

The Corporation of the Town of Ajax

COMMUNITY AFFAIRS AND PLANNING COMMITTEE



Monday, October 3, 2016 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 **OR** use the "Bookmark" icon to the left of your screen to navigate from one report to the next

4. Public Meeting

- 4.1 [John Boddy Homes \(Eagle Glen\)](#)
[Zoning By-law Amendment Application Z2/15](#)
[Draft Plan of Subdivision Application S-A-2014-02](#)
[Williamson Drive West, between Bellinger Drive and Searell Avenue](#)
~ Amanda Dunn, Development Planner

5. Presentations / Reports

- 5.1 [Comments on the Province's Proposed Amendments to the Growth Plan for the Greater Golden Horseshoe and the Greenbelt Plan](#)
~ Gary Muller, Acting Director of Planning & Development Services



**JOHN BODDY DEVELOPMENTS LTD.
(EAGLE GLEN)**

**WILLIAMSON DRIVE WEST
(BETWEEN BELLINGER DRIVE AND SEARELL AVENUE)**

**ZONING BY-LAW AMENDMENT Z2/15
DRAFT PLAN OF SUBDIVISION S-A-2014-02**

SUBJECT LANDS



Williamson Drive W
WILLIAMSON DRIVE

Seacell Avenue

Selby Drive

Beltinger Drive

Block 93
PIN 26409-3473

0 10 20 40 Meters

Source: Orthophotography provided by the Regional Municipality of Durham. Copyright: Paragon & Topical Enterprises Inc. and its suppliers. All rights reserved. Not a Plan of Survey. Assessment Period: 01/01/2014. Single Line Road Network © Regional Municipality of Durham. Other: Assessment Period: 01/01/2014.

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

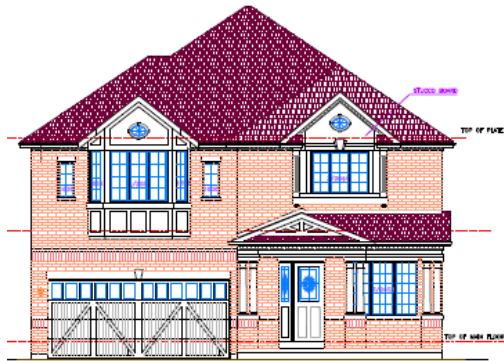
- designated 'Living Area' and is consistent with the applicable policies of the Durham Regional Official Plan.

Town of Ajax Official Plan

- designated 'Low Density Residential' and single detached dwellings are permitted within this designation.
- achieves a density of 22.59 uph (Low Density Range – 0 up to 30 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 Low Density Residential policies.



ELEVATIONS



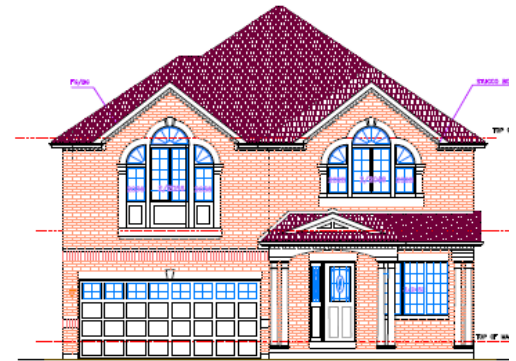
FRONT ELEVATION 'A'

SCALE = 1/8"



FRONT ELEVATION 'B'

SCALE = 1/8"



FRONT ELEVATION 'C'

SCALE = 1/8"



FRONT ELEVATION 'W'

AG-1001

(SEE ELEVATION 'A')

SCALE = 1/8"
DRAWN BY: J. H. COE



FRONT ELEVATION 'S'

AG-1001

(SEE ELEVATION 'A')

