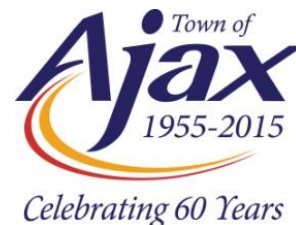


The Corporation of the Town of Ajax
GENERAL GOVERNMENT COMMITTEE



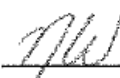
Thursday, May 7, 2015

In-Camera at 1:30 p.m.

Open Meeting at 2:00 p.m.

River Plate Room, Town Hall

65 Harwood Avenue South

Confirmed by: 

AGENDA

Alternative formats available upon request by contacting:

accessibilityajax@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

M. Crawford, Chair
R. Ashby, Vice Chair

Open Meeting

1. **Call To Order**
2. **Disclosure of Pecuniary Interest**
3. **Adoption of In-Camera Minutes – April 23, 2015** (circulated separately)
 - *Any discussion will be held in the In-Camera Session*

In-Camera

4. **Authority to Hold a Closed Meeting and Related In-Camera Session**
 - *A proposed or pending acquisition or disposition of land by the Municipality or local Board. [Sec. 239 (2)(c), Municipal Act, 2001, as amended]*
- 4.1 **Confidential Property Matter**
5. **Consent Agenda – Considered to be routine, these items may be approved by one motion. Items may be separated and referred to the Discussion Agenda**
 - 5.1 **2015 BIA Levy – Pickering Village BIA**, S. Strain, Interim Director of Finance/Treasurer / C. James, Manager of Taxation 3
 - 5.2 **2015 BIA Levy - Downtown BIA**, S. Strain, Interim Director of Finance/Treasurer / C. James, Manager of Taxation 6

5.3	Property Tax Relief Programs for Seniors , S. Strain, Interim Director of Finance/Treasurer / C. James, Manager of Taxation	9
5.4	Contract Award – Lincoln Street Reconstruction – Church Street to Rotherglen Road , P. Allore, Director of Planning & Development Services / C. Coleman, Manager of Engineering, Capital Projects	12
5.5	Contract Award – Monarch Avenue Watermain and Road Reconstruction – Hunt Street to Bayly Street , P. Allore, Director of Planning & Development Services / C. Coleman, Manager of Engineering, Capital Projects.....	17
5.6	Audley Recreation Centre Closures & Program Re-allocation (Pan Am) , T. Vaughan-Barrett Director, Recreation & Culture / J. Wood, Manager Neighbourhood Programs & Active Living / R. Braid, Manager Recreation Facilities	23
5.7	Contract Award – Carwin Culvert Replacement , D. Meredith, Director of Operations & Environmental Services / R. Chalmers, Supervisor, Infrastructure and Asset Management	26

6. Presentations / Discussion

6.1	Briefing Report: Ajax Downs Casino Applications Picov Holdings Inc. & Picov Cattle Co. Official Plan Amendment Application OPA15-A2 Zoning By-law Amendment Application Z5/15 , P. Allore, Director of Planning & Development Services / G. Romanowski, Development Approvals Coordinator	32
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7. Departmental / Pan Am Updates

8. Adjournment

TOWN OF AJAX REPORT



REPORT TO: General Government Committee

SUBMITTED BY: Sheila Strain, CPA, CGA
Interim Director of Finance/Treasurer

PREPARED BY: Carol James, CMO, CMTP, CMM III
Manager of Taxation

SUBJECT: **2015 BIA Levy – Pickering Village BIA**

WARD(S): All

DATE OF MEETING: May 7, 2015

REFERENCE:

RECOMMENDATION:

That the 2015 budget of \$50,000.00 for the Pickering Village BIA be approved, and that the amount of \$19,658.00 be raised by taxation.

BACKGROUND:

In order to add the BIA levy to the final tax bill, Council must approve the BIA budget and set the amount to be raised by taxation. A copy of the 2015 budget approved and submitted by the BIA Board of Management is attached.

DISCUSSION:

In order to determine the amount to be raised by taxation, the surplus from the prior year must be deducted from the approved budget for the current year. In 2014 the Pickering Village BIA had a surplus in the amount of \$30,342.00, therefore the amount to be raised by taxation is \$19,658.00.

	Amount
2015 Net Budget	\$50,000.00
Less: 2014 Surplus	\$(30,342.00)
Amount To Be Raised By Taxation	\$19,658.00

FINANCIAL IMPLICATIONS:

The BIA Levy is added to the final tax bill which will be issued in July. As in previous years, the Town will advance any funds that the BIA requires for their on-going operations prior to billing.

CONCLUSION:

Council's approval of the Pickering Village BIA's 2015 budget and the setting of the amount to be raised by taxation will allow the BIA levy to be added to the final tax bill.

ATTACHMENTS:

ATT-1: Budget

Carol James, CMO, CMTP, CMM III
Manager of Taxation

Sheila Strain, CPA, CGA
Interim Director of Finance/Treasurer

PICKERING VILLAGE BIA PROPOSED 2015 BUDGET

Item	Detail	Expense	Total
Administration	Miscellaneous	\$5,000.00	
	Audit	\$2,500.00	\$7,500.00
Website/Marketing	Web Development	\$9,500.00	
	Maintenance & Hosting	\$500.00	\$10,000.00
Community Events	PVCE JamFest Sponsor	\$5,000.00	
	Christmas Event	\$2,500.00	\$7,500.00
Beautification	Landscaping & Maintenance	\$25,000.00	\$25,000.00
			\$50,000.00

TOWN OF AJAX REPORT



REPORT TO: General Government Committee

SUBMITTED BY: Sheila Strain, CPA, CGA
Interim Director of Finance/Treasurer

PREPARED BY: Carol James, CMO, CMTP, CMM III
Manager of Taxation

SUBJECT: **2015 BIA Levy - Downtown BIA**

WARD(S): All

DATE OF MEETING: May 7, 2015

REFERENCE:

RECOMMENDATION:

That the 2015 budget of \$5,200.00 for the Downtown BIA be approved and that the amount of \$4,080.00 be raised by taxation.

BACKGROUND:

In order to add the BIA levy to the final tax bill, Council must approve the BIA budget and set the amount to be raised by taxation. A copy of the 2015 budget approved and submitted by the BIA Board of Management is attached.

DISCUSSION:

In order to determine the amount to be raised by taxation, the surplus from the prior year must be deducted from the approved budget for the current year. In 2014 the Downtown BIA had a surplus in the amount of \$1,120.00 surplus, therefore the amount to be raised by taxes is \$4,080.00.

	Amount
2015 Net Budget	\$5,200.00
Less: 2014 Surplus	(\$1,120.00)
Amount To Be Raised	\$4,080.00

FINANCIAL IMPLICATIONS:

The BIA Levy will be raised on the final tax bill which will be issued in July. As in previous years, the Town will advance any funds that the BIA requires for their on-going operations prior to billing.

CONCLUSION:

Council's approval of the Downtown BIA's 2015 budget and the setting of the amount to be raised by taxation will allow the BIA levy to be added to the final tax bill.

ATTACHMENTS:

ATT-1: Budget

Carol James, CMO, CMTP, CMM III
Manager of Taxation

Sheila Strain, CPA, CGA
Interim Director of Finance/Treasurer

Downtown BIA 2015 Proposed Budget

EXPENDITURES

Sign Hydro and Maintenance	\$ 2,500.00
Audit	\$ 500.00
Maintenance/Landscaping	\$ 2,000.00
Bank Charges	\$ 200.00
Advertising	<u>\$ 0.00</u>

Total Expenditures	\$ 5,200.00
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REVENUES

Sign Revenue	<u>\$ 0.00</u>
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NET BUDGET	<u>\$ 5,200.00</u>
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TOWN OF AJAX REPORT



REPORT TO: General Government Committee

SUBMITTED BY: Sheila Strain, CPA, CGA
Interim Director of Finance/Treasurer

PREPARED BY: Carol James, CMO, CMTP, CMM III
Manager of Taxation

SUBJECT: **Property Tax Relief Programs for Seniors**

WARD(S): All

DATE OF MEETING: May 7, 2015

REFERENCE: **Council Meeting December 8, 2014**

RECOMMENDATION:

That the report on Property Tax Relief Programs for Seniors be received for information.

BACKGROUND:

As requested by Council at the meeting of December 8, 2014, staff have compiled information on current property tax subsidy/deferral programs available for seniors.

DISCUSSION:

All property taxes in Ontario are calculated using the same formula; specifically assessed value times the property tax rate. There are no provisions in the Assessment Act or the Municipal Act which permit a different tax rate or property class for seniors.

Sphere of Responsibility:

Income redistribution programs are the responsibility of the Federal and Provincial governments which are funded using the income tax base.

Currently the Province provides an Ontario Seniors Homeowners' Property Tax Grant to help seniors with their property tax costs. Eligible applicants can receive up to \$500 annually, depending on their income.

Any shift of income redistribution programs to municipalities would result in:

- Increased property taxes for all property owners and businesses
- The financial burden being borne solely by the lower tier; Ajax receives 29% of the tax bill, but would pay 100% of any rebate
- Inequity for renters/tenants who pay property taxes indirectly through their rent; they would be ineligible for any grant or rebate

Deferral of Assessment Related Tax Increases

All municipalities within Durham Region offer a low income seniors tax deferral, through a by-law passed by the Region. The tax deferral is limited to an assessment related tax increase.

Conditions must be met:

- Property must be the owner's principal residence
- Tax class must be residential or farm property
- Homeowner is in receipt of the Guaranteed Income Supplement (GIS) provided under the Old Age Security Act.
- Assessment related tax increase must exceed \$100

This is a deferral program only, which is registered as a lien on the property. The lien must be paid in full when the property is sold or there are changes to the property ownership.

In 2014, Ajax had no approved applicants for the deferral program. Staff contacted four other Durham Region municipalities, who confirmed they also had no approved applicants.

Municipal Act Relief

Within the *Municipal Act 2001*, provisions exist for tax relief where a taxpayer is unable to pay due to sickness or extreme poverty. These are intended to be one-time or temporary relief due to great financial hardship. The use of this provision by Ontario municipalities is extremely rare, as it is not a municipal responsibility to provide this type of financial support. Over the last thirty years, Ajax has only received one formal request for relief, which was not approved.

City of Toronto

As a single tier municipality, the City of Toronto offers 2 tax relief programs to seniors that require annual application.

1) Property tax increase deferral program

Qualifications:

- Property tax account must be paid in full
- Must have been the property owner and occupied the property for at least 1 year
- Have a combined household income of \$50,000 or less
- Meet age requirements

The total deferral is a guaranteed through a lien placed on the property and must be paid back to the City when the property is no longer owned by the applicant.

2) Property tax increase cancellation program

Qualifications:

- Property tax account must be paid in full
- Must have been the property owner and occupied the property for at least 1 year
- Have a combined household income of \$38,000 or less
- Meet age requirements
- Have a residential assessment of \$650,000 or less

Durham Municipalities:

Only three municipalities within Durham Region offer an optional grant program. All programs are similar, in that the property must be their principal residence in the residential or farm property tax class, and they must be in receipt of the GIS.

Municipality	Annual Grant Amount	2014 Estimated Eligible Property Owners	Budget Impact
Brock Township	\$250	90	\$22,500
City of Oshawa	\$512	400	\$204,800
Town of Whitby	\$250	200	\$50,000

COMMUNICATIONS:

The delegation who attended the December 8, 2014 Council meeting has been sent a copy of this report.

CONCLUSION:

As requested by Council, staff have provided the outline of property tax programs available to seniors in Durham Region, City of Toronto, and Provincially.

Carol James, CMO, CMTP, CMM III
Manager of Taxation

Sheila Strain, CPA, CGA
Interim Director of Finance/Treasurer

TOWN OF AJAX REPORT



REPORT TO: General Government Committee

SUBMITTED BY: Paul Allore
Director of Planning and Development Services

PREPARED BY: Carol Coleman
Manager of Engineering, Capital Projects

SUBJECT: **Contract Award – Lincoln Street Reconstruction – Church Street to Rotherglen Road**

WARD(S): 3

DATE OF MEETING: May 7, 2015

REFERENCE: Capital Account No. 938511 – Road Resurfacing – Road Resurfacing/
Reconstruction – FGT 2012
Capital Account No. 946211 – Local Road Resurfacing – FGT 2013

RECOMMENDATION:

1. That Council award the contract for Lincoln Street Reconstruction, to the Region of Durham in the amount of \$629,813.22 (inclusive of all taxes).
2. That Council approve the temporary closure of Lincoln Street between Church Street and Rotherglen Road for the watermain and road reconstruction for the duration of the contract (June to October 2015), arranged through the Road Occupancy/ Road Closure By-Law #59-2013. During the closure, access will be maintained to Lincoln Avenue Public School, local residences and businesses.

BACKGROUND:

Town of Ajax staff have identified the need to reconstruct Lincoln Street as part of the annual road resurfacing and road reconstruction program funded through the Federal Gas Tax Program. Annual meetings held with the Region of Durham illustrated a need to replace the existing watermain on Lincoln Street due to significant deterioration and frequent watermain leaks. As a result, the Town partnered with the Region to perform both infrastructure replacements under one contract.

In 2013, the Town of Ajax retained The Sernas Group to prepare a detailed design for the road reconstruction and coordinate the watermain replacement with the Region of Durham. Throughout this process, the Town worked closely with Regional staff to ensure that construction specifications met with both Regional and Town criteria and that cost apportionments for each municipality were shared accordingly.

The original scope of work for this project was to mill and overlay the asphalt on Lincoln Street. However, based on the results of the geotechnical testing and a review of the site conditions, it was determined that a full depth road reconstruction is required.

The reconstruction of Lincoln Street will involve the following improvements:

- Replacement of curb and gutter;
- Replacement of concrete sidewalk bays as necessary;
- Replacement of granular base to provide a structural improvement to the road base and improve the life cycle of the road;
- Replacement of watermain and water services;
- Replacement of a small section of storm sewer; and
- Full replacement of the asphalt roadway.

In anticipation of the additional funding required for the above scope of work, funding has been transferred from Capital Account No. 946211 – Local Road Resurfacing – FGT 2013.

DISCUSSION:

Contract Award to the Region of Durham

The current Purchasing By-Law allows for purchases through negotiations, under certain conditions, more specifically, “where, at the discretion of the Department Head, with the approval of the Chief Administrative Officer, it is deemed to be in the best interest of the municipality to negotiate with vendors.”

