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ANNUAL
REPORT

Planning & Development Services





Development Planning

Highlights



Amazon Fulfillment Centre - Structure

Approval of Amazon Fulfillment Centre at the southeast corner of Salem Road North and Rossland Road East, a 123,795 m² building, loading areas, tractor trailer parking, surface parking and a stormwater management facility.



Long-Term Care Facility Construction

Application received to permit the development of a 6-storey, 320 bed Long-Term Care Facility and future parking structure (680 Harwood Avenue South).



72 & 80 Bayly Street West

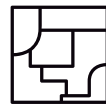
Other notable development applications received in 2020 and under review: 72 & 80 Bayly Street West, 21 & 23 Harwood Avenue South, 105 Rossland Road, 675 Harwood Avenue North, 537 Kingston Road East, 253-255 Lake Driveway West.



30 Review and comment of Minor Variance applications



46 Completed Compliance letters (Property Information Requests)



3 Land Division applications reviewed & forwarded



15 Pre-consultation meetings led to 6 development applications

New Development Applications Received

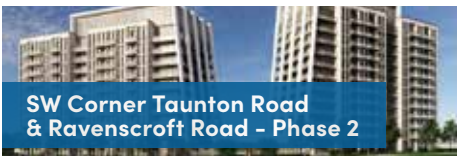


1350 Church Street North

1350 Church Street North, Soscia Professional Engineers Inc.

Caroline Murphy, Development Planner

Proposed development of a 1-storey, 17-unit 2,290 m² commercial building and 81 surface parking spaces.



SW Corner Taunton Road & Ravenscroft Road - Phase 2

Southwest Corner of Taunton Road & Ravenscroft Road , Barron Homes Phases 2 & 3

Caroline Murphy, Development Planner

Phase 2: Proposed development of a 2-tower, 313 unit Seniors' building with 153 residential units in a 10-storey tower and 160 residential units in a 12-storey tower, connected by a 1-storey podium.



SW Corner Taunton Road & Ravenscroft Road - Phase 3

Phase 3: Proposed development of a total of 801 residential units within a 22-storey, 2-tower building connected by a 1-storey podium, and a 20-storey, 2-tower building connected by a 1-storey podium.



290 Old Harwood Road

290 Old Harwood Avenue, Evans Planning Inc.

Eric Simpson, Development Planner

Proposed development of a 7-storey apartment building containing 124 dwelling units, 85 seniors' rental units and 39 affordable rental units. One level of underground parking and ground level parking is proposed to accommodate the development.

Bayly Street East and Shoal Point Road, Brookfield Properties

Bruno Scopacasa, Senior Development Planner

Proposed development of a residential condominium consisting of 86 Block townhouse dwellings on a private condominium road accessed from future Clayton Avenue on Block 3 within the Daste Approved Plan of Subdivision (S-A-2005-07).



Policy Planning

Policy Planning completed a number of significant initiatives in 2020.

Highlights include:

- Created 'fast tracked' Permit Process for Approval of Temporary Patio Permits in response to COVID-19
- Completed Phase 1 & 2 of the Central Ajax Intensification Transportation and Servicing Strategy
- St. George's Anglican Church Roof Replacement
 - Heritage Permit issued to protect heritage attributes of this designated heritage property
 - \$30,000 in Pickering Village CIP support provided
 - Enviroshake composite tiles used to maintain appearance of cedar shingles
- Historical Plaque for Daniel David Palmer
 - Project coordinated by the Heritage Advisory Committee
 - Celebrates DD Palmer, the founder of Chiropractic, who was born in Ajax
 - Unveiling on September 18, 2020 commemorated 125 years (to the day) since the first chiropractic adjustment.

Staff reviewed and commented on significant government initiatives:

- Municipal Comprehensive Review of the Durham Region Official Plan
- Bill 108 – More Homes, More Choice Act and Community Benefits Charge Framework and Regulations
- Carruthers Creek Watershed Plan
- Amendment 1 to the Growth Plan, 2019
- Staff also represented the Town on numerous community organizations and committees, such as the TRCA's Regional Watershed Alliance and Ontario Power Generation Community Advisory Council



St. George's Roof Replacement



DD Palmer Plaque Unveiling



Environmental Sustainability & Climate Change

LEAF Backyard Tree Planting Program

Help fight climate change by planting a tree on your property!

