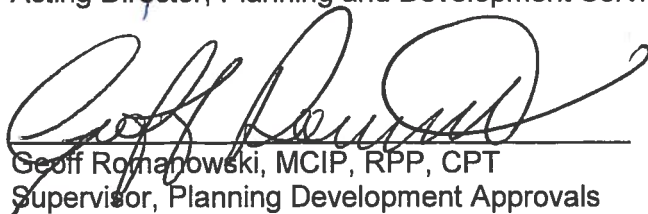
There are no financial implications as a result of endorsing the site plan component of the Your Home development proposal. As stated in the June 6th CAP Report, cash payment in-lieu of parkland dedication (approximately \$310,000.00) and tree compensation (approximately \$115,000.00) has been calculated and these amounts will be used by the developer to redevelop the Old Harwood Parkette (approximate total funds redirected to the parkette \$425,000.00).

5.0 CONCLUSION

Staff are satisfied that these further development details will provide and support an urban built form that is consistent with all applicable land use policy. Therefore, the site plan and specific design elements discussed in this report should be endorsed by Council.



Gary Muller, MCIP, RPP
Acting Director, Planning and Development Services



Geoff Romanowski, MCIP, RPP, CPT
Supervisor, Planning Development Approvals