

The Corporation of the Town of Ajax

COMMUNITY AFFAIRS AND PLANNING COMMITTEE



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

Council Chambers, Town Hall

65 Harwood Avenue South

Confirmed by: _____

PRESENTATIONS

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4. Public Meeting

- 4.1 **Supplementary Report:**
Your Home Developments (Old Harwood) Inc.
Site Plan Application SP10/15
(76 and 82 Harwood Avenue North & 90 – 126 Old Harwood Avenue),
~ Geoff Romanowski, Supervisor, Planning & Development Approvals



YOUR HOME DEVELOPMENTS (OLD HARWOOD) INC.

**COMMUNITY AFFAIRS & PLANNING COMMITTEE MEETING
SEPTEMBER 6, 2016**

SITE PLAN APPLICATION SP10/15

SUBJECT LANDS



BACKGROUND

- On June 6, 2016 staff presented a report and recommendations regarding a proposed 66 unit condominium townhouse development on lands west of Harwood Avenue North, south of Chapman Drive.
- The submitted official plan and zoning by-law amendment applications and draft plan of subdivision and condominium applications were endorsed and subsequently approved at the June 20th, 2016 Council meeting and the associated by-laws have since come into full force and effect.
- Committee deferred consideration of the site plan application and requested additional information on a number of details to assist with its decision.
- The purpose of this report is to provide an update on a number of site plan components that were discussed at the June 6th Community Affairs and Planning Committee Meeting.

DEVELOPMENT PROPOSAL



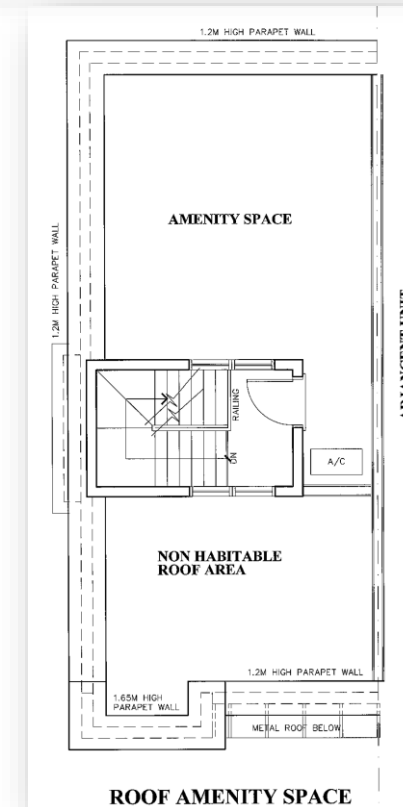
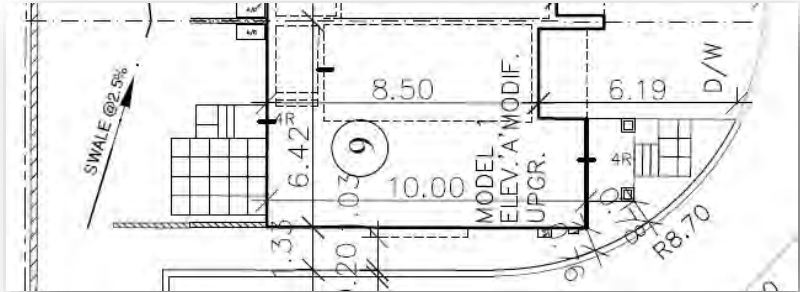
SITE PLAN COMPONENTS

- **Air Conditioning Units**
- **Public Art**
- **Unit Massing along West Property Limit**
- **Visitor Parking**
- **Site Drainage along West Property Limit**
- **Green Initiatives**

SITE PLAN COMPONENTS

Air Conditioning Units

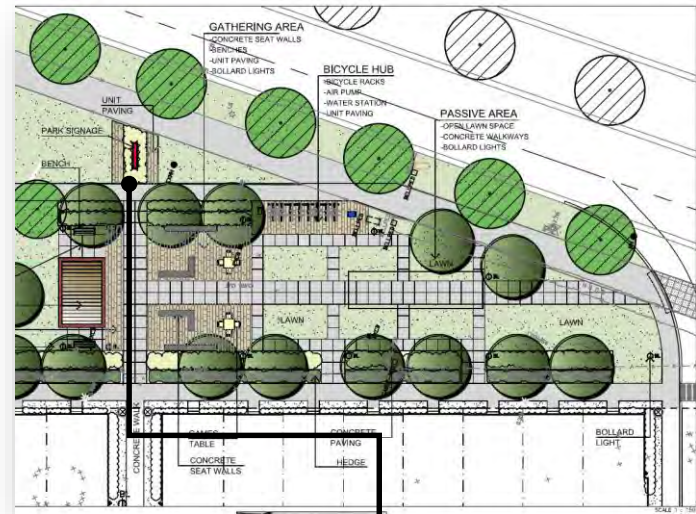
- Your Home has opted to install central air conditioning systems in all 66 units within the development.
- Your Home has agreed to install all air conditioners in approved locations as cited on the site plan drawings (either on roof-tops or at-grade in rear yards or in areas that can be appropriately screened from public view).
- In no instance will an air conditioning unit be installed on a balcony of a unit within the development.



SITE PLAN COMPONENTS

Public Art

- There will be a public art component within the Old Harwood Parkette and will be maintained by the Town.
- Your Home has committed to contribute \$40,000.00 towards an art feature within this public space.
- The proposed art feature will be in the form of unique signage for the Old Harwood Parkette.
- Recreation and Cultural Services have been consulted and indicated that the proposed art feature is acceptable and would not be subject to the Public Art consultation process.
- Technical clearance by Recreation and Cultural Services and Operations and Environmental Services would be required.

