

**Minutes of the  
Community Affairs & Planning Committee Meeting  
Held in the Council Chambers, Ajax Town Hall,  
At 7:00 p.m. on October 7, 2019**

***Alternative formats available upon request by contacting:  
[accessibility@ajax.ca](mailto:accessibility@ajax.ca) or 905-619-2529 ext. 3347***

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Present:	Chair - Regional Councillor	-	J. Dies
	Regional Councillors	-	M. Crawford
			S. Lee
	Councillors	-	R. Tyler Morin
		-	A. Khan
		-	L. Bower
	Mayor	-	S. Collier

**1. Call to Order**

Chair Dies called the meeting to order at 7:00 p.m.

**2. Disclosure of Pecuniary Interest**

There were no disclosures of pecuniary interest.

**3. Adoption of Minutes**

Moved by: L. Bower

Seconded by: A. Khan

That the Minutes of the Community Affairs and Planning Committee Meeting held on September 3, 2019, be adopted.

CARRIED

**4. Public Meetings**

**4.1 Draft Plan of Subdivision Application S-A-2018-01  
Zoning By-law Amendment Application Z1/18  
167 Hunt Street Ltd. (Stafford Homes)  
167 Hunt Street / 225 Monarch Avenue**

Bruno Scopacasa, Senior Planner, delivered a presentation reviewing the contents of the written report and the recommendations contained therein. B. Scopacasa discussed the subject lands, purpose of the report, the development proposal, planning framework, zoning of the subject lands, development considerations, and recommendations.

Committee Members asked questions regarding marketing for the proposed live-work units, parking availability, timing and hours of construction, traffic congestion, engagement with the Royal Canadian Legion, servicing for higher density development, proposed road widths, and permitted uses. B. Scopacasa responded to questions from Committee members and reviewed permitted uses under the subject land's zoning, traffic analyses to be conducted in Spring 2020, development of a traffic and construction management plan, availability of parking, servicing constraints, and proposed road widths.

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

Karen Degenstein, 14 Stonewood Street, inquired about traffic stops within the development, removal of wildlife from the vacant property, construction traffic in surrounding residential areas, whether the units will have basements, and availability of fibre internet access. B. Scopacasa reviewed wildlife management practices, development of a construction management plan, and traffic management within the proposed subdivision.

William Tataryn, 287 Monarch Avenue, inquired about adequacy of parking within the development and layby parking on Monarch Avenue, difficulties with truck parking on Monarch, traffic congestion in the area, and enforcement of the traffic and construction management plan. B. Scopacasa discussed road widening of Monarch Avenue for layby parking and enforcement of the traffic and construction management plan.

Patricia Milne, 1<sup>st</sup> Vice President, Royal Canadian Legion Branch 322, 111 Hunt Street, reviewed the activities and contributions of the Legion to the Ajax community and noted that the Legion worked with staff and the applicant to address concerns with the proximity of the proposed development to the Legion's property. Ms. Milne stated that the Legion has no objections to the application and are supportive of the solutions reached with the applicant to minimize impacts.

Lyna Mudiayi, 16 Cullcastle Street, expressed concerns about construction traffic and inquired about impacts on student safety and school bus stops. B. Scopacasa noted that school and public bus stops would be considered in the traffic and construction management plan.

There being no further questions or comments, Chair Dies closed the public meeting and invited comments from the applicant.

Gary Goldman, President, Stafford Developments, spoke on behalf of the applicant and thanked staff and the Royal Canadian Legion for their assistance and cooperation on the proposed development. Committee Members asked questions regarding marketing of the live-work units, availability of basements, size of the units and expected sale value. Mr. Goldman responded to questions from Committee Members and reviewed marketing of the live-work units, size and construction features, and expected price. Mr. Goldman noted that servicing constraints prevented consideration of apartments or other higher density development for the subject lands.

Moved by: S. Lee  
Seconded by: M. Crawford

1. That Draft Plan of Subdivision Application S-A-2018-01, submitted by 167 Hunt Street Ltd. (Stafford Homes), be endorsed and that staff be authorized to grant draft approval of the plan of subdivision, subject to the proposed draft conditions, as provided within Attachment 1 to this report; and
2. That Zoning By-law Amendment Z1/18, submitted by 167 Hunt Street Ltd. (Stafford Homes), be approved and that staff be authorized to prepare and forward the implementing zoning by-law to Council for its consideration at a future Council meeting, as provided within Attachment 2 to this report.

CARRIED

## 5. Presentations / Reports

### 5.1 Commercial and Employment Review – Draft Report

Stev Andis, Acting Manager of Planning, introduced Jamie Cook, Watson & Associates, who provided a presentation reviewing the contents of the report and the recommendations contained therein. With the consent of members, the Committee proceeded directly to questions and comments.

Committee Members asked questions regarding projected growth statistics, incorporation of the Innovation Village and other new economic development initiatives, factoring for technological growth and change, jobs-to-population ratio targets, sufficiency of available serviced industrial and commercial land, and servicing constraints in the Downtown core. J. Cook and S. Andis responded to questions from Committee Members and discussed changes in demand for office space in the Greater Toronto Area, changes in macro-economic conditions within the last decade, observed economic trends, and availability of serviced lands to meet realistic growth targets. Andrew Poray, Senior Economic Development Officer, noted that upcoming revisions to the Town's Economic Development Strategy will further address employment growth and job density objectives.

Moved by: S. Collier  
Seconded by: R. Tyler Morin

1. That the report entitled "Commercial and Employment Review – Draft Report" be received for information; and,
2. That staff and the project consultants be authorized to undertake public and stakeholder consultation on the Commercial and Employment Review – Draft Report, contained in Attachment 1.

CARRIED

### 5.2 Cash-in-lieu of Parking By-law

Asif Patel, Policy Planner, delivered a presentation reviewing the contents of the written report and the recommendations contained therein. A. Patel discussed the benefits of introducing a cash-in-lieu of parking mechanism, need for a cash-in-lieu of parking by-law, intensification areas identified in the by-law, streamlining the by-law and defining areas

where it will apply, evaluating requests for cash-in-lieu of parking, fixed fee versus formulaic approach to calculating cost recovery, the proposed fee structure, allocation of reserve funds, recommendations and conclusion. A. Patel noted minor changes to be included in the final version of the by-law to be presented to Council for adoption.

Committee Members asked questions regarding the need for the by-law, calculation of cost recovery, potential to introduce metered parking, how funds collected could be used, evaluation criteria, and costs to construct parking. A. Patel and Sean McCullough, Senior Planner, responded to questions from Committee Members and discussed the evaluation criteria, factors considered in calculating costs, potential uses for the collected funds, and the application and review process.

Moved by: S. Lee  
Seconded by: L. Bower

1. That the report entitled "Cash-in-lieu of Parking By-law for the Town of Ajax", dated October 7, 2019, be received;
2. That the Town of Ajax Cash-in-lieu of Parking By-law, included as Attachment 1 of this report, be adopted; and
3. That staff be authorized to establish a cash-in-lieu of parking reserve fund to receive payments collected through the Town of Ajax Cash-in-lieu of Parking By-law.

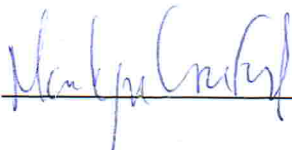
CARRIED

## 6. Adjournment

Moved by: R. Tyler Morin  
Seconded by: A. Khan

That the October 7, 2019 meeting of the Community Affairs and Planning Committee be adjourned. (8:55 p.m.)

CARRIED

  
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Chair

  
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D-Clerk