

The Corporation of the Town of Ajax

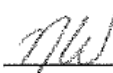
COMMUNITY AFFAIRS AND PLANNING COMMITTEE

Monday, November 5, 2012 at 7:00 p.m.

Council Chambers, Town Hall

65 Harwood Avenue South



Confirmed by: 

AGENDA

S. Collier, Chair

1. Call To Order

2. Disclosure of Pecuniary Interest

3. Adoption of Minutes

3.1 **October 1, 2012** 2

4. Public Meeting

4.1 **Zoning By-law Amendment Z2/12**
Sierra Building Group
1-77 Cooperage Lane
Block 27, 40M-2466
West Side of Salem Road South, North of Highway 401, P. Allore, Director of Planning
& Development Services / G. Romanowski, Development Approvals Coordinator 4

5. Presentations

None

6. Reports

None

7. Adjournment

**Minutes of the
Community Affairs & Planning Committee
Meeting Held in the Council Chambers, Ajax Town Hall,
At 7:00 p.m. on October 1, 2012**

Present:	Chair - Regional Councillor	-	C. Jordan
	Regional Councillor	-	S. Collier
	Councillors	-	M. Crawford
		-	R. Ashby
		-	J. Dies
		-	P. Brown
	Mayor	-	S. Parish

1. Call to Order

Chair Jordan 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: S. Parish

Seconded by: S. Collier

That the Minutes of the Community Affairs and Planning Committee Meeting held on September 4, 2012, be adopted.

CARRIED

4. Public Meetings

4.1 2012 Refreshment Vehicle By-law

Derek Hannan, Manager of By-law Services, reviewed his report contained in the agenda package, highlighting the two minor proposed changes to the Refreshment Vehicle By-law. It was clarified that ice-cream trucks are considered Refreshment Vehicles under this by-law.

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

There being none, Chair Jordan closed the public meeting.

Moved by: S. Collier

Seconded by: R. Ashby

That the revised Refreshment Vehicle Licensing By-law be recommended to Council.

CARRIED

5. Presentations

**5.1 Site Plan Application SP10/12
Tasico Hospitality Group
600 Beck Crescent**

Bruno Scopacasa, Development Planner, delivered a presentation reviewing the proposed site plan. It was noted that an Environmental Impact Study was prepared and submitted in support of the proposed development. Responding to questions by the committee, the applicant clarified that the ownership of the existing Hilton Garden Inn and the proposed Homewood Suites hotel are one and the same, and the proposed structure will be physically and functionally integrated with the existing hotel and convention centre complex. The applicant was requested to ensure that construction vehicles do not cut through residential areas to access the subject site during construction. Staff indicated that such a provision would be incorporated into the site plan agreement. The applicant responded to further questions surrounding the brand and target market of the hotel chain, the location of existing long-term stay hotels operating in the GTA, and anticipated timelines for construction.

Moved by: S. Parish
Seconded by: J. Dies

That Site Plan Application SP10/12, submitted by Tasico Hospitality Group, to permit the development of a 8,035 m² (86,491 ft²) 6-storey long-term stay hotel containing 104 suites, be endorsed subject to the Owner finalizing all required drawings to the satisfaction of the Town of Ajax and entering into a site plan agreement with the Town of Ajax.

CARRIED

6. Reports

None.

7. Adjournment

Moved by: M. Crawford
Seconded by: P. Brown

That this meeting be adjourned (7:25 p.m.)

CARRIED

N. Wellsbury, Deputy Clerk

TOWN OF AJAX REPORT



REPORT TO: Community Affairs & Planning Committee

SUBMITTED BY: Paul Allore, MCIP, RPP
Director of Planning & Development Services

PREPARED BY: Geoff Romanowski, MCIP, RPP, CPT
Development Approvals Coordinator

SUBJECT: **Zoning By-law Amendment Z2/12**
Sierra Building Group
1 – 77 Cooperage Lane
Block 27, 40M-2466
West side of Salem Road South, north of Highway 401

WARD: 4

DATE OF MEETING: November 5, 2012

REFERENCES: Draft Plan of Subdivision 18T-95041(RL2/10)
Draft Plan of Condominium C-A-2012-03
Site Plan SP12/10

RECOMMENDATION:

1. That Zoning By-law Amendment Z2/12, submitted by Sierra Building Group, to apply individual zone standards for each “Parcel of Tied Land” (POTL) and to exempt the development from the requirements of Section 4.9 (Frontage On A Public Road), be approved and that staff be authorized to finalize and forward an implementing Zoning By-law to Council for its consideration at a future Council Meeting, as provided within Attachment 1 to this report.