Local Enhancement & Appreciation of Forests (LEAF) is partnering with Town of Ajax to deliver a subsidized Backyard Tree Planting Program. The program is open to residential and commercial property owners in Ajax looking to plant trees on their property to help fight climate change.

Ajax residents participating in the LEAF Backyard Tree Planting Program will receive:

- An onsite consultation in your yard with an arborist
- A five to eight foot tall tree (two to four feet for evergreens)
- Delivery and planting service

The full value of this service is approximately \$500 per tree.

This program will ensure that the right tree is planted in the right location, all for a subsidized rate ranging from \$150-\$220 per tree. **For a limited time and while supplies last, Ajax residents can receive an additional \$150 rebate when they participate in the LEAF Backyard Tree Planting Program.** Limit of one rebate per property per year. First come, first served. This offer applies to single family homes, multi-units and businesses.

Visit the [LEAF website](#) for more information and to participate.





Building Updates

Noteworthy Building Permits issued in 2020

Company	Location	Area	Type
DDSB Unnamed North Ajax Public School	270 Williamson Drive West	5,259 m ²	2-storey – 22 Classroom Elementary School
Vaultra Self-Storage	20 Pugsley Court	7,440 m ²	4-storey, Self-Service Storage Building
North Harwood Centre Holdings Inc.	1901 Harwood Avenue North	1,178 m ²	1-storey, Multi-unit Industrial Building
Chartwell Ballycliffe Long Term Care Facility	70 Station Street	13,295 m ²	4-storey, 224 bed Long Term Care Facility
Amazon Fulfillment Centre	789 Salem Road North	123,795 m ²	1-storey, Warehouse & Distribution Facility
Lakeridge Health Long-Term Care Facility	680 Harwood Avenue South	25,526 m ²	6-storey, 320 bed Long-Term Care Facility

