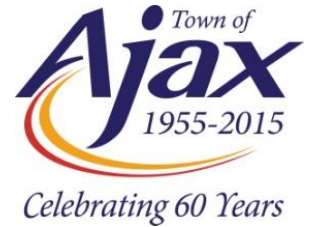


The Corporation of the Town of Ajax

COMMUNITY AFFAIRS AND PLANNING COMMITTEE



Monday, November 2, 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 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 [2371200 Ontario Inc. \(Haber Homes\)](#)
[Zoning By-law Amendment Z1/15](#)
[Draft Plan of Subdivision S-A-2015-01](#)
[Site Plan Application SP1/15](#)
[484 Rossland Road West](#)
~ Sean McCullough, Development Planner



Forest Townhomes on Duffins Creek

HABER HOMES

ZONING BY-LAW AMENDMENT Z1/15
DRAFT PLAN OF SUBDIVISION S-A-2015-01
SITE PLAN SP1/15

SUBJECT LANDS

484 Rossland Road
(former McPherson
Property)

Town of Ajax Road
Allowance

Runnymede
Developments Parcel

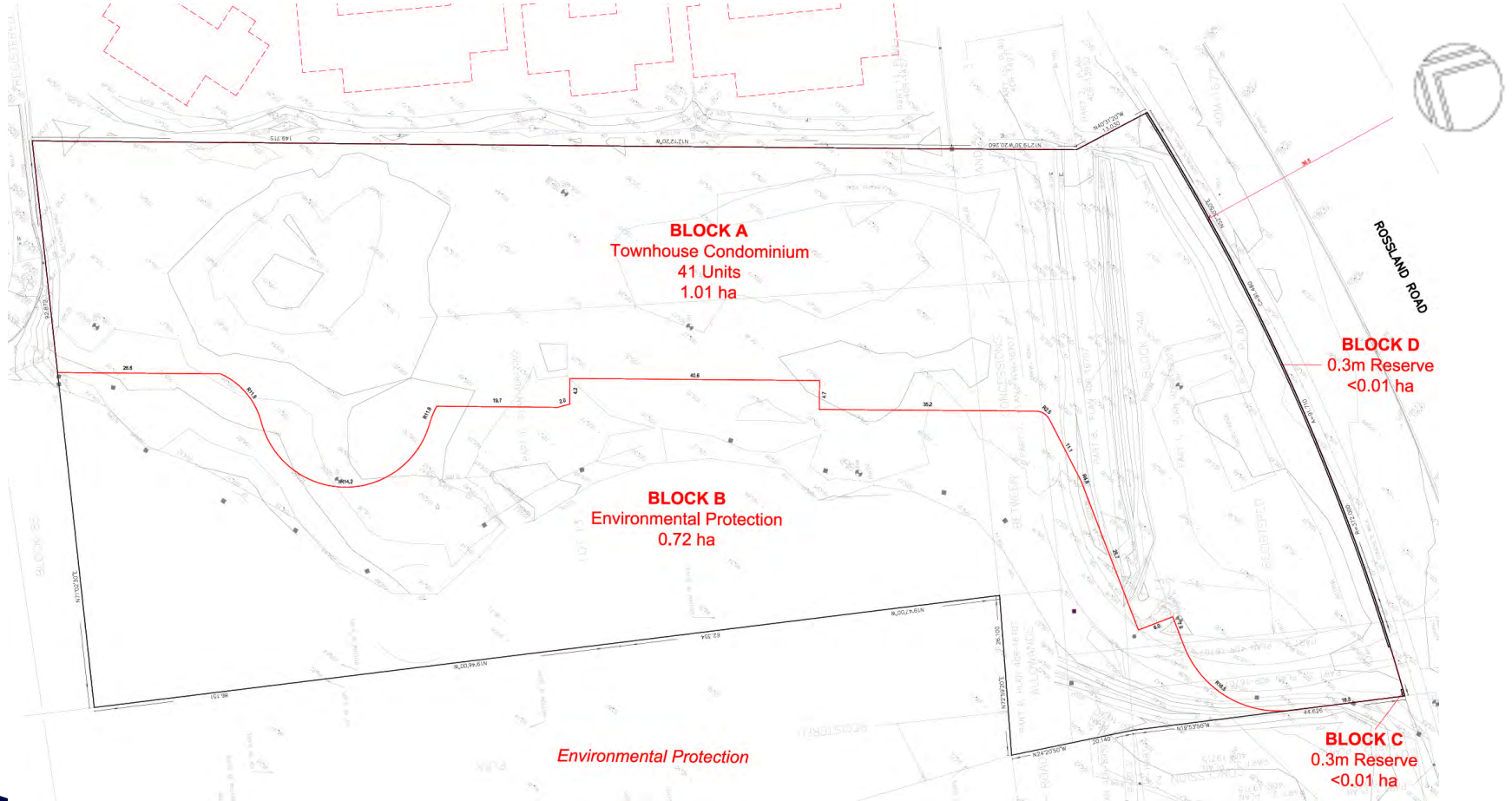


PLANNING POLICIES

- **Provincial Policy Statement**
- **Growth Plan for the Greater Golden Horseshoe**
- **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 'Environmental Protection'.
 - achieves a density of 40.6 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 Rossland Road West provide for a true frontal expression towards Rossland Road West