1.0 BACKGROUND:

On September 7, 2010, Planning and Development Services approved Draft Plan of Subdivision 18T-95041 and the associated redline application RL2/10 to create 26 single detached lots and 1 block for 58 condominium townhouses. The overall site, situated between Angus Drive and Salem Road South, south of Mandrake Street is 1.28 hectares (3.17 acres) in size and includes a private road, walkways, and associated outdoor amenity areas as part of the condominium development. Site plan approval was granted in December 2011, for the 58 condominium townhouses, which are currently under construction.

1.1 Purpose

The purpose of the zoning by-law amendment application is technical in nature, in order to facilitate the final approval of Draft Plan of Condominium C-A-2012-03. The proposal is to

establish a “Common Elements Condominium”, whereby the common elements in the development are made appurtenant to parcels that are outside of the condominium lands. “Parcels of Tied Land” (POTL’s) are created through the part lot control exemption process, but these POTL’s must comply with the zoning development standards, in order to be legally conveyable lots. The proposed rezoning would apply individual performance standards for each POTL, whereas the current ‘RM6’ zone applies to the development as a whole. The proposal would allow setbacks and other requirements to apply to each unit.

1.2 Property Location and Surrounding Land Use Context

The subject lands encompass an area of 1.28 hectares (3.1 acres) and are located on the west side of Salem Road South, north of Highway 401 (see Figure 1). The subject lands are surrounded by the following land uses:

- North:** Abutting the subject lands to the north is a vacant parcel of land that is zoned Residential Multiple Four Zone (RM4) and can permit multiple attached dwellings and/or apartment dwellings, with commercial space at grade. Further north is Mandrake Street, and across this road are low density residential land uses, consisting primarily of single detached dwellings.
- East:** Adjacent to the subject lands to the east is Salem Road South. Further, east across Salem Road South, are lands owned by Runnymede Development Corporation Limited, along Beck Crescent, which are zoned Prestige Employment (PE).
- South:** Immediately south is Salem Road/Highway 401 interchange, Highway 401, and the Canadian National Railway line.
- West:** Abutting the subject lands to the west are 26 single detached dwellings. These dwellings are part of Sierra’s overall draft plan and are currently under construction. Further west is Angus Drive. Along the west side of Angus Drive are existing single detached dwellings.

1.3 Proposal

Sierra is currently constructing 58, 3-storey condominium townhouses (see Figure 2). Zoning By-law Amendment Z2/12 is technical in nature, as the amendments would not alter any aspects of any of the development approvals that have been granted to-date. The technical amendments are as follows:

- to apply individual zone standards for each “Parcel of Tied Land” (POTL); and
- to exempt the development from the requirements of Section 4.9 (Frontage On A Public Road) of Town of Ajax Zoning By-law 95-2003, as amended.

These technical amendments will enable the creation, through the part lot control exemption process, of 58 POTL’s (which represent the townhouses), and zone standards to be applied to the individual townhouses.



Application:
Zoning By-law Amendment Z2/12

Applicant:
Sierra Building Group

Date: November 5, 2012

Figure 1
Subject Lands

Town of Ajax
Planning &
Development
Services



2.0 DISCUSSION:

2.1 Durham Region Official Plan

The subject lands are designated “Living Area” in the Durham Regional Official Plan. Within this designation, communities shall be developed to incorporate the widest variety of housing types, sizes, and tenure to provide living accommodations that address various social-economic factors. Living Areas are also encouraged to be developed in compact urban forms through higher density uses. Policy 8B.1.4 also encourages high densities where appropriate and promotes local official plans to maximize permissible densities for vacant land within their urban area boundaries.

The proposed technical zoning amendments would not affect these policies and would maintain conformity to the Durham Region Official Plan.

2.2 Town of Ajax Official Plan & Official Plan Amendment No. 41

The subject lands are designated “Medium Density Residential” within the Town of Ajax Official Plan. This designation provides for duplex dwellings, block townhouses, street townhouses, stacked townhouses, attached housing, walk-up apartments, and other forms of moderately scaled housing within a density range of 30 to 75 units per net hectare. The Official Plan policies also state that all dwellings within the Medium Density Residential designation shall generally be between a minimum of 3 and a maximum of 6 storeys in height and that all development applications for medium density housing shall be compatible with surrounding development.

Overall, the proposed technical zoning amendments maintain the goals and objectives of the policy framework set out within the Ajax Official Plan and support the Council endorsed policies of OPA No. 41. The proposed zoning amendments do not in any way affect the development of the lands.