SCALE = 1/8"
DRAWN BY: J. H. COE



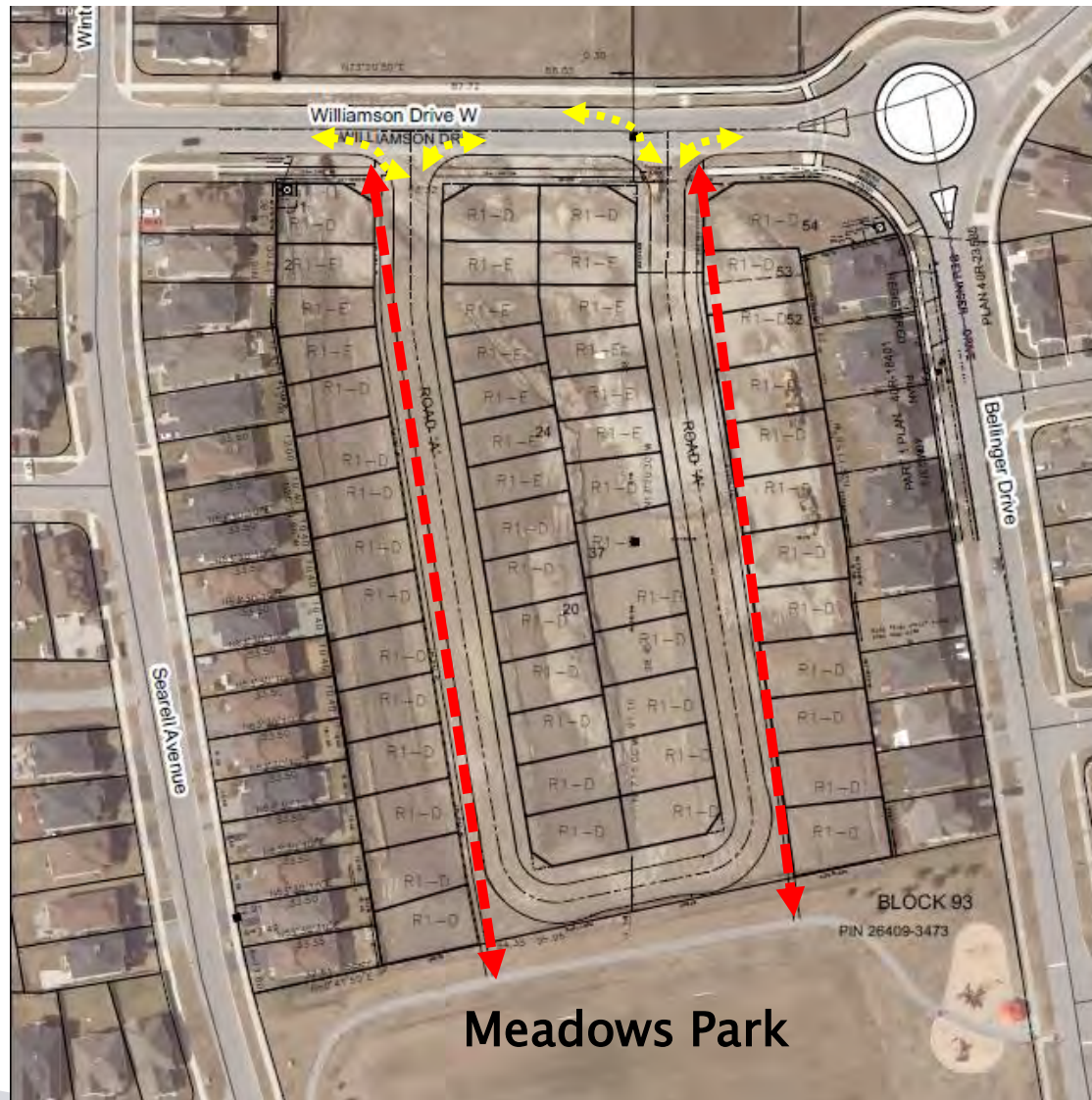
FRONT ELEVATION 'E'

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(SEE ELEVATION 'A')

SCALE = 1/8"
DRAWN BY: J. H. COE

VEHICLE / PEDESTRIAN ACCESS & PARKING



REPORTS & STUDIES

- Planning Rationale Report
- Functional Servicing Report
- Environmental Noise Assessment
- Traffic Impact Brief
- Phase 1 Environmental Site Assessment
- All conditions of these reports have been included in the conditions of draft approval.