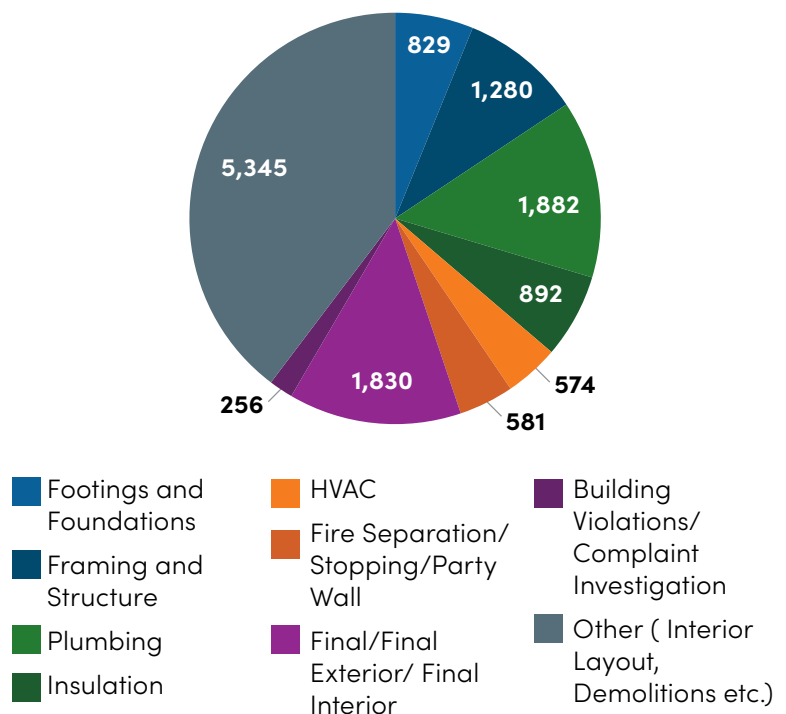
Major Building Permits Under Review

Company	Location	Area	Type
Medallion Corporation	2 River Plate Street	16,428.5 m ²	Building D, 19-storey, Mixed Use, 227 apts
Medallion Corporation	25 Kitney Drive	25,960.6 m ²	Building C, 23-storey, Mixed Use, 324 apts
Atlas Developments Ltd.	630 Beck Crescent	4,085 m ²	Banquet Hall
Marriott Fairfield Hotels	650 Beck Crescent	6,330 m ²	6-storey, 120 room hotel
Salvation Army	35 Kings Crescent	1,825 m ²	Place of Worship and Community Space
Jiffy Self-Storage	18 Gadsden Court	12,182 m ²	1, 3-storey and 10, 1-storey Self-Storage Buildings
Vaultra Self-Storage	20 Pugsley Court	2,960 m ²	11 unit, 1-storey Self-Storage Building
Dipietro & Galea Holdings Ltd.	9 Barr Road	1,808 m ²	1-storey, Multi-unit Industrial

Building Inspections

- In 2020, a total of **13,469** building inspection related processes were conducted. This number does not include the inspection of fire safety systems that were carried out by staff of Ajax Fire and Emergency Services under the authority of the Ontario Building Code.
- Building Approvals conducts a minimum of **13** mandatory inspections during the construction of each new home built in Ajax. In the case of inspections for non-residential development, multi-unit residential buildings, signs, demolitions and, alterations, other mandatory inspections are added or substituted.

The breakdown on the right represents the number of inspections conducted at each stage of construction for the year 2020.





Engineering



Neighbourhood Clean-Up Challenge

In place of the annual Shoreline Clean-up, Ajax residents kept Ajax clean by going out and picking up litter within their neighbourhoods from October 5 – 16, 2020. 94 clean-ups took place during this time.

Development Engineering & Stormwater Highlights:

- Improving water quality in creeks and streams leads to improved water quality at the Lake. The Town completed a retrofit of an existing storm sewer which will reduce suspended solids and pollution entering Duffins Creek.
- Recent high water levels in Lake Ontario has contributed to significant erosion along the Ajax shoreline. A critical section of the shoreline was repaired because the erosion was threatening the structural stability of a storm sewer outfall.

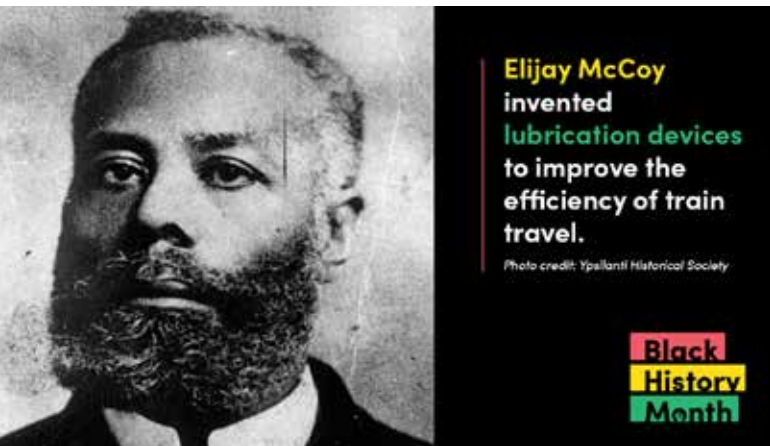


Transportation

ActiveTOA

Last fall, the Town of Ajax implemented [#ActiveTOA](#) which encourages residents to stay active and healthy by exploring the Town's trail and on-road bike facilities. Active TOA is an 18km marked system (currently in South Ajax) for active types of rolling, primarily biking. It consists of 252 pavement markings and fourteen wayfinding signs directing to the waterfront. This trail system celebrates the Town's existing neighbourhood features using markings reflecting the flora and fauna of the area. Transportation staff will explore the feasibility of extending the marked system to North Ajax.





#GetAjaxMoving 2021

Transportation Services continues to engage residents about options for getting around the Town through its transportation awareness campaign, #GetAjaxMoving. This campaign has been rolled out using online methods to encourage residents to explore Ajax using sustainable transportation modes.

As part of WinterTOA, Transportation staff created a [video](#) highlighting the mental health benefits of winter walking and biking for Bell Let's Talk Day 2021.

Transportation-themed Black History Month Campaign

Transportation Services also created a transportation-themed Black History Month campaign on social media, highlighting the contributions of Black inventors and athletes to [biking](#) and transit.