Staff are recommending a single source award to the Region based on the results of a competitive bid process. The work will be completed by the lowest tender of 6 bids received. In addition, it is expected that there will be cost and time savings by coordinating this work with the Regional watermain replacement project.

This report and single source recommendation has been reviewed and approved by the Chief Administrative Officer.

Temporary Road Closure

The watermain and road reconstruction of Lincoln Street will require the closure of Lincoln Street from Church Street to Rotherglen Road to ensure that the work can be completed in a timely and cost efficient manner from June to October 2015. Access will be maintained for Lincoln Avenue Public School, local residences, businesses and emergency vehicles only. Construction of watermain and road works in front of Lincoln Avenue Public School will be restricted to July 1 to August 31.

All road closure signage will be posted a minimum of 10 days in advance of the closure and be arranged through the Town’s Road Occupancy/ Road Closure By-Law #59-2013.

FINANCIAL IMPLICATIONS:**Financial Implications:**

Capital Account No. 938511 – Road Resurfacing – Road Resurfacing/ Reconstruction – FGT 2012

Approved Capital Budget	\$750,000.00
Transfer Available Budget from Capital Account 946211	<u>\$611,206.96</u>
Available Budget	\$1,361,206.96

Previous Awards/Expenditures		
Furfari Paving Co. Ltd.	\$ 409,904.15	
Region of Durham	\$7,235.48	
The Sernas Group	\$42,623.58	
Other Fees (specify or delete line if N/A)	<u>\$9,219.46</u>	<u>\$468,982.67</u>
Available Budget		\$892,224.29

Current Award		
Region of Durham (net of HST rebate)	\$629,813.22	
Contingency (10%)	\$ 63,000.00	<u>\$692,813.52</u>
Under Budget		<u>\$199,411.07</u>

An approximate 10% contingency has been identified to ensure sufficient funding is available to address site specific issues that can be encountered during the design process. Risk factors for this project include:

- Unusual soil or base conditions,
- Site conditions different than those anticipated,
- Unanticipated utilities encountered during the construction,
- Contaminated soil, and/or
- Poor weather conditions.

These risks can cause delays, necessitating additional material and labour associated with construction.

The Capital Detail Sheet is attached for information.

COMMUNICATION ISSUES:

Lincoln Street will be closed to through traffic for the duration of the construction although access to the public school, local residents and businesses will be retained. Minor disruptions due to dust, noise, business access will be experienced by residents and businesses during the construction period. Every effort, however, will be made to keep these inconveniences to a minimum throughout the process

Notices regarding the road closure will be delivered to staff and students at the public school, residences and businesses along Lincoln Street. Signs regarding the road closures will be placed 10 days prior to the closures as per the Town's Road Occupancy/ Road Closure By-Law #59-

2013. Additionally, the Town will advertise the closure on the Town's website, notify affected Town and Regional departments, Emergency Services and advertise in the local newspaper.

CONCLUSION:

It is the recommendation of staff that Regional Municipality of Durham be awarded the contract for the reconstruction of Lincoln Street, as a single source purchase and that Council approve the necessary road closure to facilitate the construction.

ATTACHMENTS:

ATT-1: 2015 Capital Detail Sheet 938511 – Road Resurfacing – Road Resurfacing/
Reconstruction – FGT 2012

Carol Coleman, P. Eng
Manager of Engineering, Capital Projects

Paul Alore, MCIP, RPP
Director, Planning & Development Services

TOWN OF AJAX
2012 CAPITAL BUDGET / 2013-2016 LONG RANGE CAPITAL FORECAST
DETAIL SHEET

Department	Operations & Environmental Services
Section	Operations
Project Name	Road Resur/Recon - FGT
Submitted By	Tim Murphy, Capital Projects Supervisor
Start Year	2012
Project Number	0938511

PROJECT DESCRIPTION / JUSTIFICATION

Scope: Annual Resurfacing/Reconstruction Program

Rationale: The resurfacing of municipal roads and associated curbs and sidewalks is a critical component of the Town's infrastructure maintenance program. The roads to be resurfaced and/or reconstructed each year are prioritized based on the Town's Pavement Management System, visual inspections, and in close coordination with the Region of Durham's watermain and sanitary sewer improvement programs.

Lincoln Street - Reconstruction with the Region of Durham watermain works (Mill and Overlay)	\$ 350,000
Emperor Street - Harwood to Pickering Beach Road (Mill and Overlay)	250,000
Woodhouse - Burcher Rd to Burcher Rd (Mill and Overlay)	150,000
Total	\$ 750,000

EXPENDITURES / FUNDING

	2012	2013	2014	2015	2016	Total
Total Expenditures	750,000					750,000
Federal Gas Tax Reserve Fund	750,000					750,000
Total Funding	750,000					750,000

TOWN OF AJAX REPORT



REPORT TO: General Government Committee

SUBMITTED BY: Paul Allore
Director of Planning and Development Services

PREPARED BY: Carol Coleman
Manager of Engineering, Capital Projects

SUBJECT: **Contract Award – Monarch Avenue Watermain and Road Reconstruction – Hunt Street to Bayly Street**

WARD(S): 3

DATE OF MEETING: May 7, 2015

REFERENCE: Capital Account No. 969211 – Road Resurfacing – FGT – 2015
Tender No. T15014 Monarch Avenue ~ Watermain and Road Reconstruction

RECOMMENDATION:

1. That Council award the contract for Monarch Avenue Watermain and Road Reconstruction, to Hard-Co Construction Ltd. in the amount of \$927,597.84 (inclusive of all taxes).
2. That Council award the contract for Contract Administration Services ~ Monarch Avenue Watermain and Road Reconstruction, to R. V. Anderson Associates Ltd. in the amount of \$119,559.65 (inclusive of all taxes).
3. That Council award the contract for replacement of traffic signal detection loops at Bayly Street related to the Monarch Avenue Watermain and Road Reconstruction, to Region of Durham in the amount of \$2,940.40 (inclusive of all taxes).
4. That Council approve funding of \$23,290.31 to be allocated to Capital Account No. 969211 from Federal Gas Tax Reserve.
5. That Council approve the temporary closure of Monarch Avenue between Hunt Street and Bayly Street for the watermain and road reconstruction for the duration of the contract (June to September 2015); arranged through the Road Occupancy/ Road Closure By-Law #59-2013. During the closure, access will be maintained to all residences and businesses.

BACKGROUND:

As part of the 2015 Capital Budget process, Council approved various road resurfacing and road reconstruction projects funded through the Federal Gas Tax Program. The reconstruction of Monarch Avenue was one of these projects.

Annual meetings held with the Region of Durham illustrated a need to replace the existing watermain on Monarch Avenue due to significant deterioration and frequent watermain leaks. As a result, the Town partnered with the Region to perform both infrastructure replacements under one contract.

In 2014, the Town of Ajax retained R.V. Anderson Associates Ltd. to perform design services for the road reconstruction and coordinate the watermain replacement with the Region of Durham. Throughout this process, the Town worked closely with Regional staff to ensure that construction specifications met with both Regional and Town criteria and that cost apportionments for each municipality were shared accordingly.

The reconstruction of Monarch Avenue will involve the following improvements:

- Replacement of curb and gutter as necessary;
- Replacement of concrete sidewalk bays as necessary;
- Replacement of granular base to provide a structural improvement to the road base and improve the life cycle of the road;
- Replacement of watermain and water services;
- Replacement of a small section of storm sewer; and
- Full replacement of the asphalt roadway.

DISCUSSION:

1. Contract Award to Hard-Co Construction Ltd.

Request for Tender (RFT) documents were issued to six prospective bidders with bids being received back from five of these, prior to the closing on March 17, 2015. Upon review of the five bids received, a number of arithmetical errors were discovered, resulting in a Corrected Total Tender Amount. Listed below is a summary of the bids received:

NAME OF BIDDER	TOTAL TENDER AMOUNT	CORRECTED TOTAL TENDER AMOUNT
Hard-Co Construction	\$927,597.84	\$927,597.84
Nick Carchini Excavating Ltd.	\$1,111,546.04	\$1,111,546.04
Coco Paving Inc.	\$1,150,901.53	\$1,150,901.53
Elirpa Construction & Materials Ltd.	\$1,152,798.33	\$1,155,239.13
Trisan Construction	\$1,297,450.18	\$1,297,450.18

2. Contract Award to R.V. Anderson Associates Ltd.

The current Purchasing By-Law allows for purchases through negotiations, under certain conditions, more specifically, “where, at the discretion of the Department Head, with the approval of the Chief Administrative Officer, it is deemed to be in the best interest of the municipality to negotiate with vendors.”

It is recommended that the contract administration and inspection services be awarded to R.V. Anderson Associates Limited as a single source contract to ensure that the works are completed in a cost effective and timely manner. R.V. Anderson Associates Limited is best suited for this project as they have significant knowledge of the project because they prepared the detailed design.

This report and single source recommendation has been reviewed and approved by the Chief Administrative Officer.

3. Contract Award to the Region of Durham

This work has been required for the replacement of the existing traffic signal detection loops at the intersection of Monarch Avenue and Bayly Street which will need to be removed and replaced for the road reconstruction.

It is in the Town's best interest to sole source this award to the Region of Durham, as traffic signal plant is owned by the Region and can only be relocated by Regional staff.

The current Purchasing By-Law allows for purchases through negotiations, under certain conditions, more specifically, "where, at the discretion of the Department Head, in consultation with the Manager of Purchasing, it is deemed to be in the best interest of the municipality to negotiate with vendors."

This report and sole source recommendation has been reviewed and approved by the Manager of Purchasing.

4. Additional Funding

Following a competitive tender process, tenders were received from five bidders. All bids were higher than the estimated costs for this project. This is a reflection of current market conditions for road construction material and labour costs. Based on the lowest compliant bid additional funding in the amount of \$23,291.31 is required to complete this project.

5. Temporary Road Closure

The watermain and road reconstruction of Monarch Avenue will require the closure of Monarch Avenue from Hunt Street to Bayly Street to ensure that the work can be completed in a timely and cost efficient manner from June to September 2015. Access will be maintained for local residences, businesses and emergency vehicles only.

All road closure signage will be posted a minimum of 10 days in advance of the closure and be arranged through the Town's Road Occupancy/ Road Closure By-Law #59-2013.

FINANCIAL IMPLICATIONS:

Financial Implications:

Capital Account No. 969211- Road Resurfacing – FGT - 2015

Available Budget GGC Report February 19, 2015 Contract Award – Local Road Resurfacing	\$534,236.89
Cost Recovery – Region of Durham	<u>\$492,329.44</u>
Available Budget	\$1,026,566.33

Previous Awards/Expenditures

Nasiruddin Engineering Ltd. (net of HST rebate)	\$8,469.48	
Contingency (10%)	<u>\$850.00</u>	<u>\$9,319.48</u>
Available Budget		1,017,246.85
Hard-Co Construction (net of HST rebate)	\$835,330.59	
Contingency (10%)	\$ 83,500.00	
R.V. Anderson Assoc. Ltd. (net of HST rebate)	\$107,667.17	
Contingency (10%)	\$10,800.00	
Region of Durham (net of HST rebate)	\$2,940.40	
Contingency (10%)	\$300.00	<u>\$1,040,537.76</u>
Over Budget		<u>(\$23,290.91)</u>

An approximate 10% contingency has been identified to ensure sufficient funding is available to address site specific issues that can be encountered during the design process. Risk factors for this project include:

- Unusual soil or base conditions,
- Site conditions different than those anticipated,
- Unanticipated utilities encountered during the construction,
- Contaminated soil, and/or
- Poor weather conditions.

These risks can cause delays, necessitating additional material and labour associated with construction.

Additional funding, not to exceed \$23,290.31, will be allocated from Federal Gas Tax Reserve.

The Capital Detail Sheet is attached for information.

COMMUNICATION ISSUES:

Monarch Avenue will be closed to through traffic for the duration of the construction although access to local residences and businesses will be retained. Minor disruptions due to dust, noise, business access will be experienced by residents and businesses during the construction period. Every effort, however, will be made to keep these inconveniences to a minimum throughout the process

Notices regarding the road closure will be delivered to residences and businesses along the affected portion of Monarch Avenue. Signs regarding the road closures will be placed 10 days prior to the closures as per the Town's Road Occupancy/ Road Closure By-Law #59-2013. Additionally, the Town will advertise the closure on the Town's website, notify affected Town and Regional departments, Emergency Services and advertise in the local newspaper.

CONCLUSION:

It is the recommendation of staff that:

- Hard-Co Construction Ltd. be awarded the contract for Monarch Avenue Watermain and Road Reconstruction being the lowest bidder meeting minimum specifications,
- R.V. Anderson Associates Limited be awarded the contract for contract administration and inspection services related to Monarch Avenue Watermain and Road Reconstruction as a single source purchase,
- The Region of Durham be awarded the contract to replace the traffic signal detection loop at the intersection of Monarch Avenue and Bayly Street as a sole source purchase, and
- Council approve the necessary road closure to facilitate the construction.

ATTACHMENTS:

ATT-1: 2015 Capital Detail Sheet 969211 – Road Resurfacing – FGT - 2015

Carol Coleman, P. Eng
Manager of Engineering, Capital Projects

Paul Alore, MCIP, RPP
Director, Planning & Development Services

TOWN OF AJAX
2015 CAPITAL BUDGET / 2016-2019 LONG RANGE CAPITAL FORECAST
DETAIL SHEET

Department	Operations & Environmental Services
Section	Infrastructure
Project Name	Road Resurfacing - FGT - 2015
Submitted By	Tim Murphy, Supervisor, Infrastructure & Capital Projects
Start Year	2015
Project Number	0969211

PROJECT DESCRIPTION / JUSTIFICATION

The resurfacing of municipal roads and associated curbs and sidewalks is a critical component of the Town's infrastructure maintenance program. The roads to be resurfaced and/or reconstructed each year are prioritized based on the Town's Pavement Management System and coordinated with The Region of Durham Construction Projects. The Town's road resurfacing requirements are funded annually through the Roads Maintenance Reserve and Federal Gas Tax Reserve Fund.