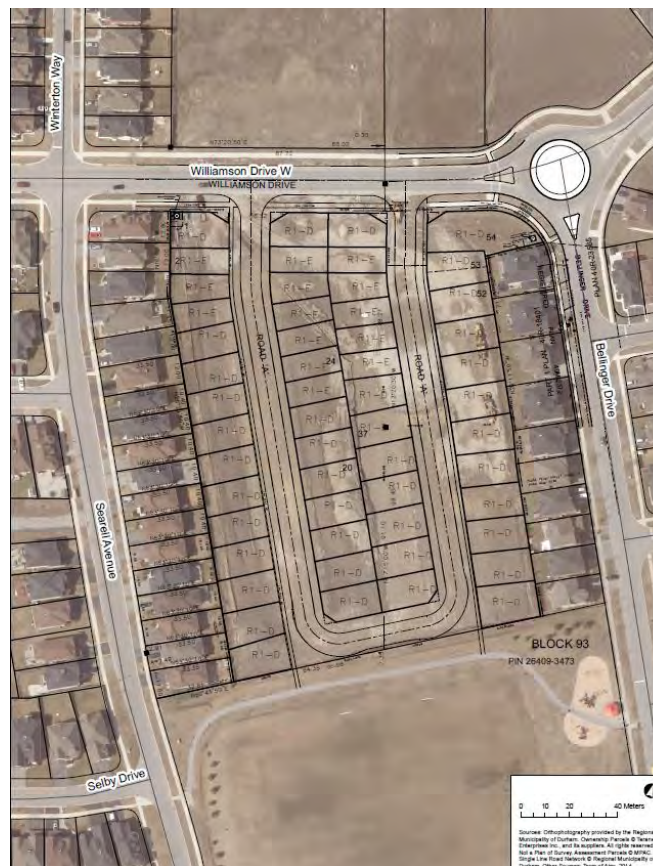
PUBLIC CONSULTATION

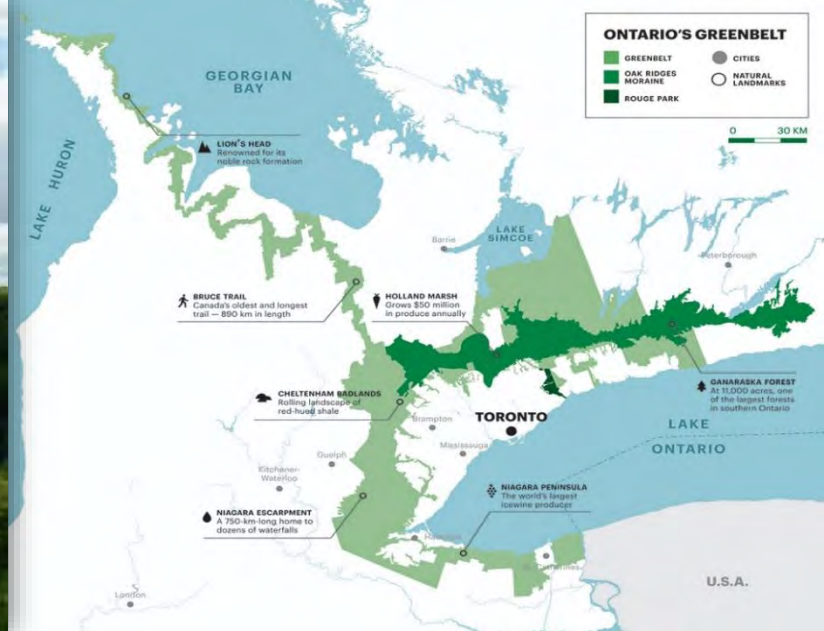
- A public open house was held on March 31, 2016.
- The principal concerns regarding the proposed development was that:
 - How would the noise of the proposed development affect surrounding residents;
 - How drainage would be addressed; and
 - Why the Durham Catholic District School Board made the decision not to build a school
- Staff received an email from residents at 299 Williamson Drive West that stated their concern to be with regards to the amount of congestion this development would produce to roads, schools, parking, natural green space and recreational facilities.
- Staff are of the opinion that:
 - construction traffic and construction site management would be enforced through the development agreement that would be registered on title and it would control noise, construction hours, construction access, and where materials would be stockpiled during construction;
 - Drainage would be maintained on site via infiltration trenches and extra depth topsoil to be provided on all lots.
 - Staff received notification from the Durham Catholic District School Board decided not to exercise its option to construct an elementary school on the subject lands. Further, that students generated from this development would attend St. Catherine of Siena Catholic School at 15 Bennett Avenue.
 - The results of the Traffic Impact Brief indicated that traffic volumes generated by the subject development is expected to have minimal impact at the intersections of Williamson Drive West and that overall the intersections will continue to function and maintain acceptable levels of service. The site would also produce a sufficient supply of on-street parking within the proposed development.