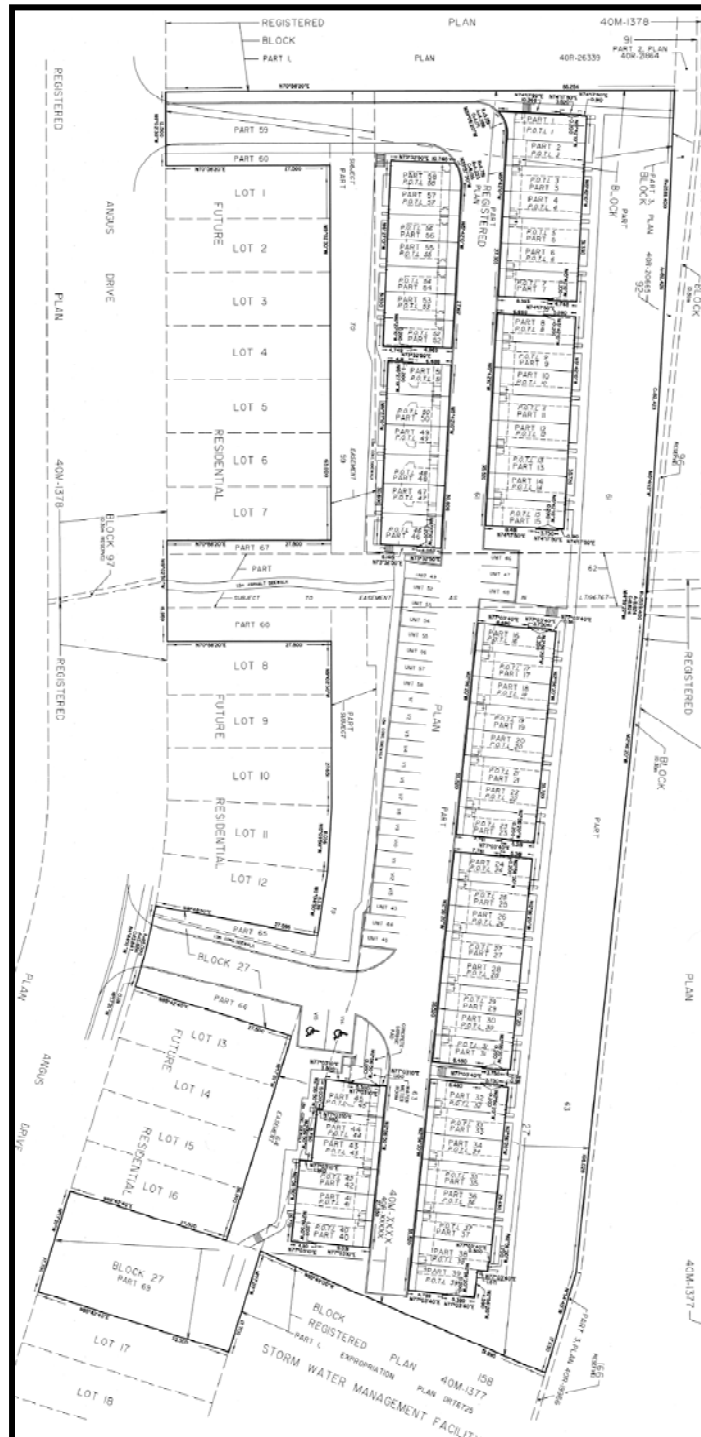
2.3 Town of Ajax Zoning By-law 95-2003

The subject lands are zoned Residential Multiple Six Zone (RM6) within Town of Ajax Zoning By-law 95-2003, as amended. This zone category permits multiple attached dwellings.

2.3.1 Technical Zoning Amendments

The proposed technical zoning amendments will apply performance standards such as minimum setbacks to each POTL. In addition, the POTL's must comply with the zoning development standards in order to be legally conveyable lots.

In addition, since each POTL would not front onto a public road, but a private lane (Cooperage Lane) there is a need for the development to be exempt from the requirements of Section 4.9 (Frontage On A Public Road).



Application:
Zoning By-law Amendment Z2/12

Applicant:
Sierra Building Group

Date: November 5, 2012

Figure 2

Common Elements
Condominium Plan

Town of Ajax
Planning &
Development
Services



3.0 AGENCY COMMENTS

The Region of Durham - Planning Department, Veridian Connections, and Enbridge Gas Distribution Inc. had no concerns with the proposed technical zoning amendments.

4.0 FINANCIAL IMPLICATIONS:

There are no financial implications as a result of approving the recommendation put forth within this report.

5.0 COMMUNICATION ISSUES:

The following is an overview of the comments received and discussions through the circulation of the subject application.

5.1 Public Open House

A Public Open House was held on October 18, 2012 that was attended by 6 members of the public. The main concern was regarding the cleanliness of Angus Drive, as it is covered in dried mud. Sierra responded that they will increase the number of times they clean the street over the course of a week, but assured the residents that by the end of this year the majority of the work along Angus Drive will be completed. The remaining work would be internal to the site, limiting the amount of dirt and mud tracking on Angus Drive.

Traffic on Mandrake Street during the morning hours was discussed. The residents indicated that this was due to the long signal at the intersection of Mandrake Street and Salem Road South and because of parents dropping off their children at Denis O'Connor High School.