Federal Gas Tax Reserve:

Monarch - Hunt to Bayly (Reconstruction with Region of Durham)	\$400,000
Milner Crescent - Parkes Drive to Lake Driveway (Mill and Overlay)	225,000
Simonds Drive - Parkes to Lake Driveway (Mill and Overlay)	150,000
Rideout Street - Exeter to Kings Crescent (Resurface)	100,000
Total	\$875,000

The reconstruction of Monarch from Hunt to Bayly Street will be performed in conjunction with the Region of Durham's watermain replacement on this section of road. It is anticipated that this work will be tendered in the Spring of 2015 and will be constructed in the Summer of 2015.

EXPENDITURES / FUNDING

	2015	2016	2017	2018	2019	Total
Total Expenditures	875,000					875,000
Federal Gas Tax Reserve Fund	875,000					875,000
Total Funding	875,000					875,000

TOWN OF AJAX REPORT



REPORT TO: General Government Committee

SUBMITTED BY: Tracey Vaughan-Barrett
Director, Recreation & Culture

PREPARED BY: Joanne Wood, Manager Neighbourhood Programs & Active Living
Rob Braid, Manager Recreation Facilities

SUBJECT: **Audley Recreation Centre Closures & Program Re-allocation (Pan Am)**

WARD(S): All

DATE OF MEETING: May 7, 2015

REFERENCE: GGC Report – July 4th, 2013
GGC Report – December 4, 2014

RECOMMENDATION:

That the following report be received for information.

BACKGROUND:

The Town of Ajax will host the Baseball and Softball events for the Toronto 2015 Pan Am Games at the President's Choice Ajax Pan Am Ball Park adjacent to the Audley Recreation Centre (ARC) from July 11-26, 2015. As the ARC and a portion of its grounds will be utilized during mobilization, Games-time and take down period, the regular operation of the ARC and its grounds will be impacted to various degrees from early June to late August, 2015.

DISCUSSION:

Overview of games footprint

The Games foot print will include the Sportsplex Park and adjacent grounds, ARC parking lot, and the east side of ARC. TO2015 will have exclusive use of the gymnasium, youth space, studio, community room and pre-school room for the duration of the Games.

Parking and Access to the Recreation Centre

In order to accommodate the TO2015 overlay, parking restrictions at ARC will be in effect beginning June 8, 2015. Participants are encouraged to use alternative forms of transportation during this time including: walking, biking and public transit. Provisions have been made to allow a limited number of parking spaces on site for those requiring accessible parking.

Facility Impact

The west side of ARC including the main entrance and customer service desk, as well as the outdoor features including the skate park, splash pad, playground, and playing courts, will remain open throughout the spring and summer months. Having the building open during this time will provide the opportunity for staff to interact with customers and visitors. There will be limited access to ARC for use in cooling centre and/or sheltering emergencies.

The ARC Pool will be closed from July 1 to August 9, 2015 inclusive. In order to avoid a second interruption in service to residents, this closure will include the annual pool maintenance shutdown period which is typically scheduled in September.

Program Impact

Reduced access to program spaces, road closures, and parking restrictions at ARC from June through August have posed a challenge with regard to maintaining the service levels and standards that residents have come to expect from our recreation programs and services. After careful consideration, consultation with TO2015, and review of the potential impact to service, the decision was made to limit the number of programs offered at ARC during the summer of 2015. Priority has been given to maintain a wide variety of recreational opportunities for residents during the summer Town-wide. In order to accommodate this need, recreation programs and services have been realigned to maximize the use of other facilities within the Town's inventory.

The majority of registered programs at ARC including general programs, swimming lessons and fitness classes will end June 7, 2015. Drop-In programs at ARC including group fitness, pay as you play sports programs and Youth Space hours will end June 19, 2015. Registered and drop in programs will resume for the fall session in September.

Upon re-opening of the pool on August 10th, public and lane swimming schedules will resume. Participants will be encouraged to continue using alternate forms of transportation until the parking lot becomes fully accessible.

Also of note to residents in the community, Summer Playground programs in the restricted and patrolled zones will continue to operate as usual at Romeo Dallaire Park/School and Imagination Park.

To celebrate the Pan Am Games and thank the community, all scheduled swims at the Audley Recreation Centre on June 27, 28 and August 23 will be FREE. In addition, a community thank you event will be held at ARC on August 23.

FINANCIAL IMPLICATIONS:

Where possible, recreation programs (including swim lessons) have been moved to other facilities during the closure of ARC. Programs that have needed to be cancelled will not have a negative effect on the budget as they run on a "break even" basis.

COMMUNICATION ISSUES:

A communication package has been developed in cooperation with Corporate Communications including the following communication channels: web-site, social media, Community Recreation & Parks Guide, posters/flyers to be posted/distributed on site as well as in the other community centres. Up-to-date information on programs and services will be posted on ajax.ca.

Also, Recreation & Culture staff were present to answer questions at the March 29th Community Information Session at ARC.

CONCLUSION:

Staff have taken a proactive and interactive approach with customers to ensure that, where possible, there are minimal effects to the user of our programs and facilities. Where such disruptions or interruptions have occurred, all planning and communication approaches have been considered to keep customers informed, and programs have been relocated where absolutely possible to maximize participation and customer satisfaction.

Joanne Wood – Manager, Neighbourhood Programs & Active Living

Rob Braid – Manager, Recreation Facilities

Tracey Vaughan-Barrett – Director, Recreation & Culture

TOWN OF AJAX REPORT



REPORT TO: General Government Committee

SUBMITTED BY: Dave Meredith
Director, Operations and Environmental Services

PREPARED BY: Rick Chalmers
Supervisor, Infrastructure and Asset Management

SUBJECT: **Contract Award – Carwin Culvert Replacement**

WARD(S): All

DATE OF MEETING: May 7, 2015

REFERENCE: Tender No. T15017
Capital Account No. 971511 – Carwin Culvert Replacement

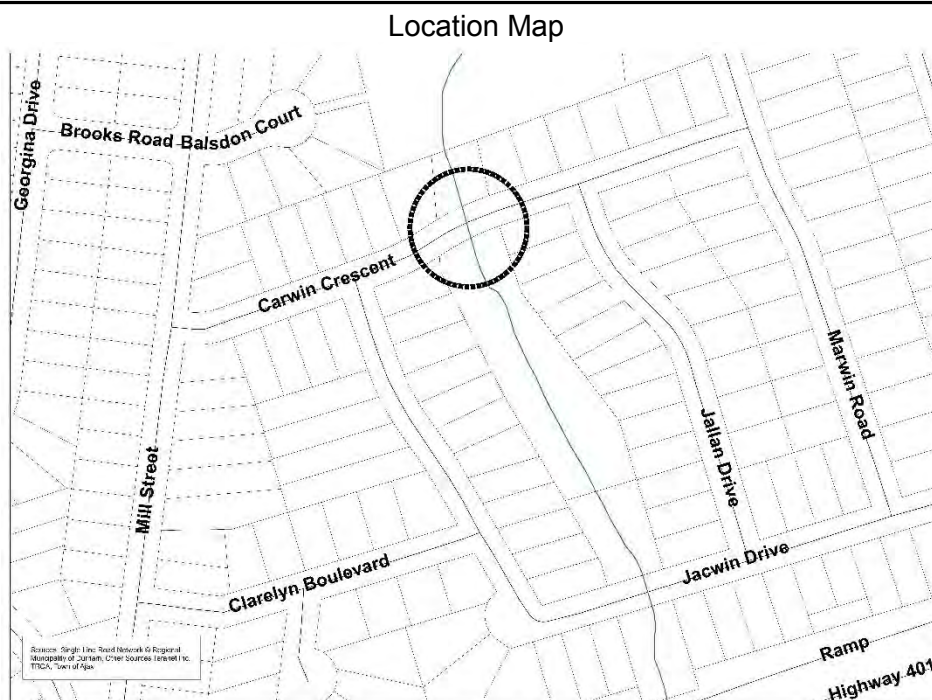
RECOMMENDATION:

That Council award the contract for Carwin Culvert Replacement to 2220742 Ontario Ltd. o/a Bronte Construction in the amount of \$487,930.05 (inclusive of all taxes).

BACKGROUND:

The Town of Ajax 2013 Municipal Structure Inventory and Inspection Study provided a summary of structure condition ratings and contains a comprehensive list of both the short-term and long-term maintenance, repair and/or replacement requirements for the Town's 61 bridge and culvert structures.

Carwin Culvert (Culvert 202) carries Millers Creek under Carwin Crescent, 100 metres west of Jallan Drive (see attached location map). This culvert is a twin, steel multi-plate pipe arch constructed in 1970. Detailed design and permitting for this culvert replacement was completed in 2014. Construction will include the replacement of the twin culverts with slightly larger sizes which will convey more water during major storm events resulting in reduced water levels. Construction will also include the removal and replacement of the roadway, storm sewer, guiderail, trail, trees and vegetation and any other items necessary to complete the works. Construction will begin in mid-June and will be completed by September 1.



DISCUSSION:

Request for Tender (RFT) documents were issued to 17 prospective bidders with bids being received back from 10 of these, prior to the closing on April 14, 2015. During the analysis of the 10 bids received, a number of arithmetical errors were discovered, resulting in a Corrected Total Tender Amount. Listed below is a summary of the bids received:

NAME OF BIDDER	TOTAL TENDER AMOUNT	CORRECTED TOTAL TENDER AMOUNT
2220742 Ontario Ltd. o/a Bronte Construction	\$487,930.05	\$487,930.05
Hawkins Contracting Services Ltd.	\$595,444.74	\$595,444.74
All Services Inc	\$637,642.05	\$637,642.05
Coco Paving Inc.	\$665,941.79	\$665,941.79
Titanium Contracting Inc.	\$669,699.59	\$669,699.59
Primrose Contracting (Ont) Inc.	\$722,001.07	\$722,001.07
Fidelity Engineering & Construction Inc.	\$773,266.60	\$773,266.60

Four Brothers Construction	\$875,990.69	\$875,990.69
2274084 Ontario Ltd o/a GMP Contracting Ltd	\$903,445.73	\$903,191.49
Elirpa Construction & Materials Ltd	\$920,778.82	\$920,778.82

FINANCIAL IMPLICATIONS:**Capital Account No. 971511 – Carwin Culvert Replacement**

Approved Capital Budget		\$600,000.00
Contract (net of HST rebate)	\$439,396.12	
Contingency	\$ 65,909.42	
Materials Testing	<u>\$10,000.00</u>	<u>\$515,305.54</u>
Available Budget		<u>\$84,694.46</u>

A contingency amount has been allocated for this project. The specific amount for Carwin Culvert Replacement has been set at 15% of the net contract price in order to ensure sufficient funding is available to address site specific issues that can be encountered during the construction process. Risk factors for this project include:

- Unusual soil or base conditions,
- Site conditions different than those anticipated,
- Unanticipated utility conflicts encountered during the construction,
- Poor weather conditions.

These risks can cause delays, necessitating additional material and labour associated with construction.

The Capital Detail Sheet is attached for information.

COMMUNICATION ISSUES:

Minor disruptions will take place due to the partial closing of Carwin Crescent. In addition, disruptions may occur as a result of the closing of the trails during construction. Local access to all residences will be maintained. Every effort, however, will be made to keep these inconveniences to a minimum throughout the process. Communication will include the following:

- Notice of construction delivered to the houses in the affected area including construction outline and schedule;
- Provision of a construction outline and schedule on the Town's website;
- Road closure and project signage;
- Construction Notice Signs will be placed at the trail entrances in advance of construction

The Town's contractors will be instructed to ensure that adequate safety measures are in place to protect the public

CONCLUSION:

It is the recommendation of staff that 2220742 Ontario Ltd. o/a Bronte Construction be awarded the contract for Carwin Culvert Replacement, being the lowest bidder meeting minimum specifications.

ATTACHMENTS:

ATT-1: 971511 - Carwin Crescent Culvert Replacement

Rick Chalmers
Supervisor, Infrastructure and Asset Management

Dave Meredith
Director, Operations and Environmental Services

TOWN OF AJAX
2015 CAPITAL BUDGET / 2016-2019 LONG RANGE CAPITAL FORECAST
DETAIL SHEET

Department	Operations & Environmental Services
Section	Operations
Project Name	Carwin Crescent Culvert Repl
Submitted By	Rick Chalmers, Supervisor, Infrastructure & Capital Projects
Start Year	2015
Project Number	0971511

PROJECT DESCRIPTION / JUSTIFICATION

The Town of Ajax 2013 Municipal Structure Inventory and Inspection Study provided a summary of structure condition ratings and contains a comprehensive list of both the short-term and long-term maintenance, repair and/or replacement requirements for the Town's 61 bridge and culvert structures.