**JOHN BODDY DEVELOPMENTS
LTD.
(EAGLE GLEN)**





Comments on the Province's Proposed Amendments to the Growth Plan for the Greater Golden Horseshoe & the Greenbelt Plan

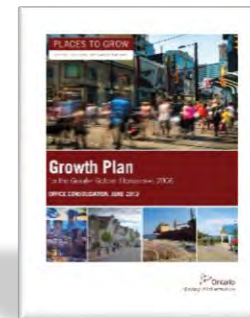
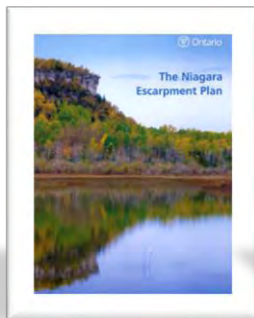
Presentation to Community Affairs and Planning Committee

October 3, 2016

Introduction

- A coordinated review of the four plans began in February 2015. A Provincially-appointed Advisory Committee chaired by David Crombie provided recommendations in December 2015, entitled “Planning for Health, Prosperity and Growth in the Greater Golden Horseshoe: 2015 – 2041”. Numerous recommendations included:
 - Addressing barriers to intensification
 - Increasing density targets in designated greenfield areas
 - Encouraging provincial and federal investment in transit
 - Establishing stronger criteria to control settlement area expansions

- On May 10, 2016, the Province released the Proposed 2016 Growth Plan, Proposed 2016 Greenbelt Plan for comment. The Consultation period ends October 31, 2016





Overview of Proposed Growth Plan Policies

The Growth Plan

- Growth Plan, 2006 goals include:
 - Build compact, vibrant and complete communities
 - Plan and manage growth to support a strong and competitive economy
 - Protect and conserve the natural resources of land, air and water
 - Optimize existing and new infrastructure
- Numerous changes to the plan, including:
 - Changes to intensification targets
 - Increasing densities for greenfield areas
 - Requiring municipalities to identify 'prime employment areas'
 - Standardizing the methodology for assessing urban land needs
 - Requiring water, wastewater and stormwater master plans to inform growth
 - Identifying and supporting the Agricultural System
 - Requirement to introduce climate change policies into official plans

Building Complete Communities

- Intensification Targets – at the time of the next municipal comprehensive review, the minimum intensification target for the built-up area would increase from 40% to 60% of annual residential development;
- Intensification Areas in Ajax include the Downtown, the Uptown, Ajax GO Station area, Mid-town, Regional and Local Corridors
 - A detailed review of Ajax's intensification areas reveals that opportunities exist to accommodate additional intensification
 - Scope of development proposals in the Downtown and other intensification areas has exceeded expectations
- Staff support the principle of increased levels of intensification within the Proposed Growth Plan, subject to the provision of the required funding from senior levels of government for infrastructure investments to support increases in intensification

