

DRAFT MINUTES - Subject to Approval
Minutes of the
Community Affairs & Planning Committee Meeting
Held in the Council Chambers, Ajax Town Hall,
At 7:00 p.m. on March 2, 2020

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

1. Call to Order

Chair Lee 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: A. Khan
Seconded by: R. Tyler Morin

That the Minutes of the Community Affairs and Planning Committee Meeting held on February 10, 2020, be adopted.

CARRIED

4. Public Meetings

**4.1 Official Plan Amendment Application OPA18-A3
Zoning By-law Amendment Application Z5/18
Draft Plan of Subdivision Application S-A-2018-02
Site Plan Application SP15/18
Bayley Salem Developments Limited
459, 467, and 473 Porte Road
202, 214, 230, 240 and 2950 Bayly Street East**

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, proposed townhouse elevations, creation of a linear parkland system, planning framework, development considerations in relation to the official plan, zoning of the subject lands, planning policies, reports, studies, and recommendations.

Committee Members asked questions regarding the timeline for development and park, details of the future retirement residence, density targets, cost of homes, permitted zoning for the southeast corner of the property, parking requirements, concerns with dual frontage creating barriers to property maintenance, and waste collection.

B. Scopacasa responded to questions from Committee members and discussed elements to be reviewed through the site plan review process, including construction management and waste management. He reviewed Official Plan policies and Zoning By-law requirements in relation to permitted use, density, and parking. B. Scopacasa noted that tree compensation monies will be allocated to development of the new linear park.

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

Peter Royal, 37 Enderly Street, expressed concerns for the development of a gas station on the property. He inquired why the existing automotive services property was not included as part of the development application. He expressed concerns for insufficient on-street parking, and inquired about construction management and traffic control. G. Romanowski responded to questions and reviewed the details contained within a construction management plan that would be required as part of the site plan review process.

Linda Macken, 33 Enderly Street, inquired about vehicle access to Bayly Street at Porte Road, construction hours of work, and whether the land has been tested and approved for development. G. Romanowski responded to questions and clarified access to Bayly Street from Porte Road. He provided information on the Noise By-law in relation to construction work, as well as the development approval process.

Jeff Wood, 124 Admiral Road, inquired about the process for converting an existing road to parkland. G. Romanowski responded, noting details of the conversion process.

Cecily White, 10 Heatherwood Road, inquired about removal of trees on the subject lands prior to submission of development application and the allocation of compensation collected. G. Romanowski responded to questions and provided information on the Tree Compensation By-law and Parkland Dedication policy.

C. White raised a question regarding conflict of interest and voting on the development application. Mayor Collier responded to the inquiry and indicated no conflict of interest.

Chair Lee redirected discussion back to the Public Meeting and asked for additional questions and comments relating to the development application.

Greg Wallace, 131 Admiral Road, asked questions regarding the location of the linear park, construction hours of work, and policies for wildlife removal compensation. G. Romanowski responded to questions and provided rationale for locating the linear park along the existing Porte Road to connect with the trail system and park network. He provided details of the Noise By-law in relation to construction.

Linda Macken, 33 Enderly Street, inquired about lighting on the property. G. Romanowski noted that LED street lights will be installed according to the Town's engineering standards.

Alison Browning, 143 Admiral Road, inquired about the sight line of balconies to adjacent backyards. G. Romanowski provided design detail and setback information in response to the question.

Peter Royal, 37 Enderly Street, expressed concern regarding removal of trees on the property. G. Romanowski responded to the question by providing information on the Town's Tree Compensation By-law.

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

Michael McLean, Vice-President of Field gate Development, spoke on behalf of the applicant. Committee Members asked questions regarding construction management, access on the site, waste management, timing, greenspace, the proposed seniors' retirement home, and expected sale value. M. McLean responded to questions from Committee Members and indicated that a detailed waste management plan, construction management plan, and landscape plan would be submitted as part of the site plan review process. He provided information on the timing for the opening of the new Porte Road, and agreed to report back with more information on the seniors' retirement residence. M. McLean indicated that other uses than a gas station will be explored for the southeast corner of the property. He noted that the residential components of the development will be completed first.

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

1. That Official Plan Amendment OPA18-A3, as provided within Attachment 1 to this report, submitted by Bayley Salem Developments Limited, be approved and that staff be authorized to forward the amendment to Council for its consideration at a future Council meeting;
2. That Draft Zoning By-law Amendment Z5/18, submitted by Bayley Salem Developments Limited, as provided within Attachment 2 to this report, be received for information, and that staff be authorized to prepare and forward the implementing zoning by-law to Council for its consideration at a future Council meeting, once Site Plan Application SP15/18 has been finalized;
3. That Draft Plan of Subdivision Application S-A-2018-02, submitted by Bayley Salem Developments Limited, be endorsed and that staff be authorized to grant draft approval of the plan of subdivision, subject to the proposed conditions of draft approval, as provided within Attachment 3 to this report; and
4. That Council endorse that any tree compensation contribution for the proposed development be allocated towards the future construction of the linear park over the future stopped-up and closed portion of Porte Road.

CARRIED

5. Presentations / Reports

None.

6. Adjournment

Moved by: S. Collier
Seconded by: A. Khan

That the March 2, 2020 meeting of the Community Affairs and Planning Committee be adjourned. (8:30 p.m.)

CARRIED

Chair

D-Clerk

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