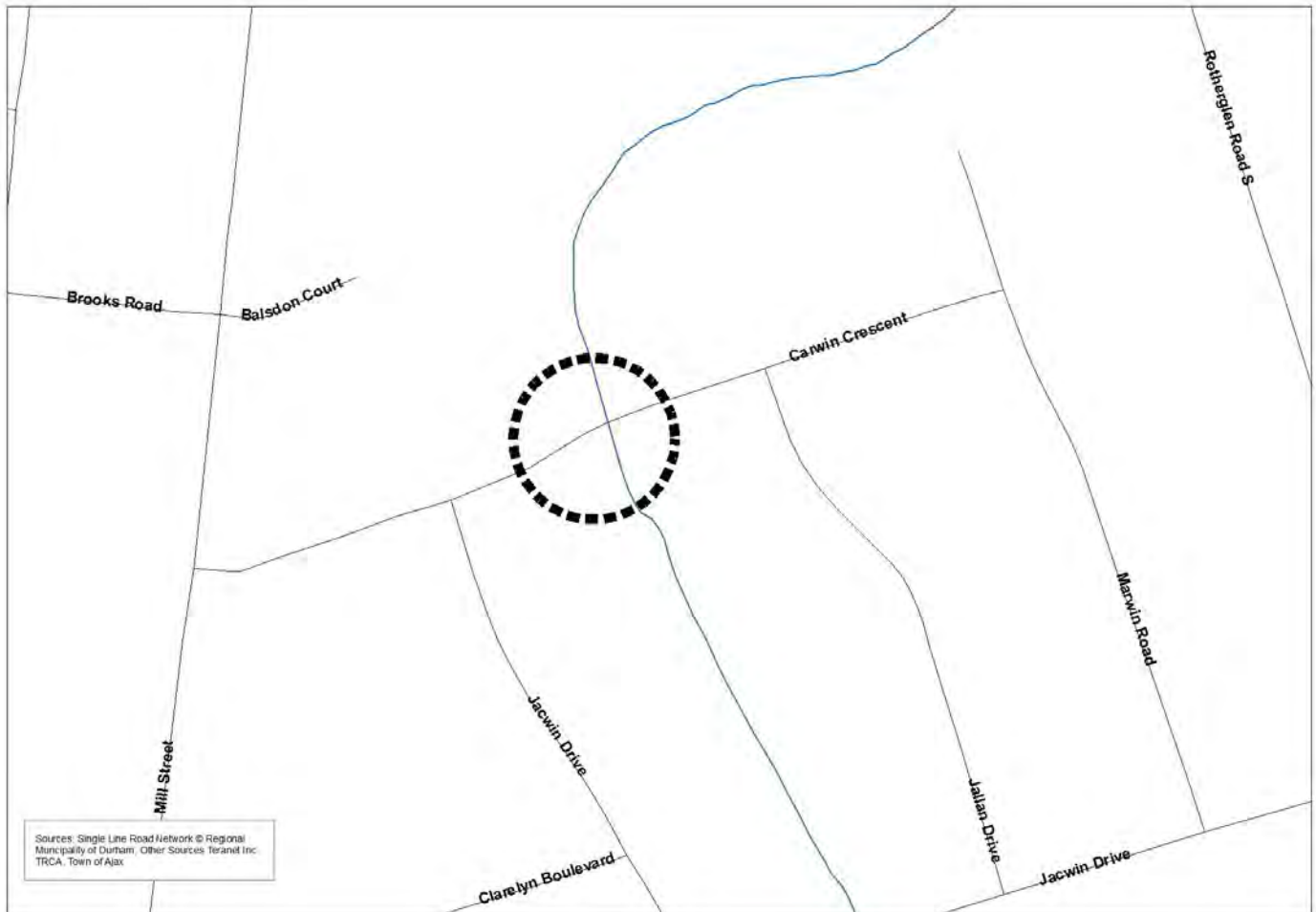
Culvert 202 carries Millers Creek under Carwin Crescent, 100 metres west of Jallan Drive. This culvert is a twin, steel multi-plate pipe arch constructed in 1970. Detailed design for this culvert was completed in 2014. Construction will include the replacement of the twin culverts with slightly larger sizes which will convey more water during major storm events resulting in reduced water levels. Construction will also include the removal and replacement of the roadway, storm sewer, guiderail, trail, trees and vegetation and any other items necessary to complete the works.

EXPENDITURES / FUNDING

	2015	2016	2017	2018	2019	Total
Total Expenditures	600,000					600,000
Roads Maintenance Reserve	600,000					600,000
Total Funding	600,000					600,000

TOWN OF AJAX
2015 CAPITAL BUDGET / 2016-2019 LONG RANGE CAPITAL FORECAST
DETAIL SHEET

Carwin Crescent Culvert



TOWN OF AJAX REPORT



REPORT TO: General Government Committee

SUBMITTED BY: Paul Allore, MCIP, RPP
Director, Planning and Development Services

PREPARED BY: Geoff Romanowski, MCIP, RPP, CPT
Development Approvals Coordinator

SUBJECT: **Briefing Report: Ajax Downs Casino Applications
Picov Holdings Inc. & Picov Cattle Co.
Official Plan Amendment Application OPA15-A2
Zoning By-law Amendment Application Z5/15**

WARD: 2

DATE OF MEETING: May 7, 2015

REFERENCE: N/A

RECOMMENDATION:

That the report entitled “Briefing Report: Ajax Downs Casino Applications, Picov Holdings Inc. & Picov Cattle Co., Official Plan Amendment Application OPA15-A2 and Zoning By-law Amendment Application Z5/15”, be received for information.

1.0 PURPOSE:

The purpose of this report is to provide a general overview of the OLG gaming modernization process, how this process relates to the Ajax Downs facility, and the details relating to Official Plan Amendment Application OPA15-A2 and Zoning By-law Amendment Application Z5/15, submitted by Picov Holdings Inc. and Picov Cattle Co. (Picov).

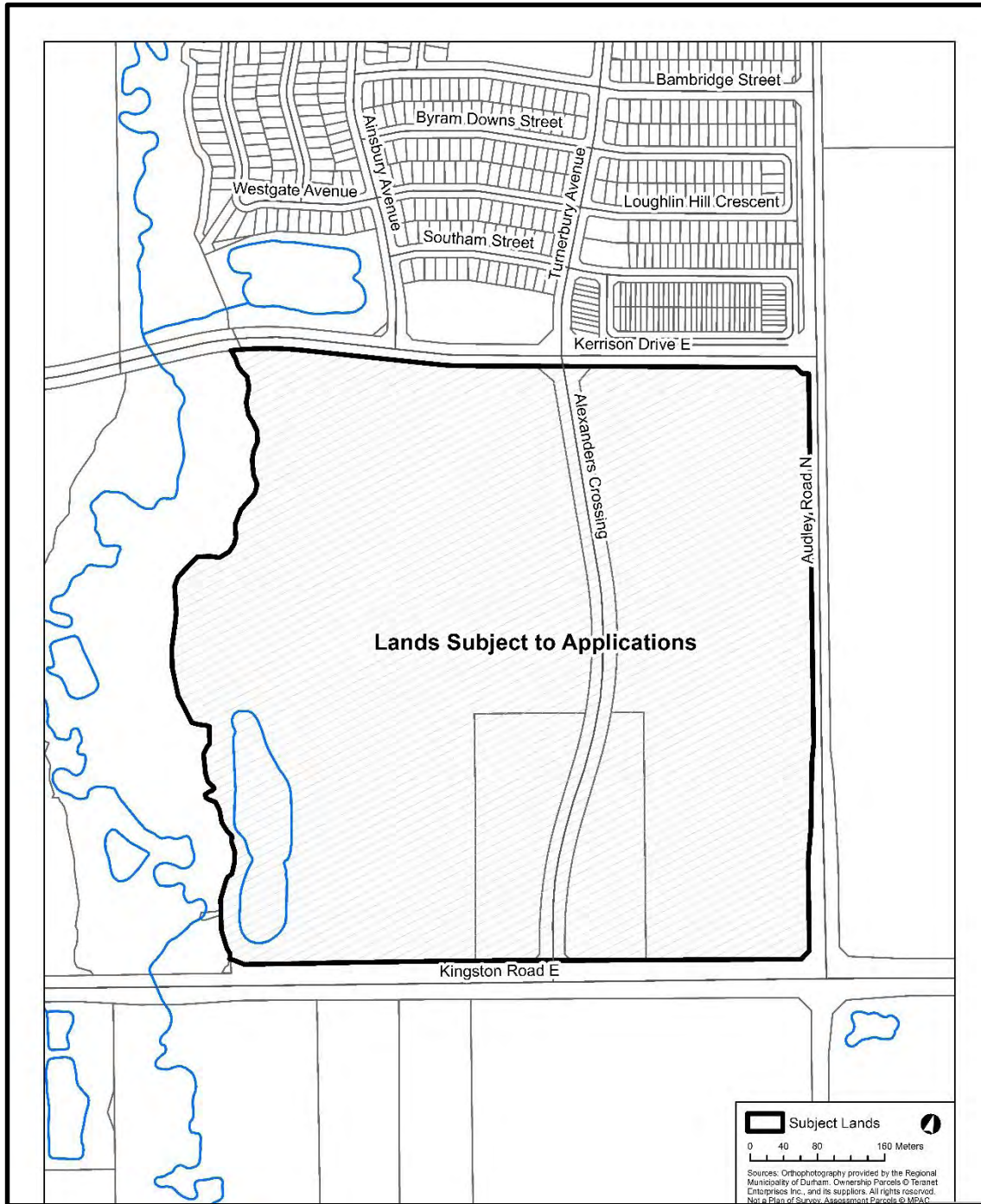
1.1 Subject Lands and Area Context

The total land area affected by the applications is approximately 50 hectares (123 acres). The affected lands are bounded by Kingston Road, the Carruther’s Creek, Kerrison Drive, and Audley Road.

Surrounding the subject lands are the following land uses:

North: To the north of the subject lands is Kerrison Drive. North of Kerrison Drive is the Lexington County and Mulberry Meadows residential communities.

East: To the east of the subject lands is Audley Road. East of Audley Road are farm lands within the Provincial Greenbelt and Lake Ridge Road North.

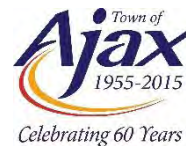
**Applications:**

OPA15-A2 & Z5/15

Applicant:

Picov Holdings Inc. & Picov Cattle Co.

Date: May 7, 2015

Figure 1
Subject Lands**Town of Ajax**
Planning &
Development
Services

South: Abutting the subject lands to the south is Kingston Road. South of Kingston Road are the Passvale Employment Lands and Highway 401.

West: To the west is Carruther's Creek. West of Carruther's Creek are other lands owned by Picov Farms Inc. and beyond these lands is the RioCan Walmart/Home Depot/Canadian Tire Plaza.

2.0 BACKGROUND

In 2012, Ontario Lottery and Gaming (OLG) initiated a strategy to expand licensed gaming opportunities in Ontario. This strategy established gaming zones. Ajax is within gaming zone Zone C3, which includes the City of Pickering and the Town of Whitby. OLG has set an upper threshold limit for gaming places within each gaming zone. Within Zone C3 the upper threshold limit is 2,500 slot machines and 1,200 live table gaming positions (200 table games).

Prior to a venue site being selected, OLG will complete a Request for Pre-Qualification (RFPQ) process which is expected to close by August 27, 2015. The RFPQ is intended to short list 3 to 5 qualified operators, who will then be invited by OLG to respond to the Request for Proposal (RFP) for Gaming Bundle 5, which includes Zone C3. The anticipated time line for this process to be completed is by late 2016 or early 2017.

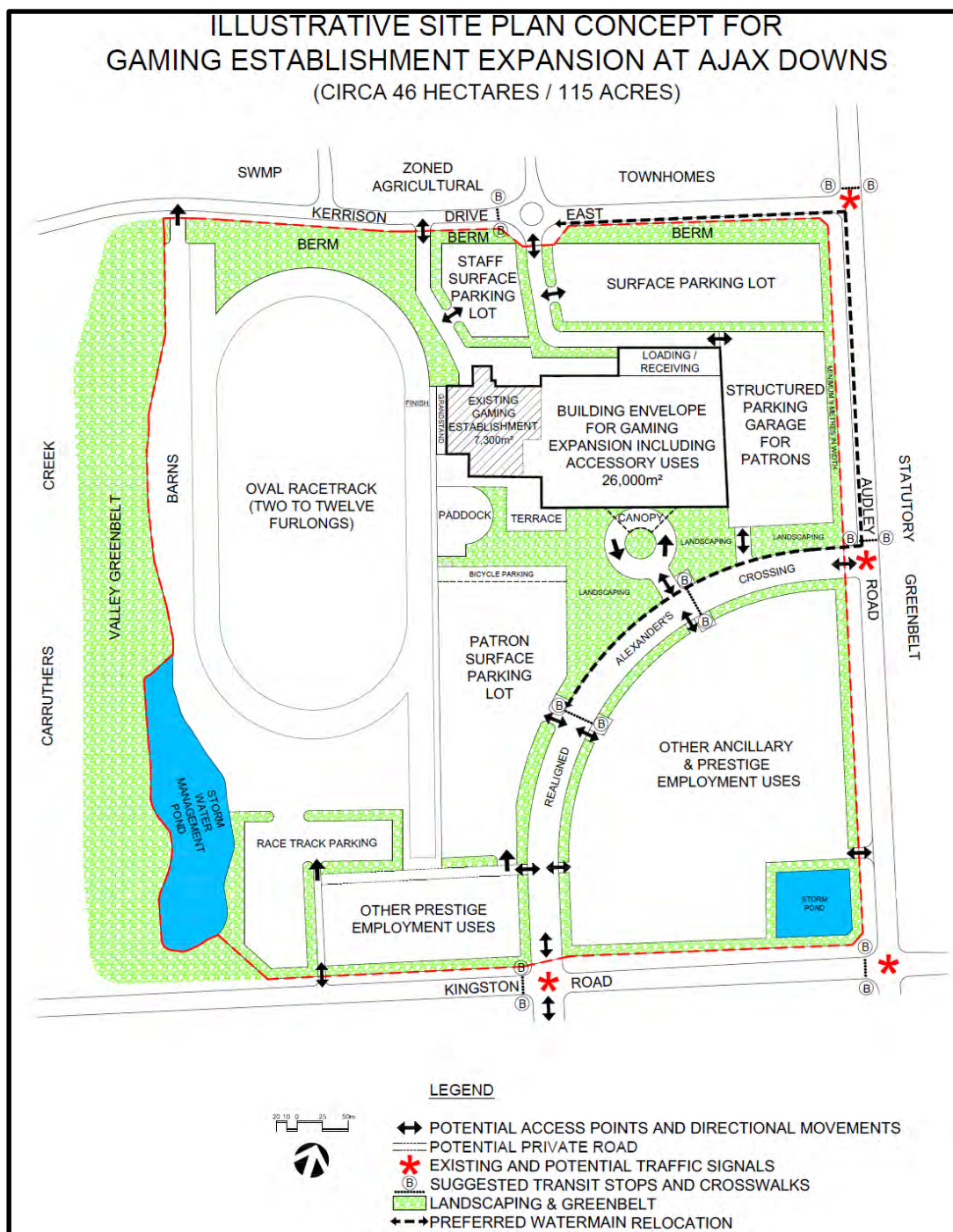
Separate from OLG's RFPQ and RFP processes, Ajax Council needs to make a decision on the submitted official plan and zoning by-law amendment applications. A Council resolution on these applications will not secure Ajax Downs as a successful candidate, but it provides one component of the overall Ajax Downs position based on OLG's modernization process through the RFPQ and pending RFP.

3.0 SUBMITTED APPLICATIONS

Official Plan Amendment OPA15-A2 and Zoning By-law Amendment Z5/15 applications were received on March 20, 2015.

The submitted applications are to permit a casino and accessory uses within the Prestige Employment designation and zone, to delete the 800 slot machine limitation from the Town of Ajax Official Plan and Zoning By-law, and to delete Alexander's Crossing as a Collector Road from the Town of Ajax Official Plan.