Traffic Calming Warrant / Program

In 2020, the Town completed an update to our Traffic Calming Warrant. The purpose of the update was to ensure the Town's warrant was reflective of traffic issues found on Town Roads and that it reflected industry best practices. The update re-examined and verified the assessment process, evaluation criteria and threshold and scoring criteria. The updated warrant enables staff to be more efficient and effective in their evaluation of traffic concerns in the Town. It also places a new emphasis on monitoring to help ensure that all implemented traffic calming measures are effective and that additional measures are not needed.

This summer, the Town will be implementing a series of traffic calming measures on Town roads which were warranted for traffic calming. Information on those segments can be found on the Town's IMO page. If there is a road in the Town which you would like tested, please send your request to: traffic@ajax.ca.



Economic Development & Tourism



23 temporary patio permits issued



53 investment inquiries



97 business calls

20/20 FOCUS

COVID-19 Business Recovery & Growth Work Plan

ajax.ca/business

20/20 Focus

The Economic Development and Tourism Office launched a 20/20 Focus: COVID-19 Business Recovery & Growth Plan to support our business community as they navigate and rebound from impacts of the pandemic. It includes "made for Ajax actions", adding to our partnership efforts as members of the Durham Economic Task Force and complements programs and services offered by other levels of government. Review this [scorecard](#) to learn more about the overall success in delivery of the 20 initiatives.

Business Events

- Through its participation in the Durham Economic Development Partnership, Ajax Participated in Collision, North America's largest and fastest growing tech conference and helped to show the world why the eastern edge of the Greater Toronto Area is known for its innovation, STEM talent and creativity.
- The Town continued to grow its partnership with the AI/Hub through the delivery of four virtual AI for Ajax sessions: Using AI & Data to Help Your Business Rebound; Just for Kids: Understanding COVID-19; How to Fund an AI Project for your Company; and How to Utilize AI Image Recognition to Improve Customer Service.
- The St. Francis Centre was transformed into a virtual conference studio to host siberXchange 2.0, a global cybersecurity conference, August 10-14, 2020.
- upNext Ajax™ returned to Ajax in a virtual format, equipping young adults between the ages of 18-29 with entrepreneur and employment training experience, October 26-November 13, 2020.



Business Attraction & Marketing Outreach

- Economic Development Staff were able to proactively reach out and meet with almost 100 businesses in 2020.
- An interim approach for business grand opening celebrations was developed to recognize new businesses in the midst of COVID-19 restrictions.
- An extensive #SupportLocal digital marketing campaign that encompassed frequent social media posts, blogs and contests to encourage residents to support local businesses.
- The delivery of COVID-19 business support initiatives as part of the Durham Economic Task Force, including but not limited to, advocacy on behalf of businesses to provincial and federal governments, the delivery of three business surveys, digital sector round tables and numerous virtual workshops.



Meeting Schedule

Upcoming Public Meetings (Community Affairs & Planning Committee):

Mar 1

- Central Ajax Intensification, Servicing & Transportation (CAIST) Strategy Phase 1 & 2 Update
- Envision Durham: Town comments on Major Transit Station Areas (MTSA) Policy Directions Paper

General Government Committee (GGC)

Reports & Presentations:

Mar 8

- 2020 Year End Building Activity and 2021 Projection Report
- Heritage Designation for 775 Kingston Road East
- Environment Sustainability Projects - Status Update
- CLOCA Shoreline Hazard Management Plan

- Annual #GetAjaxMoving Update
- Harwood-Fishlock Intersection Review
- Economic Development Action Plan
- Parking License Agreement at Ajax Community Centre
- Renaming of Langsdorff Drive

Public Open Houses:

- OPA20-A1, Z1/20 & S-A-2020-01 (1192 & 1260 Church Street North) (Feb 23)
- Traffic Calming Implementation, Ward #2 (Feb 24)
- Traffic Calming Implementation, Ward #3 (Feb 25)

NOTE: ALL MEETINGS ARE TENTATIVE AND MAY BE SUBJECT TO CHANGES



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Town of
Ajax
By the Lake