

**Minutes of the
Community Affairs & Planning Committee Meeting
Held in the Council Chambers, Ajax Town Hall and Electronically
At 7:00 p.m. on October 2, 2023**

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accessibility@ajax.ca or 905-619-2529 ext. 3347***

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

1. Call to Order & Acknowledgement of Traditional Treaty Lands

Chair Lee called the meeting to order at 7:00 p.m. and acknowledged traditional treaty lands.

2. Disclosure of Pecuniary Interest

There were no disclosures of pecuniary interest.

3. Adoption of Minutes

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

That the Minutes of the Community Affairs and Planning Committee Meeting held on September 5, 2023, be adopted.

CARRIED

4. Public Meetings

**4.1 PDS-2023-32: Official Plan Amendment Application OPA23-A1
Zoning By-law Amendment Application ZB3/22
Draft Plan of Subdivision Application S-A-2022-01
Coughlan Homes
West Side of Church Street North, North of Hydro Corridor**

Eric Simpson, Senior Planner, delivered a presentation reviewing the contents of the written report and recommendations contained therein. E. Simpson discussed the subject lands, Master Environmental Servicing Plan (MESP) and MESP area, surrounding development applications/proposals, submitted development applications, official plan

amendment/roundabout removal, zoning of the subject lands, planning framework and analysis, and staff recommendations.

Committee Members asked questions regarding rationale for removal of the roundabout symbol, timelines associated with the future installation of a signalized intersection, timelines associated with development of the school block, speed reduction measures, and on-street parking. E. Simpson responded to questions from Committee Members.

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

Brian Moss, Principal Consultant, Brian Moss and Associates Ltd., spoke on behalf of 833497 Ontario Inc., being owners of parcel #4 located north of the subject lands. B. Moss expressed concerns regarding the size of the proposed stormwater management pond/facility. E. Simpson responded to concerns from the delegate.

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

Ian McCullough, Coughlan Homes, applicant/owner, commended staff and expressed support for the staff report and recommendations contained therein. I. McCullough addressed concerns raised by the delegate, Mr. Moss, related to the size of the proposed stormwater management pond/facility.

Moved by: N. Henry
Seconded by: M. Crawford

1. That Official Plan Amendment Application OPA23-A1 be endorsed and that implementing Official Plan Amendment (No. 75), as provided in Attachment 1 to this report, be considered for approval by Council at a future Council meeting;
2. That Zoning By-law Amendment Application Z3/22 be endorsed and that the implementing Zoning By-law, as provided in Attachment 2 to this report, be considered for approval by Council at a future Council meeting; and
3. That Draft Plan of Subdivision Application S-A-2022-01 be approved subject to the conditions of draft approval, substantially provided in Attachment 3 to this report, and that staff be authorized to grant draft approval of the proposed draft plan of subdivision.

CARRIED

4.2 PDS-2023-33: Final Downtown and Pickering Village Community Improvement Program (CIP) Amendments

Michael Sawchuck, Senior Planner, delivered a presentation reviewing the contents of the written report and recommendations contained therein. M. Sawchuck reviewed Community Improvement Plan (CIP) background and work to date. M. Sawchuck reviewed the new direction for CIPs, Downtown CIP revisions, Pickering Village CIP revisions, public consultation, consultation results, revisions to original amendments, and next steps.

Committee Members asked questions regarding CIP objectives, number of businesses in Pickering Village, signage improvements/upgrades, historical success and uptake of CIPs, the 'Commercial Property Accessibility and Beautification Grant Program' namely

program requirements, program funding and eligibility criteria (related to fencing), the 'Municipal Property Acquisition, Investment & Partnership Program' namely program participation, program funding, reserve funds and funding sources, application review processes, opportunities to appeal a decision, budget impacts, public consultation, and projected program uptake. M. Sawchuck responded to questions from Committee Members.

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

There being no questions or comments from the public, Chair Lee closed the public meeting.

Committee Members asked questions regarding correlation between Accessibility for Ontarians with Disabilities Act (AODA) requirements and CIPs, anticipated program funding within the 2024 budget, historical grant allocations, Downtown CIP area boundaries, the Ajax Plaza namely accessibility and beautification opportunities, property ownership and redevelopment, and benefits associated with CIPs. M. Sawchuck, Mayor Collier, and Geoff Romanowski, Director of Planning & Development Services, responded to questions from Committee Members.

Members requested that the recommendations contained in the staff report be separated and voted on separately.

Moved by: J. Dies
Seconded by: M. Crawford

That Council approve the proposed amendments to the Downtown Community Improvement Plan and staff be authorized to forward the implementing by-law to the October 23, 2023 Council meeting.

CARRIED

Moved by: J. Dies
Seconded by: M. Crawford

That Council approve the proposed amendments to the Pickering Village Community Improvement Plan and staff be authorized to forward the implementing by-law to the October 23, 2023 Council meeting.

MOTION LOST

Point of Information

Councillor Henry raised a point of information seeking clarity on application of the proposed motion to the Downtown Community Improvement Program from Mayor Collier.

Committee Members asked questions regarding Pickering Village CIP funding requirements, implications of eliminating funding, status of current applications, reserves, and consequences of suspending the Pickering Village CIP. G. Romanowski, M. Sawchuck, Stev Andis, Manager of Planning, N. Cooper, Director of Legislative & Information Services/Clerk, and Sean McCullough, Supervisor, Policy, Planning &

Research, responded to questions from Committee Members.

Point of Order

Chair Lee ruled Councillor Bower's questions related to reserve allocations out of order.

Councillor Bower raised a point of order and challenged the ruling of the Chair.

Upon a vote of the members present, the challenge to the ruling of the Chair lost.

Moved by: S. Collier

Seconded by: S. Lee

That Planning and Development Services staff be directed to cease acceptance of applications and investigate and report back to Council on the termination of the Pickering Village Community Improvement Program including any relevant statutory requirements and ongoing obligations under approved applications at the October 23, 2023 Council meeting.

MOTION LOST

5. Presentations / Reports

None

6. Adjournment

Moved by: S. Collier

Seconded by: R. Tyler Morin

That the October 2, 2023 meeting of the Community Affairs and Planning Committee be adjourned. (9:03 p.m.)

CARRIED