The applications were accompanied by a concept plan, illustrating a 26,000 m² (280,000 ft²) addition to the east side of the existing 7,300 m² slots facility, a surface parking lot along Kerrison Drive (between Turnerbury and Audley) and a structured parking garage adjacent to Audley Road. The proposal retains the existing horse racing oval and portions of the existing surface parking areas. The proposal would also realign Alexander's Crossing so that it intersects with Audley Road, with the southern leg of the intersection at Kerrison Drive proposed to be closed. This realignment is necessary to facilitate the interconnected expansion of the Ajax Downs facility and associated structured parking. Future prestige employment development lands are illustrated along Kingston Road (see Figure 2 – Concept Plan).

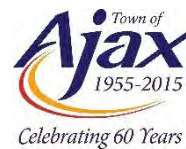
**Applications:**

OPA15-A2 & Z5/15

Applicant:

Picov Holdings Inc. & Picov Cattle Co.

Date: May 7, 2015

Figure 2**Concept Plan**Town of Ajax
Planning &
Development
Services

4.0 SUBMITTED REPORTS & STUDIES

The following reports and studies are in the process of being reviewed by internal departments and external agencies. Comments on these documents have not yet be received.

a) *Planning Justification Report*

A Planning Justification Report, prepared by Bousfileds Inc., dated March 2015, was submitted in support of the applications.

The report rationalizes the circumstances around the submission of the official plan and zoning by-law amendment applications to establish a casino as a permitted use on the subject lands and if land use permissions are in place, how this will position the Ajax Downs facility as a viable venue for a casino within Gaming Bundle 5, Zone C3.

The report also discusses the policy and regulatory framework, including the Provincial Policy Statement 2014, the Growth Plan for the Greater Golden Horseshoe 2013 and the Region of Durham Official Plan, and discusses the proposed amendments to the Town's Official Plan and Zoning By-law.

b) *Functional Servicing and Stormwater Management Report*

A Functional Servicing and Stormwater Management Report, prepared by GHD, dated March 2015, was submitted in support of the applications.

The report indicates that an expansion to the Ajax Downs facility to accommodate a casino and related uses can be accommodated by way of constructing a new stormwater management pond facility at the northwest corner of Kingston Road and Audley Road. This facility is proposed to provide stormwater quality, extended detention and quantity control. The report indicates that the existing sanitary truck sewer will be able to accommodate the future development of the lands, while the watermain will be located within the planned road network and will be looped to an existing watermain at Kerrison Drive and Turnerbury Avenue.

c) *Transportation Assessment*

A Transportation Assessment, prepared by GHD, dated March 2015, was submitted in support of the applications. The assessment considers several traffic scenarios, including:

- existing traffic;
- future background traffic (e.g. including future phases of the Mulberry Meadows residential development);
- future background traffic with diversions due to new road infrastructure;
- future total traffic with the Ajax Downs expansion;
- future traffic with realigned Alexander's Crossing to Audley Road;
- sensitivity analysis of future total traffic plus the Passvale development and the extensions of Audley Road and Alexander's Crossing to the extension of Chambers Drive; and
- sensitivity analysis of future total traffic with realigned Alexander's Crossing to Audley Road.

Based on GHD's assessment, the proposed expansion to Ajax Downs would generate the following vehicles trips to and from the site:

- 72 inbound and 32 outbound new vehicle trips during the weekday a.m. peak hour;
- 157 inbound and 169 outbound new vehicle trips during the weekday p.m. peak hour; and
- 164 inbound and 85 outbound new vehicle trips during the Saturday peak hour

All traffic implications of the proposal are being carefully reviewed through the expertise of the proponent's transportation consultant, Town transportation staff, a transportation peer review consultant retained by the Town and transportation staff at the Region of Durham. The findings of the study reveal that the expansion can be accommodated by the transportation network. A significant network improvement is the Highway 407 East Extension that is currently under construction and is poised to be completed by the end of 2015 by the Ministry of Transportation. Specifically, the future West Durham Link at Kingston Road and the Highway 401 at Lake Ridge Road interchanges, that are part of the Highway 407 East Extension, would provide excellent access to the site. The optimization of signal timings and localized intersection improvements are also recommended to service the anticipated traffic demand.

d) Socio-Economic Study

A Socio-Economic Study, prepared by AECOM, dated March 2015, was submitted in support of the applications.

The study covers a number of areas with a focus on the effects of the proposal to expand the current Ajax Downs facility, in terms of market and size distribution, effects on problem gambling and addiction, crime, property values, employment and economic development, the horse racing industry, municipal revenues, and other factors.

The study notes the following:

Market and Size Distribution:

- Ajax Downs is a top performer in almost every metric when viewed against the entire suite of OLG racetracks, two similar racetracks (Mohawk and Georgian) and the three southern Ontario casinos (Brantford, Great Blue Heron and Thousand Island);

Problem Gambling:

- Ajax Downs is one of eight accredited RG Check Program Facilities, which is run by the Responsible Gamblers Council;
- problem gambling tends to plateau as the novelty of the venue wears off, and as people become more knowledgeable about the consequences of irresponsible gambling; and
- the proposed expansion would generate about 4.3% of the annual visitations to gaming facilities as problem gamblers;

Crime:

- there is little correlation between increase levels of crime and the gaming facilities, which has been confirmed through interviews with police officials in host communities;
- crime related incidences are predominately traffic related and based on research crime is not higher where casino facilities exist; and
- Durham Regional Police Services do not view the Slots at Ajax Downs to be a problem location;

Property Values:

- literature and empirical evidence from Ajax and Durham Region gives no indication that property values decreased by the development and operation of the existing gaming facility;
- areas surrounding Ajax Downs have enjoyed a greater increase in property values than other Ajax neighbourhoods; and
- there is no evidence to suggest that property values will be negatively influenced by the establishment of a casino;

Employment and Economic Development:

- a casino could generate 700 direct jobs (an increase from 340 jobs), 435 indirect and induced jobs and generate labour income in the order to \$47 million dollars within Durham Region and the immediate surrounding area;
- a casino could also be the catalyst for other developments such as hotels and restaurants;
- OLG is a very good corporate citizen, making it a priority to fund community events and community organizations
- in 2014-2015, the province allocated \$115 million dollars in gaming revenue to support charities through the Ontario Trillium Foundation; and
- OLG's sponsorship of festivals and events in Ajax and the Region of Durham totaled \$263,000.00;

Horse Racing Industry:

- the horse racing industry will benefit in the sense that it will be an integral part of the OLG program even though slot revenues are no longer subsidizing horse racing;
- Durham Region is the heart of quarter horse breeding and training in Ontario and is showcased at Ajax Downs;
- the annual contribution of horseracing to the Region's economy is in excess of \$56 million; and
- the industry accounts for 1,700 full time jobs and \$20 million of labour income in the Region;

Municipal Revenues:

- the Town of Ajax could receive contributions, based on the new revenue sharing formula, from anywhere between \$9.5 million and \$12.3 million dollars on an annual basis (currently \$6.8 million).

Overall, the study provides a positive outlook for the prospect of expanding the Ajax Downs facility. Based on the research that has been conducted and past performance of this facility in its current state there are substantial economic benefits associated with development of a casino.

5.0 APPLICATION PROCESSING:

a) Deemed Complete & Circulation

The applications were submitted on March 20, 2015 and have been deemed complete. The applications have been circulated to internal departments and external agencies. Once all

comments have been received, a status report reflecting all comments will be sent to the applicant for response.

b) Public Open House Meeting

A public open house meeting is scheduled for Thursday May 14, 2015, from 6 p.m. to 9:30 p.m. in the Ajax Council Chambers. The meeting will be conducted as follows:

- 6:00 p.m. to 7:00 p.m. - informal review of display material
- 7:00 p.m. to 7:30 p.m. – presentation by staff
- 7:30 p.m. to 9:30 p.m. – question and answer period

Notice for the meeting was sent out on April 29, 2015 and was sent to all property and business owners within 430 metres of the subject property. The notice of this meeting has also be posted on the Town's website under the Public Notice page and in the April 29th, May 6th, and May 13th editions of the Ajax News Advertiser in the Community Page.

6.0 FINANCIAL IMPLICATIONS:

There are no financial implications stemming from the recommendation within this report.

7.0 CONCLUSION:

Staff will proceed to process the submitted applications in accordance with all statutory requirements and provide appropriate communications to Town of Ajax residents, which will include the publication of a news releases on the Town's website and the posting of notices within the Ajax News Advertiser. Once staff's review is complete and public meeting input has been received and considered, a recommendation report will be brought to Community Affairs and Planning Committee for consideration.

ATTACHMENTS:

ATT-1: Proposed Official Plan Amendment (OPA15-A2)

ATT-2: Proposed Zoning By-Law Amendment (Z5/15)

Geoff Romanowski, MCIP, RPP, CPT
Development Approvals Coordinator

Gary Muller, MCIP, RPP
Manager of Planning

Paul Allore, MCIP, RPP
Director, Planning and Development Services

ATT-1: Proposed Official Plan Amendment (OPA15-A2)

THE CORPORATION OF THE TOWN OF AJAX

BY-LAW NUMBER - 2015

A By-law to adopt Amendment No.49 to the Official Plan for the Town of Ajax.

The area subject to this amendment is located on the lands bounded by Kingston Road, the Audley Road, Kerrison Drive, and the Carruther's Creek;

WHEREAS, the Regional Municipality of Durham Act and the *Planning Act*, as amended, authorize the Town of Ajax to pass by-laws for the adoption or repeal of the Official Plan and amendments thereto;

AND WHEREAS, a public hearing was held pursuant to the *Planning Act* to hear submissions respecting the proposed Amendment No.49 to the Town of Ajax Official Plan;

NOW THEREFORE, the Council of the Corporation of the Town of Ajax enacts as follows:

That Amendment No.49 to the Official Plan of the Town of Ajax, is hereby approved.

That this by-law shall come into force and take effect from and after the final passing hereof.

READ a first and second time this ____ day
of ____ 2015.

READ a third time this __ day of ____ 2015.

Mayor

Clerk

Amendment No. 49 to the Town of Ajax Official Plan

1. Purpose

The purpose of this amendment is to permit a Casino.

2. Location

The property subject to this amendment is located on the lands bounded by Kingston Road East (South), the Carruther's Creek (West), Kerrison Drive East (North), and Audley Road North (East). The property is legally described as PART LOT 4 CONCESSION 2 PICKERING, PART LOT 3 CONCESSION 2 PICKERING PARTS 1, 2, 3, 4, 5, 6, 8 & 9 PLAN 40R22346 AND PARTS 5, 10, 11, 13, 14, 15, 20, 23, 24, 25 AND 35 PLAN 40R25797 SAVE AND EXCEPT PARTS 5, 6 & 8 PLAN 40R23313; SUBJECT TO AN EASEMENT OVER & PT LT 3 CON 2, PICKERING, PARTS 11, 12, 13 AND 14 PLAN 40R22346 TOWN OF AJAX & PT LT 3 CON 2, PICKERING AS IN D104279, SAVE & EXCEPT PTS 4 & 5, PL 40R22158, LYING EAST OF PTS 4 & 5, PL 40R22158; AJAX, REGIONAL MUNICIPALITY OF DURHAM & PT LT 3, CON 2, PICKERING AS IN D214640, SAVE & EXCEPT PTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 & 12, PL 40R21495, PT 1, PL 40R22178 AND PTS 1, 2 & 3, PL 40R22158 TOWN OF AJAX, as shown on Schedule 'A' attached hereto.

3. Basis

Picov Holdings Inc. and Picov Cattle Co. have submitted an application to permit a casino and accessory uses within the Prestige Employment designation and zone, to delete the 800 slot machine limitation from the Town of Ajax Official Plan and Zoning By-law, and to delete Alexander's Crossing as a Collector Road from the Town of Ajax Official Plan.

This amendment is required as the Prestige Employment Designation does not permit a Casino, has a limitation on the number of slot machines and designates Alexander's Crossing as a collector road within the Town of Ajax Official Plan.

This amendment would maintain the goals and objectives of the Town of Ajax Official Plan and has been reviewed against Sections 3.3.2 b) and 7.2.2 b) and c) of the Town of Ajax Official Plan.

Studies/Reports that were completed to support the proposed use were:

- Planning Justification Report
(prepared by: *Bousfields*)
- Transportation Assessment
(prepared by: *GHD*)
- Functional Servicing and Stormwater Management Report
(prepared by: *GHD*)
- Socio-Economic Study
(prepared by: *AECOM*)
- Phase 1 Environmental Site Assessment

(prepared by: *Stantec*)

4. Actual Amendments

Section 3.4.10 – Gaming Establishments is hereby amended as follows:

- a) Delete the title 'Gaming and Gaming Establishments' of Section 3.4.10 and replace it with 'Gaming, Gaming Establishments and Casinos'.
- b) Delete Section 3.4.10 a) in its entirety and replace it with:

'The Town accommodates a Gaming, Gaming Establishment and/or Casino that may include any number of video lottery terminals, slot machines, on and off track betting, lottery ticket kiosks, games of chance or of mixed skill and chance in table or machine format and may include, but is not limited to arcades, casino halls, video games and sports betting parlours, together with related restaurants, lounges, administrative offices and other accessory uses and temporary special events authorized by Council'.
- c) Delete the text 'Gaming and Gaming Establishment' from Section 3.4.10 b) and replace it with 'Gaming, Gaming Establishment and/or Casino'.

Section 6.5 – Area Specific Policies is hereby amended by adding the following section, which will read as follows:

- a) Delete the title of Section 6.5, being 'Lands Bounded by Kerrison Road, Kingston Road, Carruthers Creek, and the North/South Collector Road between Kerrison Road and Kingston Road' in its entirety and replace it with 'Lands bounded by Kingston Road, Audley Road, Kerrison Drive and the Carruther's Creek'.
- b) Delete the text 'a gaming establishment consisting of up to 800 slot machines' within Section 6.5 a) and replace it with the following text 'a gaming establishment and/or a casino'.
- c) Delete 'Section 6.5 e)' in its entirety.

Schedule A-1, A-2, B, C-1, C-2, and C3 are hereby amended as follows:

- a) Delete the road, 'Alexander's Crossing' from Schedules A-1, A-2, B, C-1, C-2, and C-3 and amend Schedules A-1, A-2, B, C-1, C-2, and C-3 as per Schedules B, C, D, E, F and G attached hereto.