Draft Plan of Subdivision



DEVELOPMENT PROPOSAL

Encroachment and
Restoration Area's

Covered Mailbox and
Bike Parking

Vehicular Connection to
Devonside Park

Water Meter Building

Decorative Metal
Fencing and shrubs



VEHICLE/PEDESTRIAN ACCESS & PARKING



ELEVATIONS



Elevation on Internal Lane of Double
Fronting Unit (Block B)



Elevation Fronting Rossland Road
West of Double Fronting Unit (Block B)



Elevation Fronting Internal Lane
(Block F)

REPORTS & STUDIES

Functional Servicing Report

- Watermain and firemain will connect to existing 300 mm watermain on Rossland Road;
- Sanitary services will be provided by sewers located in the internal street connecting to an existing sanitary manhole on Rossland Road West.

Stormwater Management

- ▶ Devonside Pond constructed in 1991.
- ▶ Stormwater Pond Condition Assessment (2013) indicated pond operating below current standards.
- ▶ Town has a maintenance responsibility to clean.
- ▶ Retrofit opportunity to enhance capacity of pond to provide net benefit to watershed.
- ▶ Applicant to pay 100% of volume extraction associated with development.
- ▶ Developer to contribute funds to offset the Town's cost associated with a retrofit of the pond.

A Traffic Impact Study:

- all traffic movements to and from the site will occur from the westerly access point, which is proposed as a full movement access.
- the proposed development will generate 26 a.m. and 29 p.m. (two-way) peak hour trips.
- Report indicated that access will have very good levels of service and operate with very little delay.

Reports and Studies con't

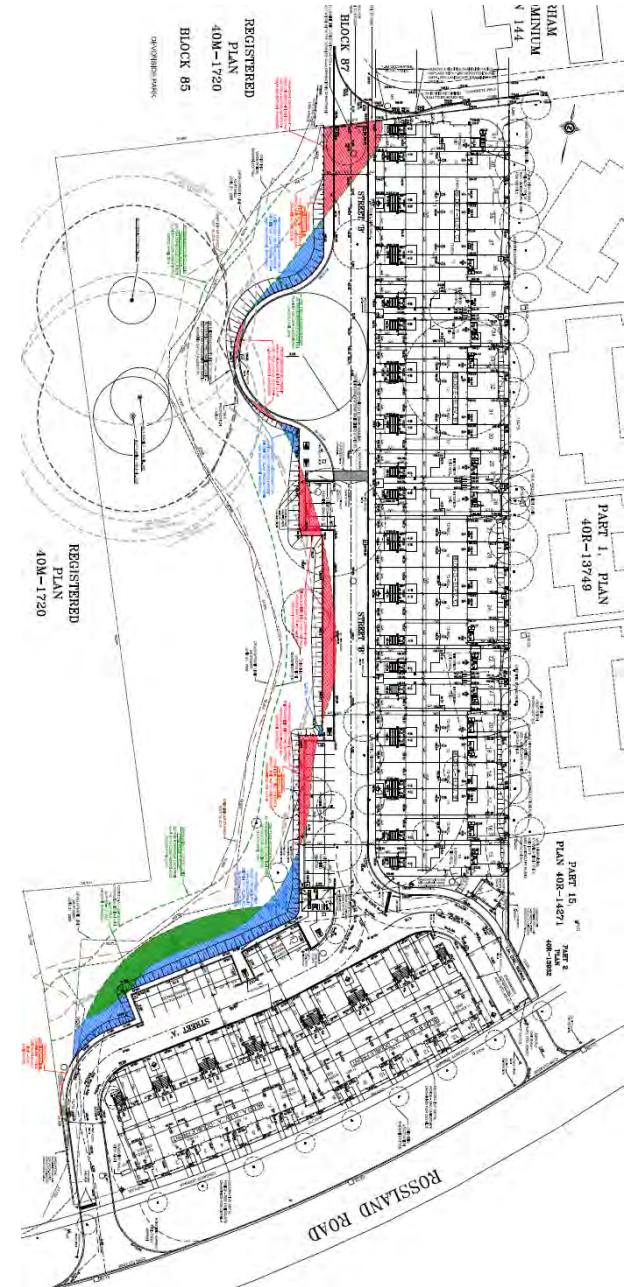
Environmental Impact Study

- ▶ Minor encroachments into buffers will be offset by additional restoration to be approved by TRCA.
- ▶ Three Butternut trees identified within Valley lands to be protected.
- ▶ No negative impact to natural heritage features and ecological functions.

Noise Impact Study

- ▶ noise control measures will have to be implemented to mitigate noise emanating from Rossland Road West; and
- ▶ mitigation measures.

Other studies reviewed include: Archaeological Assessment, Phase 1 Environmental Site Assessment, Geotechnical Report and Setback Analysis.



PUBLIC CONSULTATION

- One public open house was held on September 15, 2015.
- Three residents attended the meeting and indicated that they were generally supportive of the proposed development.
- The residents principal concern was that a development of this nature would generate an increase in traffic.
- Submitted reports and studies have indicated that the proposed development would have no measurable impact on the existing road network.



FOREST TOWNHOMES ON DUFFIN'S CREEK

HABER HOMES



