

The Corporation of the Town of Ajax

## COMMUNITY AFFAIRS AND PLANNING COMMITTEE



Monday, March 2, 2020 at 7:00 p.m.  
Council Chambers, Town Hall  
65 Harwood Avenue South

### PRESENTATIONS

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

**Online Agendas** 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.

#### 4. Public Meeting

- 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



## Bayley Salem Developments Limited(Fieldgate Homes)

Lands bounded by Bayly Street East,  
Salem Road South, Porte Road, and  
Lord Drive

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

March 2, 2020

[ajax.ca](http://ajax.ca)



# Subject Lands



# Purpose

The purpose of the staff report is to:

Discuss and recommend approval of applications for:

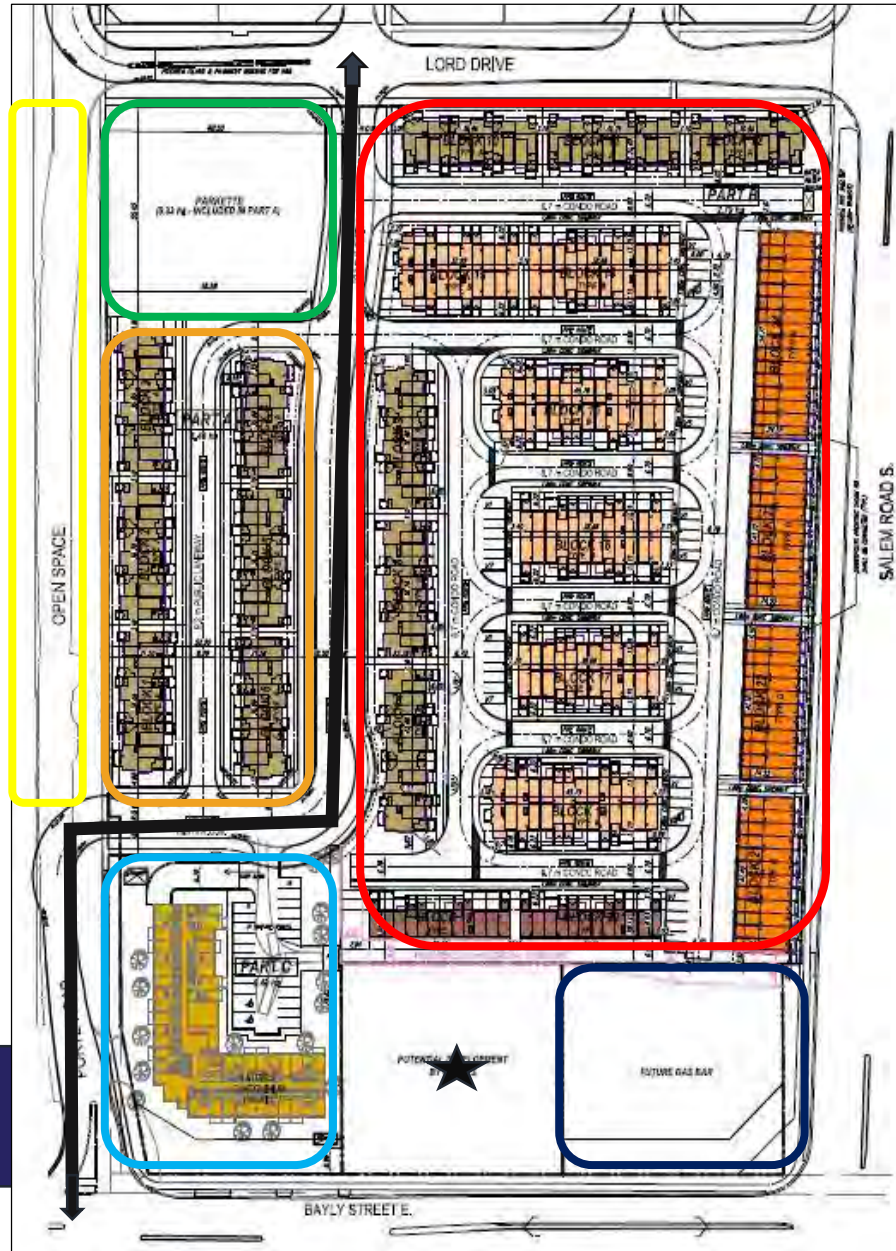
- Official Plan Amendment; and
- Draft Plan of Subdivision

Discuss and inform Council of applications for:

- Zoning By-law Amendment; and
- Site Plan Approval



# Development Proposal



# Proposed Townhouse Elevations



Double Fronted Townhouse Units – Type 1



Double Fronted Townhouse Units – Type 2



Back-to-Back Townhouse Units.