Schedule G – Lands Subject to Area Specific Policies is hereby amended as follows:

- a) Redefine the boundary of 'Section 6.5' to encompass the 'Lands bounded by Kingston Road, Audley Road, Kerrison Drive and the Carruther's Creek'.
- b) Delete the road, 'Alexander's Crossing' from Schedule G and amend Schedule G, as

per Schedule H attached hereto.

5. Implementation

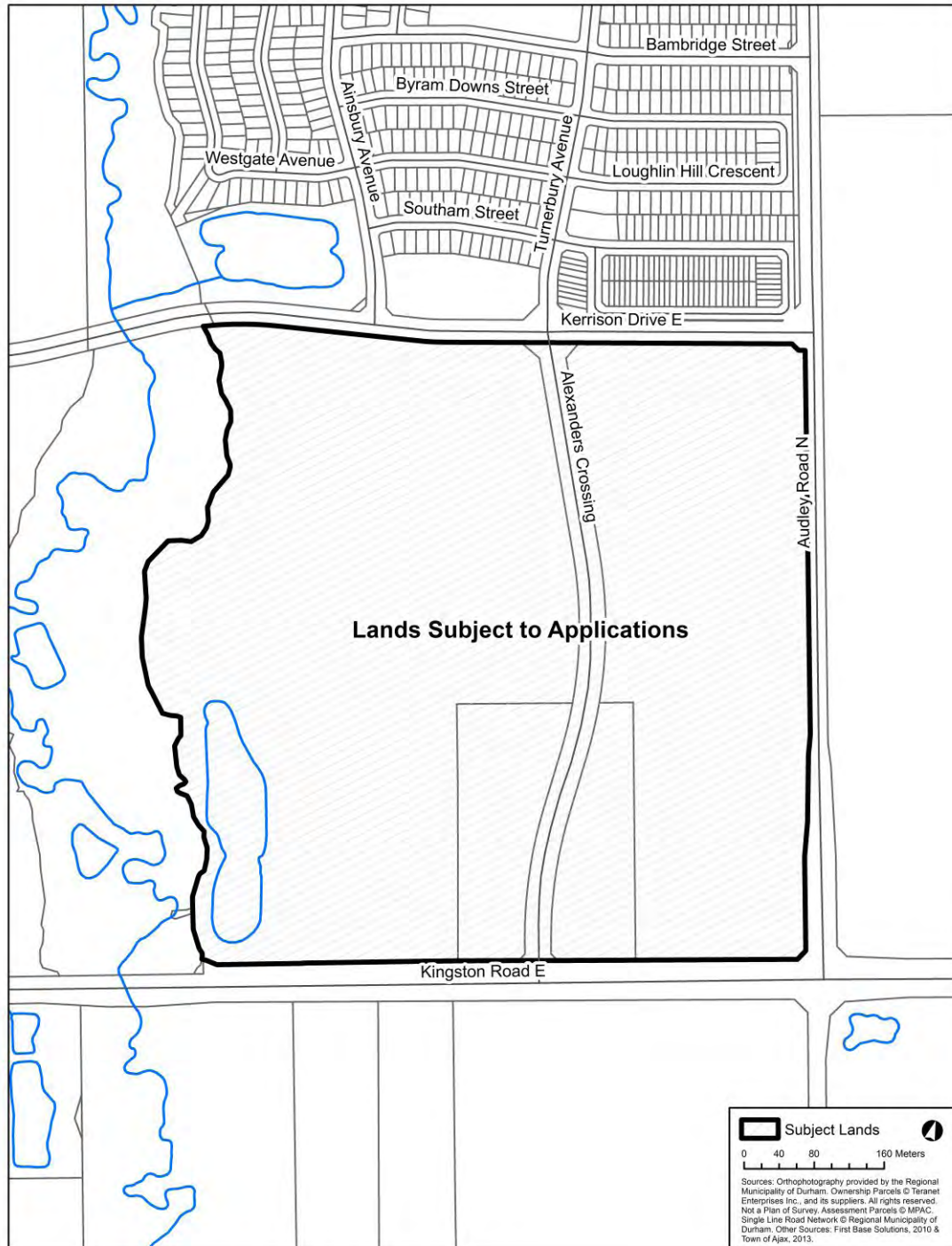
The provisions set forth in the Town of Ajax Official Plan, regarding the implementation of the Plan, shall apply to this Amendment.

6. Interpretation

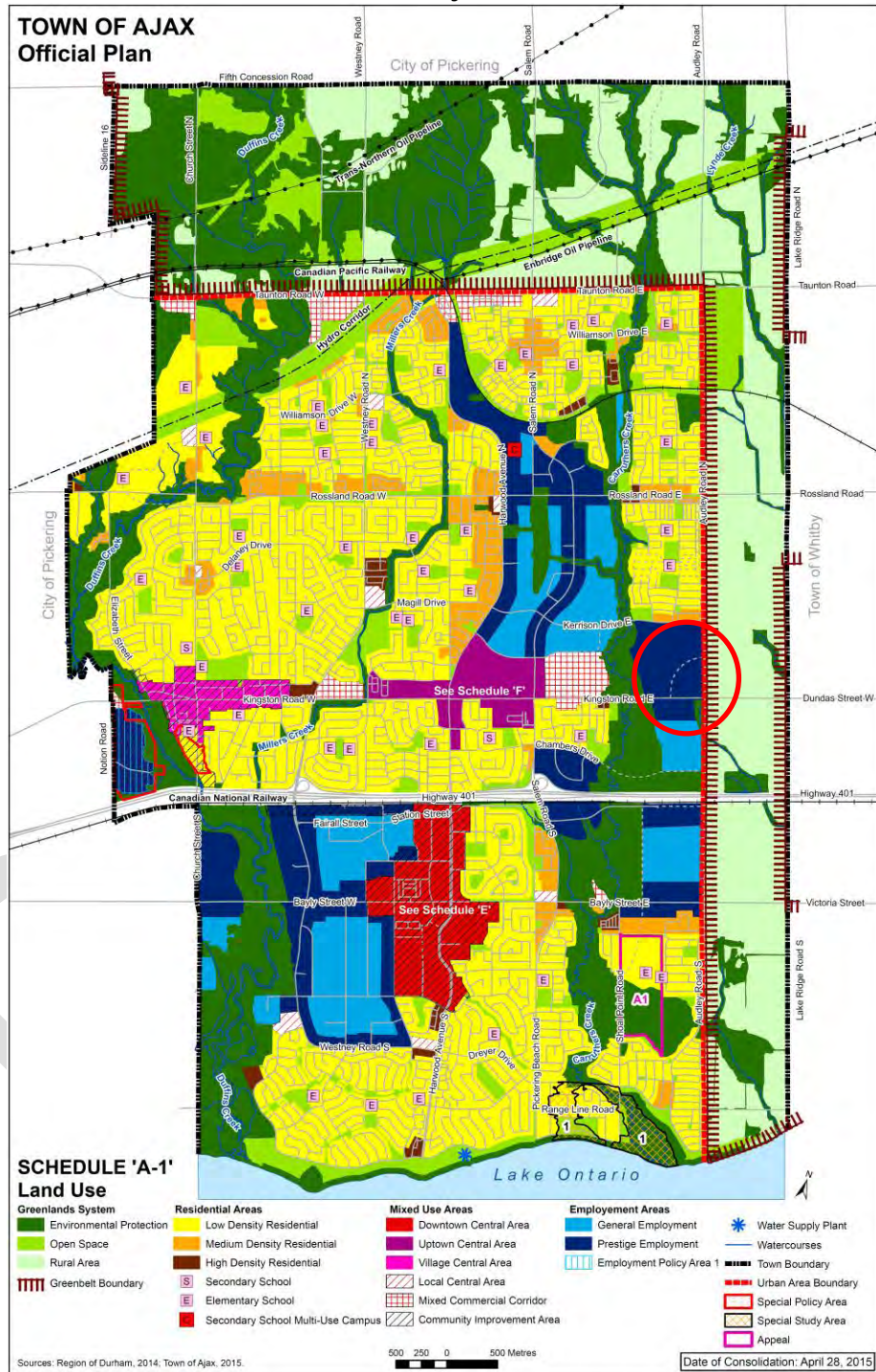
The provisions set forth in the Ajax Official Plan that are not otherwise in conflict with this Amendment shall continue to apply.

DRAFT

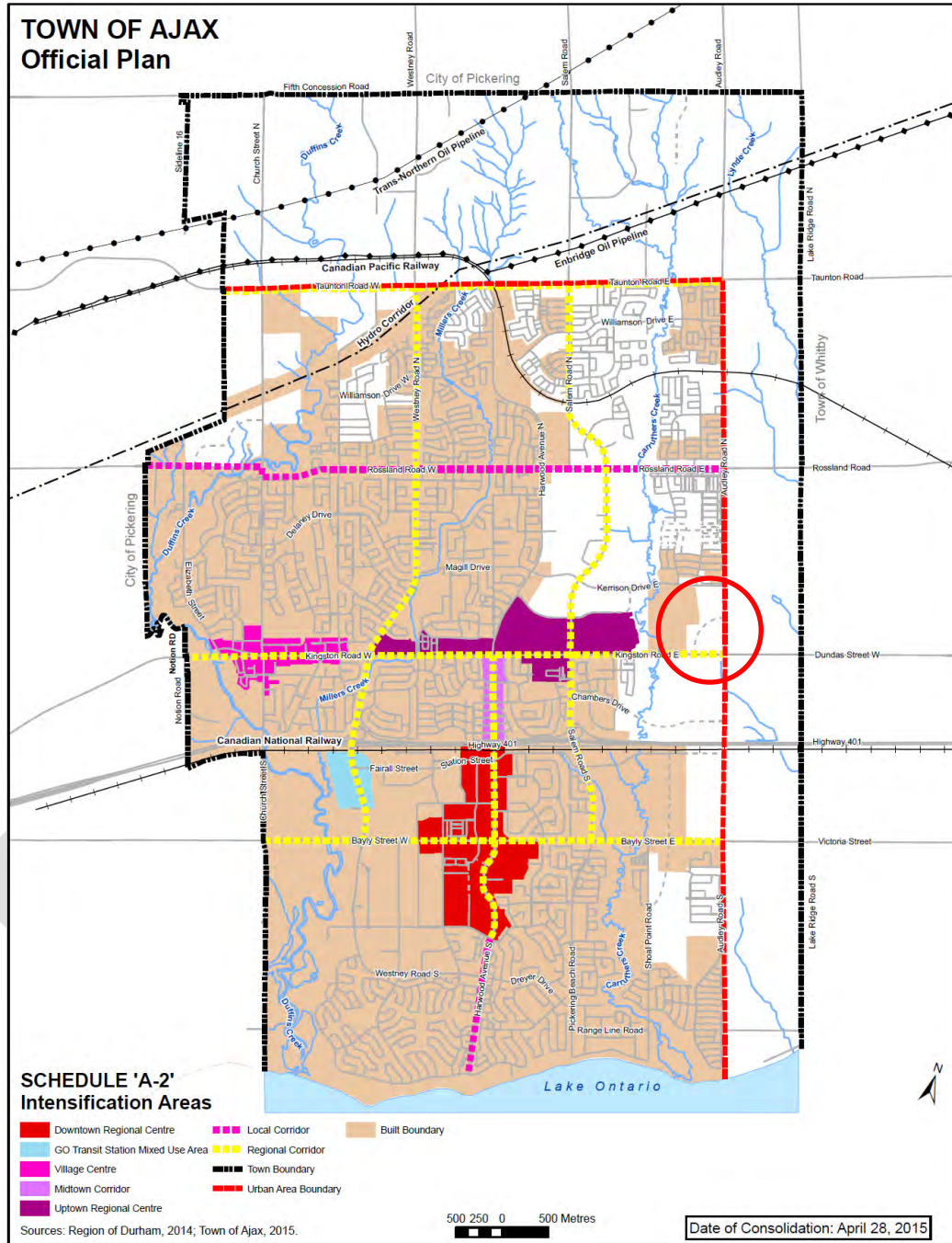
Schedule 'A'
To Amendment No. 49
To The Town of Ajax Official Plan



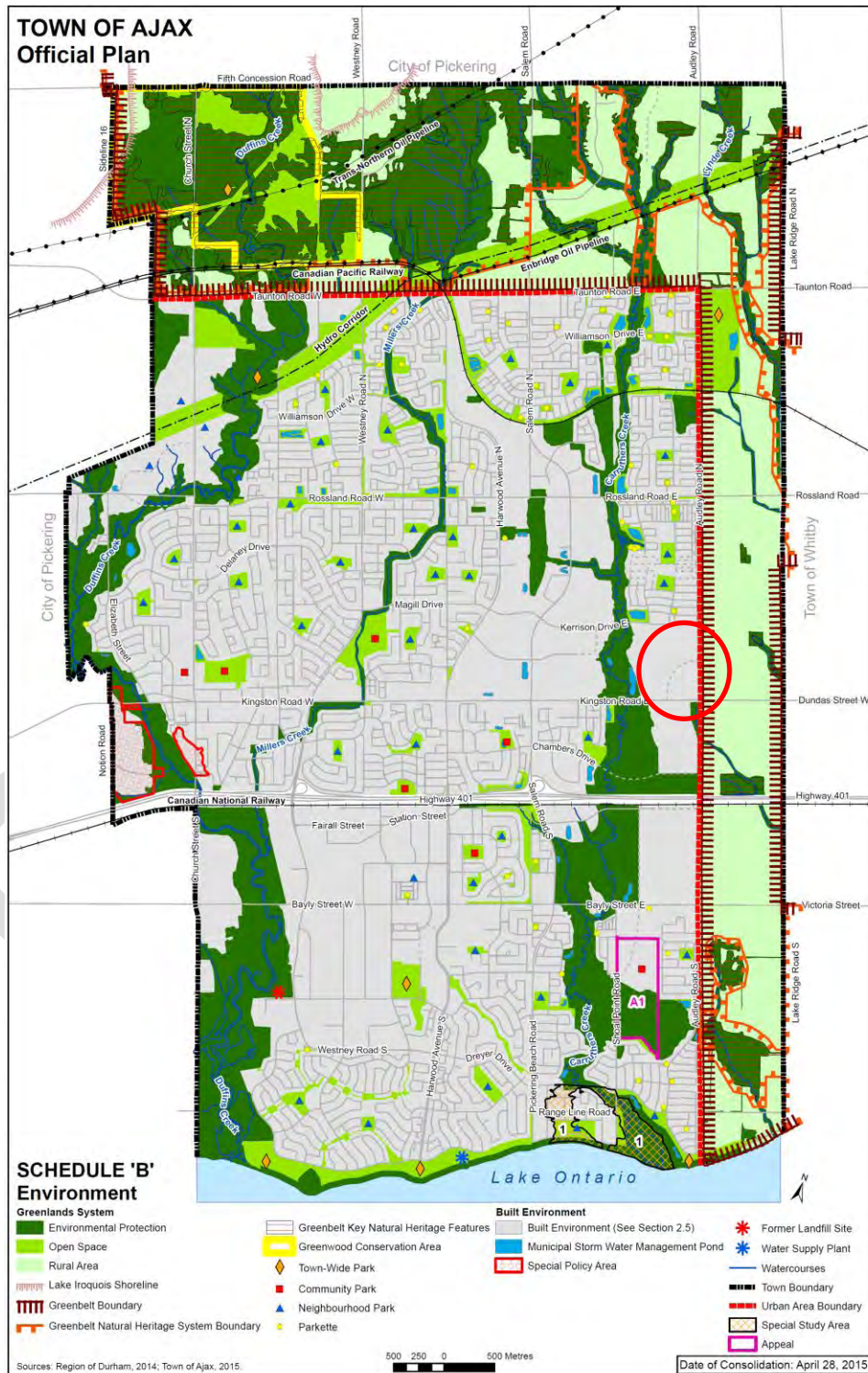
Schedule 'B'
To Amendment No. 49
To The Town of Ajax Official Plan