Speeds of vehicles that travel along Angus Drive were also discussed. The Town conducted traffic counts in 2010, which indicated that speeds were high along Angus Drive, in that 85% of the traffic along Angus Drive travelled at a speed of 58 km/h or slower. The posted speed limit is 40 km/h. However, with the development taking place it will clam the speeds along Angus Drive. They also felt that the development was an improvement to the immediate area and will help complete the neighbourhood.

Notice was sent to Town of Ajax residents and business owners with 120 metres of the subject lands, was posted in the Ajax News Advertiser on the Town of Ajax Community Page on October 10th and 17th, and was posted on the Town's website under the Public Notices tab on the home page.

6.0 CONCLUSION:

Staff support Zoning By-law Amendment Z2/12, as it is technical in nature and is consistent with development approvals already granted by the Town of Ajax. These amendments are required by Sierra in order to establish a "Common Elements Condominium" over portions of Block 27, 40M-2466 and ultimately create 58 POTL's through the part lot control exemption process and to legally sell them.

ATTACHMENTS:

ATT-1: Draft Implementing Zoning By-law

Paul Allore, MCIP, RPP
Director of Planning & Development Services

Gary Muller, MCIP, RPP
Manager of Planning

Geoff Romanowski, MCIP, RPP, CPT
Development Approvals Coordinator

THE CORPORATION OF THE TOWN OF AJAX

BY-LAW NUMBER - 2012

A By-law to amend By-law Number 95-2003, as amended.

WHEREAS, authority is granted under Section 34 of the *Planning Act*, R. S. O., 1990, c. P. 13 for Council to pass this By-law;

AND WHEREAS, the Council of the Corporation of the Town of Ajax has approved application SP12/10 to develop the lands identified on Schedule "A" of this By-law (the "subject lands") for 58 multiple attached townhouse dwellings;

AND WHEREAS, the Council of the Town of Ajax deems it appropriate to pass an implementing Zoning By-law pursuant to application Z2/12 to regulate the development of the subject lands as approved through SP12/10;

NOW THEREFORE, the Council of The Corporation of the Town of Ajax enacts as follows:

1. THAT the Exception Schedule, specifically Map 32 and Map 39, attached to and forming part of By-law No. 95-2003, as amended, is hereby amended to delineate the boundaries of Exception 171, for the lands shown outlined on Schedule 'B' attached hereto.
2. THAT Section 7.1.1, List of Exceptions, of By-law No. 95-2003, as amended, is amended to include the following Exception:

Exception	Zoning	Map	By-law	File Reference
171	RM6	32 & 39	___ - 2012	18T-95041 18T-95041(RL2/10) C-A-2012-03 Z2/12 SP12/10
i) Location: 1 – 77 Cooperage Lane ii) Legal Description: Block 27, 40M-2466 iii) Interpretation: a) Section 4.9 of Zoning By-law 95-2003, as amended, shall not apply to the development of the subject lands for 58 multiple attached townhouse dwellings.				

iv) Development Standards:

In the event that Block 27 is developed for 58 multiple attached townhouse dwellings pursuant to SP12/10 the following development standards shall apply:

- a) Maximum Number of Multiple Attached Townhouse Dwellings: 58
- b) Minimum Yard Setbacks for each parcel of land associated with a multiple attached townhouse dwelling:
 - 1) Front Yard (abutting Cooperage Lane): 1.0 metre
 - 2) Interior Side Yard: 0.0 metres
 - 3) Exterior Side Yard: 0.0 metres
 - 4) Rear Yard (opposite the front yard): 0.0 metres
- c) Other Development Standards for each parcel of land associated with a multiple attached townhouse dwelling:
 - 1) Minimum Frontage: 4.5 metres
 - 2) Maximum *Lot Coverage*: 100%
 - 3) A minimum separation of 3.0 metres is required between each multiple attached townhouse dwelling block.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

3. By-law Number 95-2003, as amended, is hereby further amended only to the extent necessary to give effect to the provisions of this By-law.

READ a first and second time this ____ day
of _____, 2012.

READ a third time and finally passed this
____ day of _____, 2012.

Explanatory Note to By-law Number ____ - 2012

This by-law is to amend the zoning on the subject property, to apply individual zone standards for each POTL being created, and to exempt the development from the requirements of Section 4.9 (Frontage On A Public Road) of Town of Ajax Zoning By-law 95-2003, as amended.

These amendments are required by Sierra in order to establish a “Common Elements Condominium” over portions of Block 27, 40M-2466 and ultimately create 58 P.O.T.L's through the part lot control exemption process and to legally sell them.

Schedule "A" to By-law Number ____ - 2012



Schedule "B" to By-law Number ____ - 2012