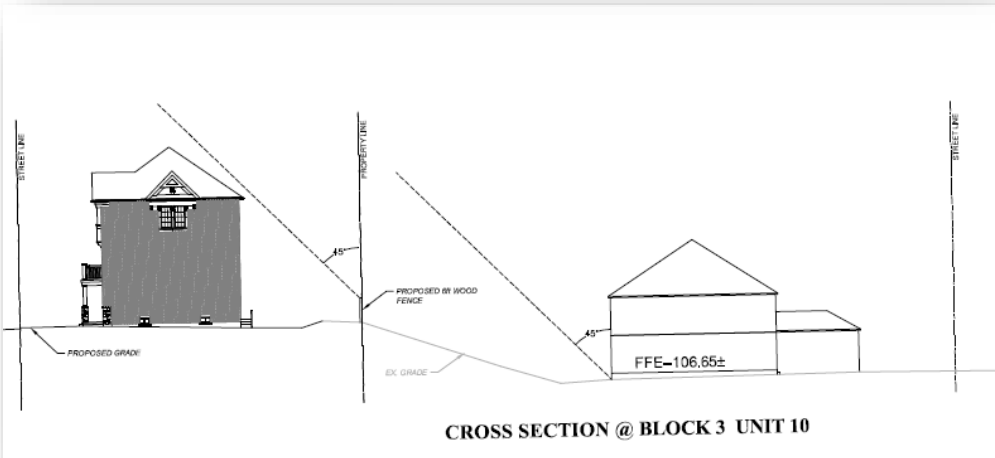
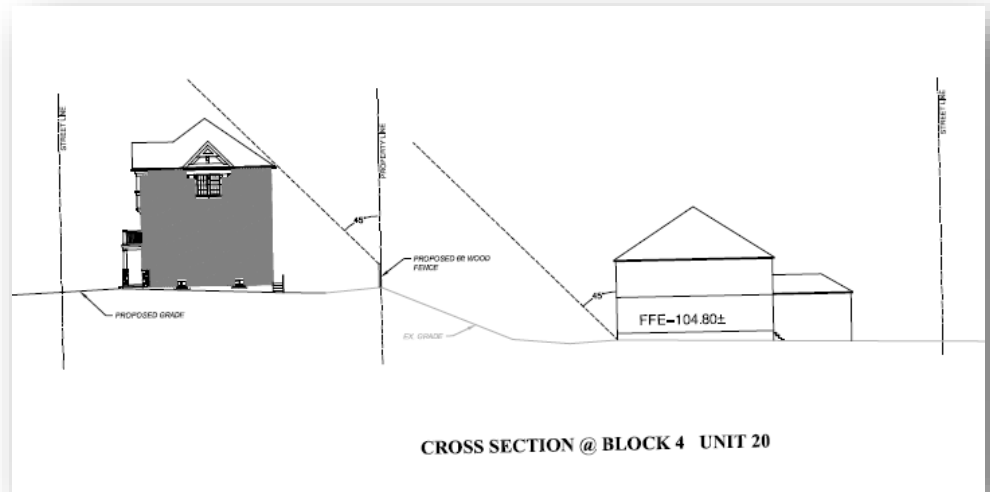


COMMUNITY SIGN

SITE PLAN COMPONENTS

Massing

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



SITE PLAN COMPONENTS

Stormwater Drainage

- The storm drainage for the proposed development will be implemented through on-site stormwater controls, such as underground storage systems, which will be treated through an oil grit separator, prior to discharge into the Town's storm sewer on Harwood Avenue North.
- The sites drainage will be controlled within the subject site, especially along the west property limit, by way of a system of swales and catch basins so that water drains to the south and east into the private roadway system and eventually out to Harwood Avenue North.
- The site plan would preserve mature trees along the west property limit.
- In order to ensure that overland site drainage does not affect the properties along Ducatel Crescent a series of shallow hand dug swales will be provided in strategic locations during the final grading of the site in order to redirect the overland flow from the base of the trees toward the main storm drainage system in the development and out to Harwood Avenue North.

SITE PLAN COMPONENTS

Green Initiatives

- pedestrian scale bollard lighting with full cut-off to eliminate upward light pollution;
- flat roofs with a floating deck material that will produce a Solar Reflectance Index (SRI) of approximately 40 SRI (a standard black tar/shingled roof has SRI rating of 0);
- an Annual Fuel Utilization Efficiency Ratio of at least 90% through the installation of high efficiency forced air units, natural gas furnaces and high efficiency hot water tanks;
- a Total Suspended Solids (TSS) removal of 86% for stormwater leaving the site;
- light coloured unit pavers will be incorporated within the parkette to the extent possible to ensure a Solar Reflective Index value of 29 or higher;
- at least 50% of the landscaped site area will include drought tolerant plants;
- high efficiency low flow fixtures will be installed for the units, this includes shower heads with a flow rate of 1.75 litres per minute, basin faucets with a flow rate of 1.75 litres per minute and high efficiency low flow toilets;
- 80% of construction debris will be sorted on site prior to leaving the site;
- located on two major public transit routes (900 Pulse Route and 916 Rossland Route);
- constructed of sustainable materials and renewable resources (e.g. wood construction and high recycled content within cabinetry, carpet and flooring);
- low VOC (Volatile Organic Compounds) flooring, paint and other finishing treatments, such as stains and lacquers;
- located in close proximity to community amenities such as shopping, restaurants and recreation services;
- roof-top outdoor amenity spaces or balcony amenity spaces to provide residents with access to fresh air;
- recreation trails and active and passive recreation spaces;
- an active transportation hub with bicycle racks, a bike repair station and shaded seating; and
- an improvement to outdoor public space (Old Harwood Parkette) for the use and enjoyment of area residents and the general public.



YOUR HOME DEVELOPMENTS (OLD HARWOOD) INC.