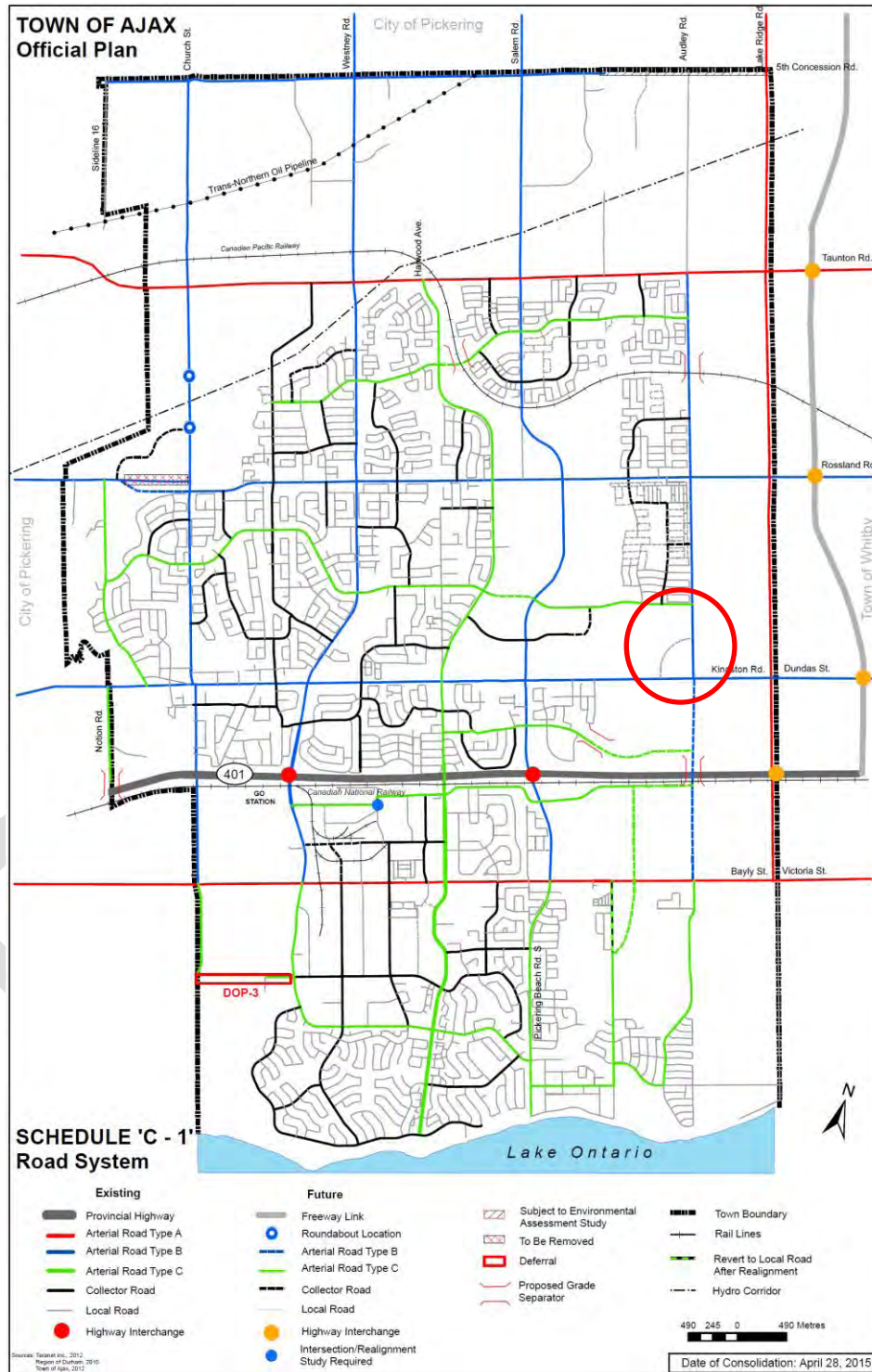
Schedule 'C'
To Amendment No. 49
To The Town of Ajax Official Plan



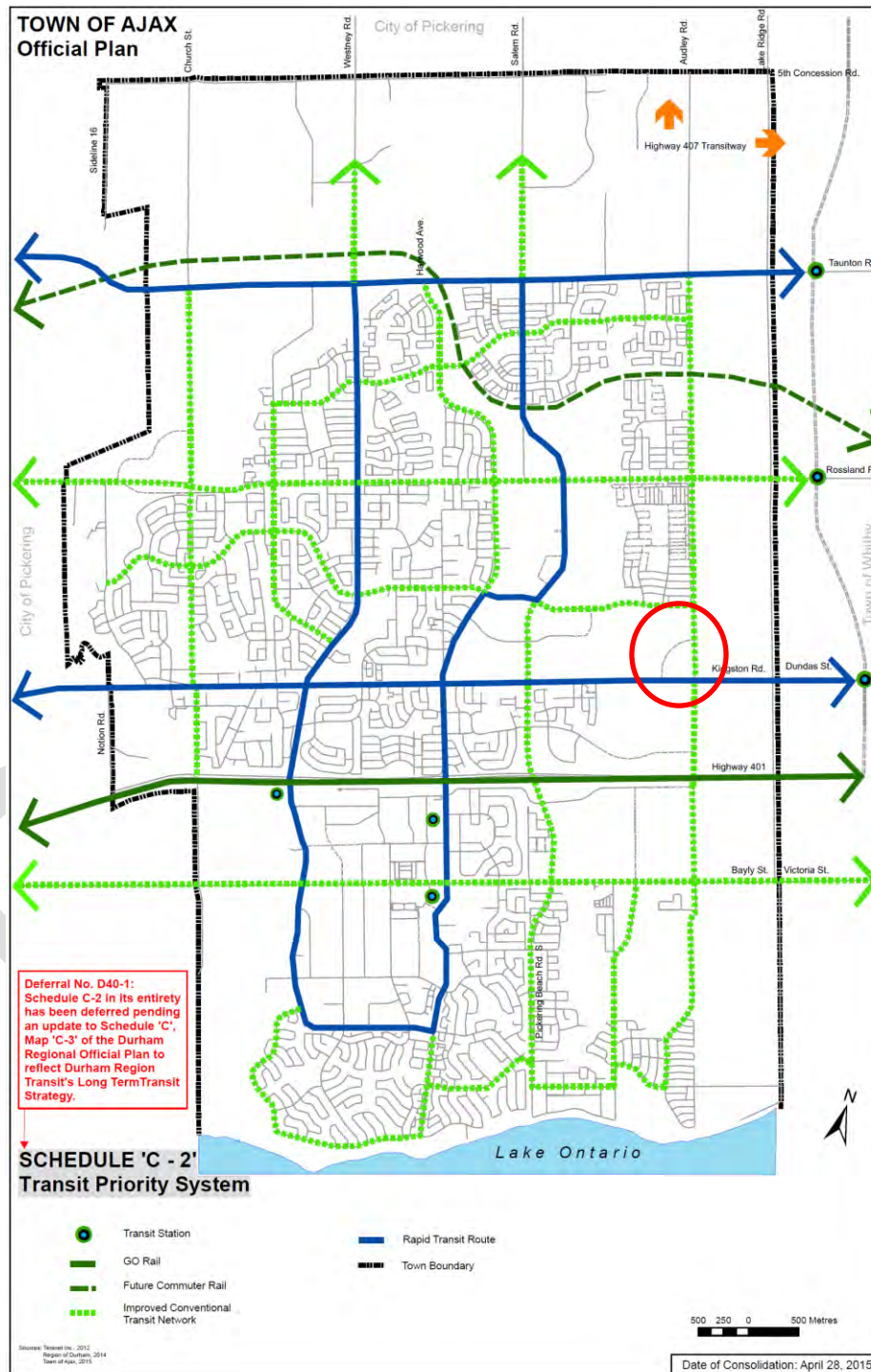
Schedule 'D'
To Amendment No. 49
To The Town of Ajax Official Plan



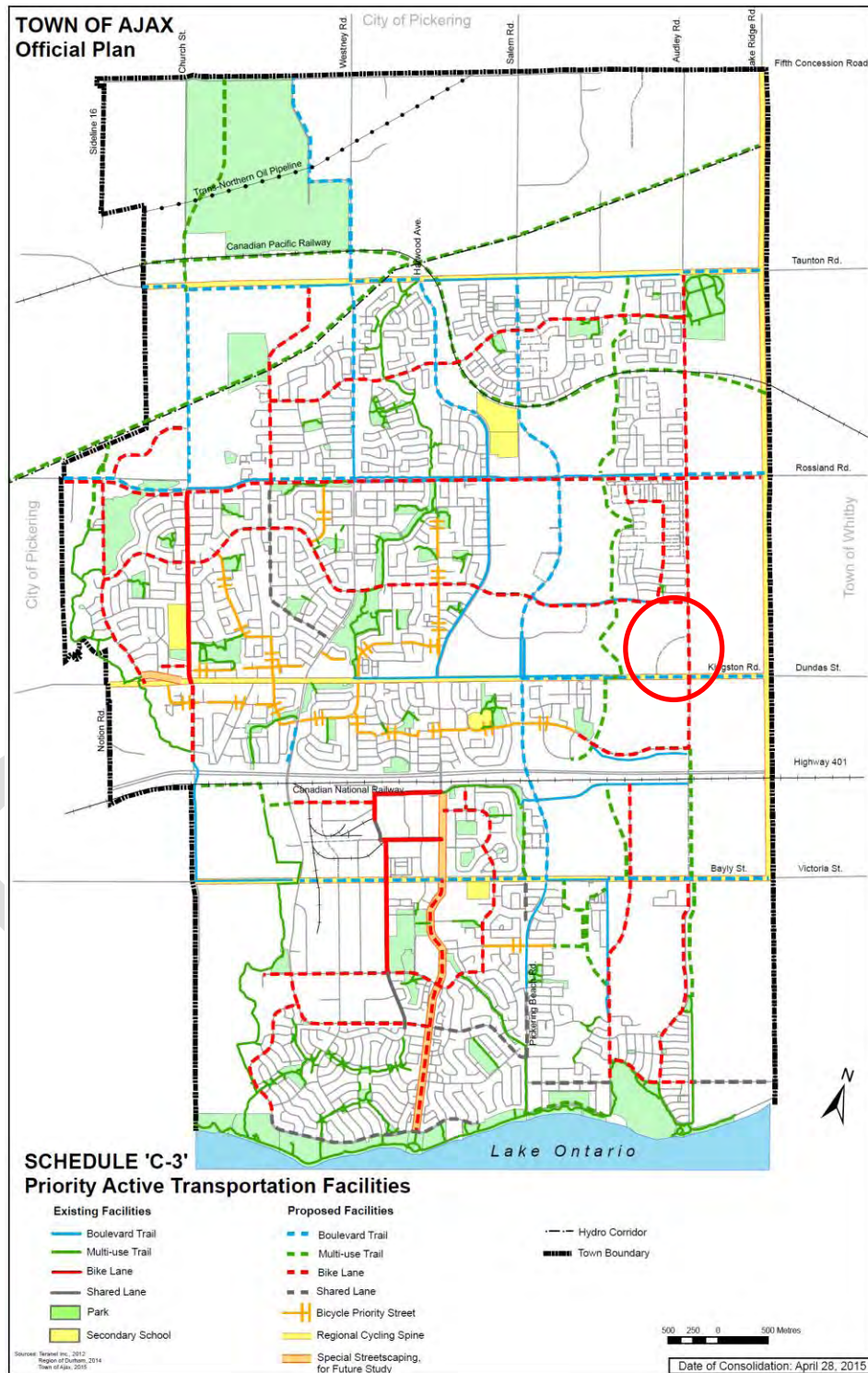
**Schedule 'E'
To Amendment No. 49
To The Town of Ajax Official Plan**



