



Planning & Development Services

2019–2022 Council Term Report





Development Planning Updates



\$3.3 Million

Planning Application Fees Collected



Over 70

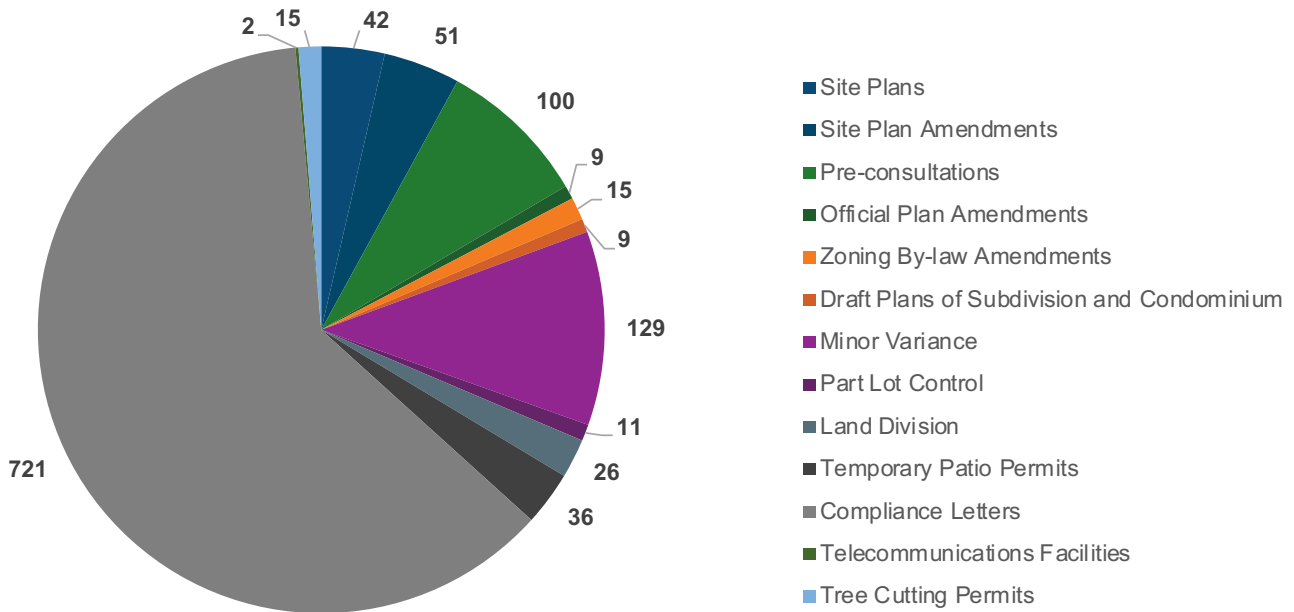
Subdivision & Site Plan Agreements Executed



4,160

Planning Inquiries Received

Development Planning Applications - January 1, 2019 - May 31, 2022



Development Planning Applications (by Year)	2019	2020	2021	2022 (as of May 31)	Total Applications by Type
Site Plans	9	15	14	4	42
Site Plan Amendments	11	11	21	8	51
Pre-Consultation	29	29	21	21	100
Official Plan Amendments	1	4	3	1	9
Zoning By-Law Amendments	3	6	5	1	15
Draft Plans of Subdivision and Condominium	2	2	5	0	9
Minor Variance	36	30	44	19	129
Part Lot Control	3	1	5	2	11
Land Division	11	3	7	5	26
Temporary Patio Permits	0	24	11	1	36
Compliance Letters	200	178	239	104	721
Telecommunications Facilities	2	0	0	0	2
Tree Cutting Permits	0	5	7	3	15
Totals	307	308	382	169	1,166

Development Highlights



Pat Bayly Square

Medallion

Medallion's Vision at Pay Bayly Square, a comprehensive three-phase development located at the southwest corner of Bayly Street and Harwood Avenue, is well underway. The first phase, consisting of two 25-storey buildings with 580 rental apartment units, 710 sq.m. of retail, 2,810 sq.m. of office space and Pat Bayly Square, has been completed.

Phase two, consisting of 23 and 19-storey buildings with 551 rental apartment units and 130 sq. m. of commercial space, is currently under construction.

Phase three of the development is anticipated to consist of two additional 25-storey mixed-use buildings. Once completed, the entire three-phase project is expected to accommodate almost 3,200 Ajax residents.