Designated Greenfield Area Density Targets

- The minimum density target for designated greenfield areas would be increased from 50 to 80 residents and jobs per hectare and would be required to be planned to be achieved, at the upper and single-tier by 2041
- Ajax has limited greenfield potential, localized to the northwest portion of Ajax (north Church/Taunton area), various corridor locations
 - Remaining undeveloped greenfield locations are well suited to accommodate additional density, subject to infrastructure being adequate

Major Transit Station Area Density Targets

- New policies would establish specific minimum density targets for major transit station areas, scaled to reflect transit type and to be planned to be achieved by 2041
 - 160 residents and jobs per hectare (light rail transit or bus rapid transit)
 - 150 residents and jobs per hectare (GO Transit express rail service)
- Effect is to plan for increases in density along the Kingston Road corridor and at the Ajax GO Station
 - Ajax Official Plan envisions the transformation of these areas to being higher density, mixed use and transit supportive
 - There are existing constraints at the Ajax GO Station which currently limit its redevelopment potential
- There should be additional flexibility to the 500 metre walking distance stipulation for intensification around Major Transit Stations so as to respond to local conditions including extensive surface parking

Active Transportation

- New policy would require municipalities to integrate active transportation networks into transportation planning to provide continuous linkages between strategic growth areas and other key destinations

Complete Streets

- New policy would require adopting a complete streets approach when designing, refurbishing or reconstructing the existing or planned street network that ensures the needs and safety of all road users are considered and accommodated

Climate Change

- New policies to mitigate climate change impacts, build resilience and reduce greenhouse gas emissions would contribute towards the achievement of net-zero communities

Employment

- Prime employment areas - defined as areas that would be protected over the long-term for uses that are land extensive or have low employment densities and require these locations
 - Ajax has a limited supply of employment lands, which should be earmarked for higher employment densities in order for the Town to achieve its employment objectives
- The Province should reconsider its approach to designating Prime Employment Areas which would compel low employment-generating warehousing and logistics uses along provincial highways

Settlement Area Boundary Expansions

- Municipalities would be required to demonstrate the need for a settlement area boundary expansion based on a series of tests and a methodology for assessing land needs established by the Minister
 - Standardized methodology still to be established
- As part of the methodology, the province should safeguard against over-designation of future urban land by requiring municipalities to demonstrate that development has occurred in compliance with the Growth Plan within existing Settlement Areas before expansions are approved
- That the Province should expedite the production and release of guidance materials to enable the completion of local municipal Growth Plan conformity exercises

Overview of Proposed Growth Plan Policies

Water & Wastewater Servicing

- New policy would require comprehensive master planning (or equivalent) for water and wastewater and for stormwater management, informed by watershed planning.
 - Ajax has an ongoing interest in protecting Lake Ontario water quality
- Request the province to strengthen its policies to require that additional growth take into account the assimilative capacity of receiving water bodies (e.g. Lake Ontario) due to increases in effluent from various sources including storm drainage and sewage treatment plants

Performance Indicators & Monitoring

- New policies would support the establishment of a comprehensive monitoring program for the Greater Golden Horseshoe by requiring municipalities to monitor and report and allowing the province to require municipalities and conservation authorities to provide data for the purposes of monitoring implementation

Funding

- The Province should consider funding incentives for municipalities that achieve compliance with Growth Plan objectives



**GREEN
BELT**



Overview of Proposed Greenbelt Plan Policies

The Greenbelt Plan

- Greenbelt Plan (2005) goals:
 - Identifying where urbanization should not occur
 - Providing permanent protection to the agricultural land base and protecting the natural environment
 - Providing for a diverse range of economic and social activities associated with rural communities
- Numerous changes to the Greenbelt Plan including:
 - Permitting more 'on farm diversified uses' and flexibility for larger agricultural related operations
 - Requiring watershed planning to inform decisions on development including settlement area expansions
 - Requiring growth planning to be undertaken in an integrated and coordinated manner with land use and master planning