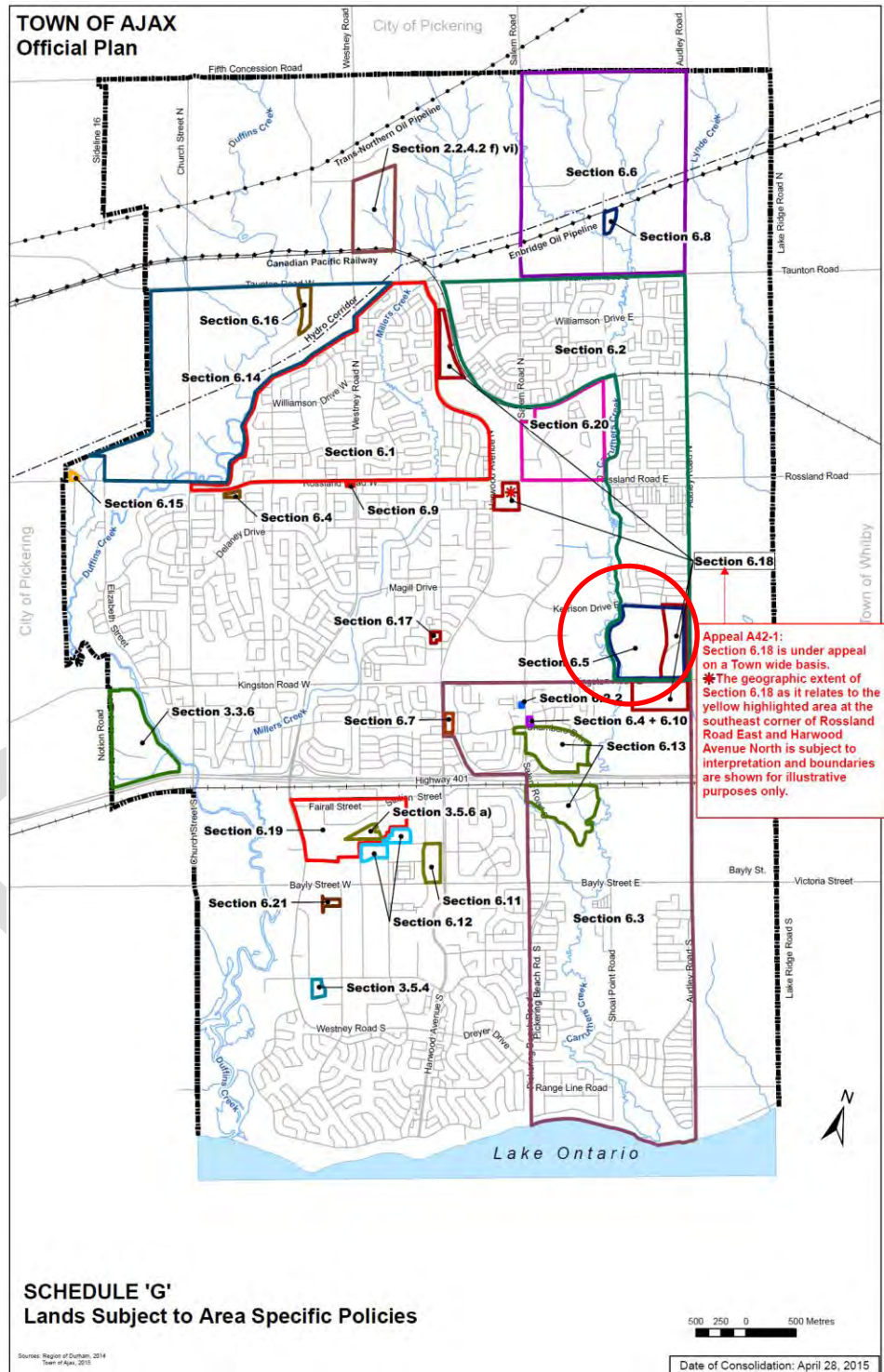
Schedule 'F'
To Amendment No. 49
To The Town of Ajax Official Plan



Schedule 'G'
To Amendment No. 49
To The Town of Ajax Official Plan



Schedule 'H'
To Amendment No. 49
To The Town of Ajax Official Plan



ATT-2: Proposed Zoning By-Law Amendment (Z5/15)

THE CORPORATION OF THE TOWN OF AJAX

BY-LAW NUMBER - 2015

A By-law to amend By-law Number 95-2003, as amended.

WHEREAS, authority is granted under Section 34 of the *Planning Act*, R. S. O., 1990, c. P. 13 for Council to pass this By-law;

AND WHEREAS, the Council of the Corporation of the Town of Ajax has conditionally approved application Z5/15 to amend Zoning By-law Number 95-2003, as amended, with respect to the subject lands, identified on Schedule 'A' to this By-law;

AND WHEREAS, the Council of the Town of Ajax deems it appropriate to pass an implementing Zoning By-law to regulate the future development of the subject lands;

NOW THEREFORE, the Council of the Corporation of the Town of Ajax enacts as follows:

1. THAT Section 3, Definitions, of By-law No. 95-2003, as amended, is hereby further amended by adding the following definition of '**CASINO**' after the definition of '**BUILDING STOREY**' but before the definition of '**CEMETERY**' :

CASINO

A 'Casino' shall mean a premises providing for the playing or operating games of chance or of mixed skill and chance in table or machine format and may include, but is not limited to arcades, casino halls, video games and sports betting parlours, together with related restaurants, lounges, administrative offices and other accessory uses.

2. THAT Exception 68, under Section 7.1.1, List of Exceptions, of By-law No. 95-2003, as amended, is hereby further amended as follows:
 - a) By adding By-law No. XX-2015 in the "By-law" reference header.
 - b) By adding "OPA15-A2" and "Z5/15" under the "File Reference" reference header.
 - c) By deleting the text in "Section i) Location" in its entirety and replacing it with "Lands bounded by Kingston Road, Audley Road, Kerrison Drive, and the Carruther's Creek".
 - d) By deleting the text "and 5" associated with "Section ii) Legal Description".
 - e) By deleting the text "GAMINIG ESTABLISHMENT" associated with "Section iii)

Additional Uses” and replacing it with “CASINO”.

- f) By deleting the text associated within “Section v) Development Standards” in its entirety and replacing it with the following:

Development Standards:

a) Minimum Lot Frontage (Kingston Road): 30.0 metres

b) Minimum Setbacks:

- West Property Line (Carruther’s Creek): 0.0 metres
- North Property Line (Kerrison Drive): 9.0 metres
- East Property Line (Audley Road): 9.0 metres
- South Property Line (Kingston Road): 9.0 metres
- Alexander’s Crossing: 9.0 metres

- c) No part of any building shall exceed a height defined by a 30 degree angular plane directed southerly from any point on the northerly limit of Kerrison Drive.

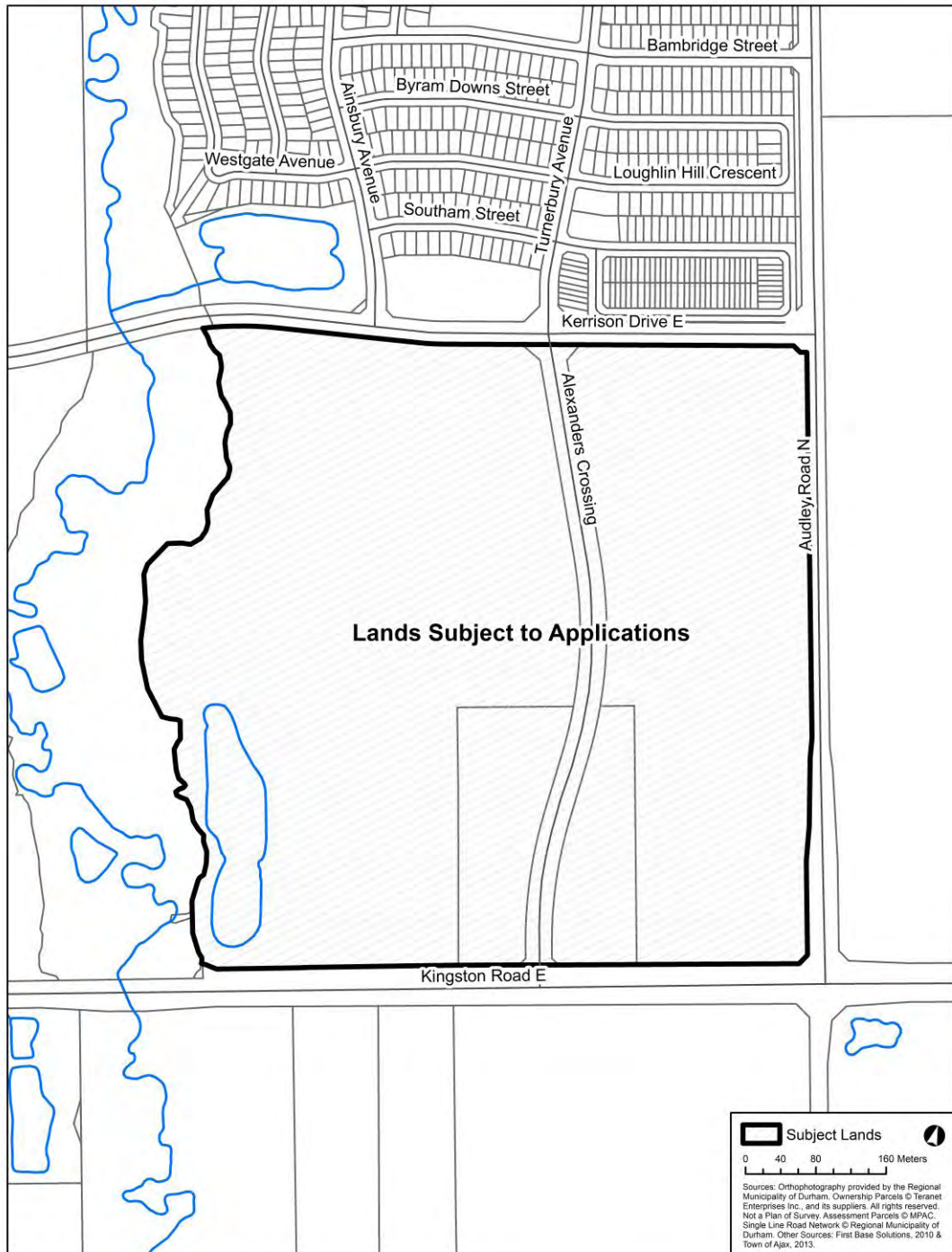
- g) By deleting “Section vi) Definitions” in its entirety.

3. THAT the Exception Schedule, specifically Map 60, attached to and forming part of By-law No. 95-2003, as amended, is hereby amended to extend the boundary of Exception 68 over to Audley Road, between Kingston Road and Kerrison Drive as shown on Schedule “B” attached hereto.
4. By-law Number 95-2003, as amended, is hereby further amended only to the extent necessary to give effect to the provisions of this By-law.

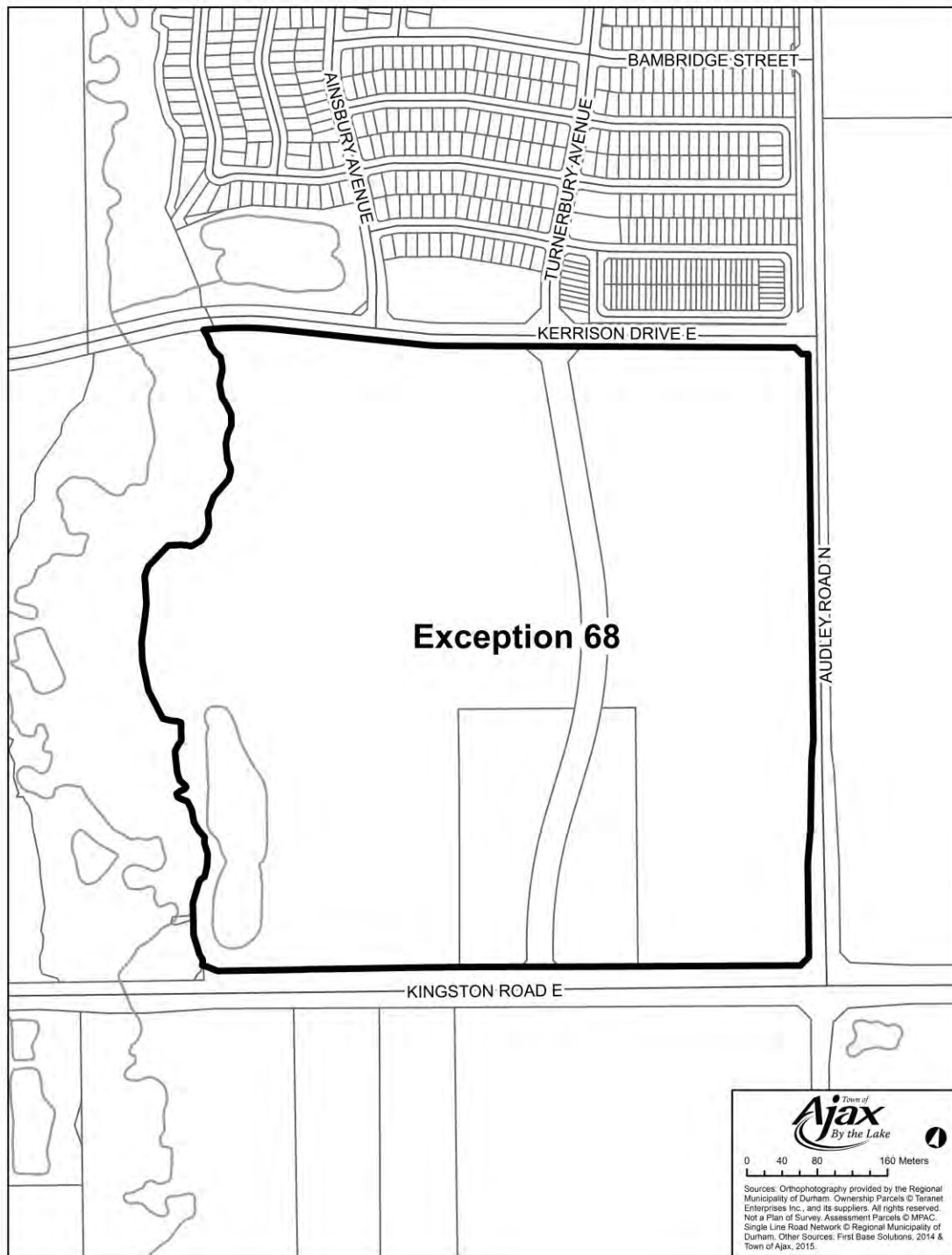
READ a first and second time this ____ day
of _____, 2015.

READ a third time and finally passed this
____ day of _____, 2015.

Schedule "A" to By-law Number ____ - 2015



Schedule "B" to By-law Number ____ - 2015



Explanatory Note to By-law Number ____ - 2015

This by-law rezones the subject lands bounded by Kingston Road, the Carruther's Creek, Kerrison Drive and Audley Road to permit a casino and accessory uses within the Prestige Employment designation and zone, to delete the 800 slot machine limitation from the Town of Ajax Official Plan and Zoning By-law, and to delete Alexander's Crossing as a Collector Road from the Town of Ajax Official Plan.