Stacked Townhouse Units

# Linear Park Stopped-up & Closed Porte Road





# Proposed Official Plan Amendment

The applicant is requesting that the Town of Ajax Official Plan be amended to:

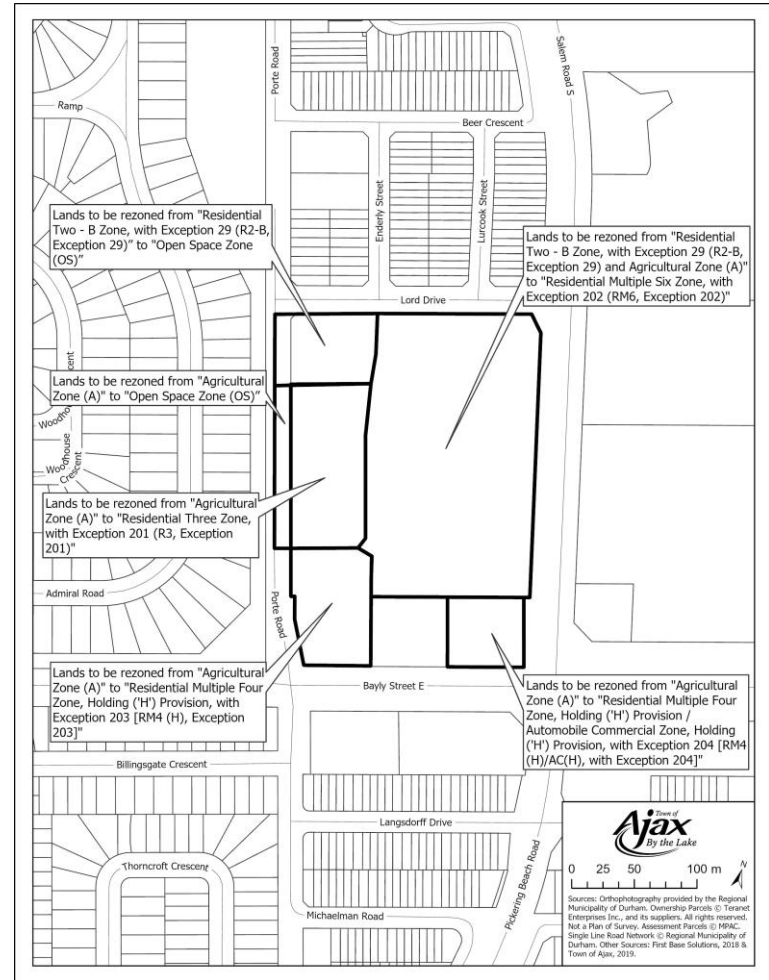
- Re-designate a portion of the lands designated 'Low Density Residential' to 'Medium Density Residential'.
- Re-designate a portion of the lands designated 'Low Density Residential' and 'Medium Density Residential' to 'Open Space'.
- Designate the stopped-up and closed portion of Porte Road to 'Open Space'.
- Establish a new Area Specific Policy that would:
  - Permit back-to-back townhouses on lands designated Medium Density Residential.
  - Permit single-use residential apartment building on lands designated Neighbourhood Centre.





# Zoning By-law Amendment

- The north portion of the subject lands are zoned Residential Two-B (R2-B) zone and is subject to Exception 29.
- The south portion of the subject lands are zoned Agricultural (A) zone.
- The Draft Zoning By-law Amendment proposes to zone various portions of the subject lands to residential and automobile commercial zones that would permit the uses being proposed and establish various site specific development standards.



# Planning Policies

- **Provincial Policy Statement (2014)**
  - ✓ consistent with the policies of the PPS
- **Growth Plan for the Greater Golden Horseshoe**
  - ✓ conforms to the provisions of the Growth Plan
- **Durham Regional Official Plan**
  - ✓ designated 'Living Area' and is consistent with the applicable policies of the Durham Regional Official Plan
- **Town of Ajax Official Plan**
  - ✓ proposed amendment is consistent with the policies of the Town of Ajax Official Plan

# Reports and Studies

Studies and Reports that were completed to support this amendment were:

- Archeological Assessment  
(prepared This Land Archaeology Inc.)
- Environmental Impact Review  
(prepared by Groundwater Environmental Management Services Inc.)
- Functional Servicing and Stormwater Management Report  
(prepared by Sabourin Kimble & Associates Ltd.)
- Noise and Vibration Impact Feasibility Study  
(prepared by J.E. Coulter Associates Limited)
- Phase One Environmental Site Assessment  
(prepared by Soil Engineers Ltd.)
- Planning Rationale Report  
(prepared by GHD)
- Traffic Impact Study  
(prepared by GHD)
- Tree Preservation and Tree Replacement Report  
(prepared by Cosburn Giberson Landscape Architects)

# Recommendations

- 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;
- 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;
- 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
- 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.



# QUESTIONS?

**Bruno Scopacasa**

Senior Planner

Planning & Development Services

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