Supporting Agriculture

- An update to redefine the Agricultural System, building on the existing agricultural land base protection of specialty crop areas, prime agricultural areas and rural lands, to include an Agricultural Support Network component made up of infrastructure, services and assets that support the viability of the agri-food sector
- Revised policies would permit more on-farm diversified uses (e.g. agri-tourism uses)
- New policies promote land use compatibility where agricultural uses and non-agricultural uses interface, to avoid, or if avoidance is not possible, minimize and mitigate adverse impacts on the Agricultural System

Protecting Natural Heritage & Water

Key Hydrologic Areas

- New policy that would require municipalities to identify and protect key hydrologic areas (significant groundwater recharge areas, highly vulnerable aquifers, and significant surface water contribution areas) and to undertake watershed planning as a basis for identifying and protecting these areas

Watershed Planning

- New policy requiring completion of subwatershed plans, or equivalent, before the approval of settlement area boundary expansions, secondary plans and resort development to guide planning and development decisions
- Revised policy requiring watershed planning to inform decisions on growth, development, settlement area boundary expansions and planning for water, wastewater and stormwater infrastructure and for watershed planning to be integrated

Addressing Climate Change

Greenbelt Plan Vision

- Added a fourth point “builds resilience to and mitigates climate change” to the Vision of the Greenbelt Plan

Net-Zero Communities

- New Protected Countryside goal and policy for settlement areas to promote the development of complete communities that have a long-term goal of becoming net-zero communities

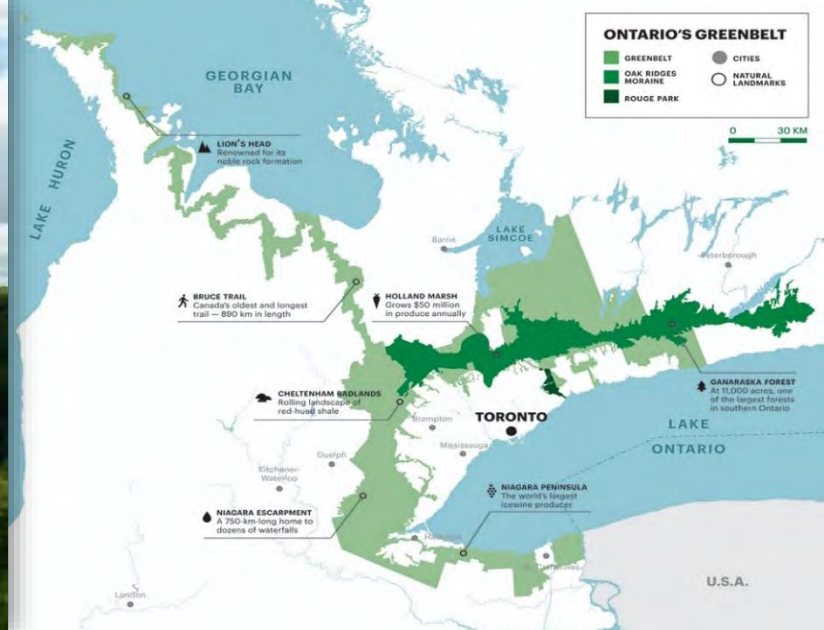
Overview of Proposed Greenbelt Plan Policies

Growing the Greenbelt

- A new policy would support the province in leading a process to identify potential areas, with a focus on areas of ecological and hydrological significance, to be added to the Protected Countryside of the Greenbelt
- 21 major watercourses between the Greenbelt and Lake Ontario and associated coastal wetlands to be added as Urban River Valley areas

Carruthers Headwaters

- Carruthers Headwaters is not currently in the Greenbelt and is at risk for potential future urbanization. The mouth of Carruthers Creek in Ajax is susceptible to flooding
- Staff support the resolution of the Toronto and Region Conservation Authority of September 23, 2016 recommending that the policies for Growing the Greenbelt be amended such that headwater areas of the rivers and creeks within TRCA watersheds be designated as Greenbelt lands, especially those areas that are almost fully surrounded by other Greenbelt lands, such as those in the headwaters of the Carruthers Creek and the Rouge and Humber River watersheds



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