Lakeridge Gardens Exterior



New Hospital Parking Garage

Lakeridge Gardens – Ajax-Pickering Hospital Long-term Care Facility

In late 2020, the Town received a site plan application for the new Long-Term Care Facility at the Lakeridge Health Ajax-Pickering Hospital Campus. The project was part of the Province's new Accelerated Build Pilot Project. This required the Town to create a dedicated multi-disciplinary team with representatives from all Town departments, the Region of Durham, the construction team, and hospital staff, who met regularly to review the application, navigate challenges and provide staged approvals. Following just 13 months of construction, the new 320 bed long-term care facility welcomed residents into their new home in the Spring of 2022.

Work on a new 4-storey parking structure, which will add almost 475 additional parking spaces, for a total of 1,130 parking spaces, to support both the hospital and the long

term care facility is expected to be completed by the end of Summer 2022.

Amazon / H&M



H&M Building Exterior

Blackwood Partners and Crestpoint Real Estate Investments Ltd. are in the midst of constructing a 3-phase development known as the GTA East Industrial Park consisting of 3 industrial buildings for warehouse/distribution and office purposes ranging from 16,839 sq. m. (181,259 sq. ft.) to 100,352 sq. m. (1,080,180 sq. ft.) on a 129-acre site located at the southeast corner of Rossland Road East and Salem Road North.

The first phase of the development consisted of a 100,352 sq. m. (1,080,180 sq. ft.) Amazon fulfillment centre which has been completed. The facility generates approximately 1,800 jobs, which makes Amazon the largest employer in Ajax.

The second phase of the development consists of a 66,596.36 sq. m. (716,827.25 sq. ft.) warehouse/distribution facility and office space, located on the north side of Kerrison Drive, east of Salem Road North which will house the Swedish clothing company H&M.

Phase 3 will consist of a 16,839 sq. m. (181,259 sq. ft.) building. The tenant is currently unknown.



Exterior view of Parkland Ajax

Shannex

Shannex, a company based out of Halifax, is currently constructing a 14-storey premium independent lifestyle retirement residence named Parkland Ajax at 3 Rossland Road West, consisting of 220 units, with central dining and other amenities such as on-site spa, fitness centre, heated swimming pool, and games room.

Notable development applications received and reviewed between January 1, 2019 – May 31, 2022:

- 72 & 80 Bayly Street West
- Southwest Corner of Taunton Road & Ravenscroft Road
- 253 & 255 Lake Driveway West
- 27-31 Harwood Avenue South
- 675 Harwood Avenue North
- 290 Old Harwood Avenue
- 73 Hunt Street
- 20 & 30 Blowers Crescent



20 & 30 Blowers Cres.



72 & 80 Bayly St. W.

New Development Applications Received



221 Church Street South, Annandale

To permit the development of three light industrial buildings for warehouse / distribution centre purposes. The proposed building breakdown is as follows:

- Building A – 64,874.28 sq. m.
- Building B – 18,482.71 sq. m.
- Building C – 18,195.33 sq. m.



334 Rossland Road East, Salem Ajax Holdings Inc.

To permit the development of a new industrial building – Building 'C', 16,841 sq. m.

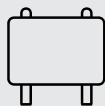


Policy Planning Updates

Policy Planning Activity between January 1, 2019 – May 31, 2022:



28
Heritage Permits
Approved



\$177,120
Pickering Village Façade Improvement and Sign Grants Approved in Grant Funding

- New Heritage Designations (under Part IV of the *Ontario Heritage Act*): Westglen Property & Nicholas Auston Property
- New Historical Plaques: Danial David Palmer, Westglen Property
- Coordination of Signs of Life Mural in Pickering Village
- Jane's Walk event (May 2022) attracted a record attendance of 100 people



62 Old Kingston



Jane's Walk



Pickering Village Mural



DD Palmer Plaque Unveiling

Studies and Projects

- Cash-in-lieu of Parking By-law, completed October 2019
- Commercial and Employment Land Review, completed February 2020
- Dormant Planning Application File Policy and Procedure, completed February 2020
- Residential Driveway Zoning By-law Amendment, completed April 2021
- Central Ajax Intensification, Servicing and Transportation (CAIST) Strategy Phase 3, completed June 2022
- Housing Strategy Phase One Report: Background Data and Housing Needs Analysis, completed June 2022
- Comprehensive review of the Downtown and Pickering Village Community Improvement Plans, initiated Dec 2019 and expected to be completed July 2023
- Review and update of the Town's Parkland Dedication By-law, initiated March 2022 and expected to be completed September 2022
- Created 'fast track' Permit Process for Approval of Temporary Patio Permits in response to COVID-19, program has been extended to the end of 2023 to



CAIST 3D Model

continue recovery efforts

Representing the Town's interests on external Committees/Working Groups

- Participated and reviewed the Central Lake Ontario Conservation Authority (CLOCA) Shoreline Hazard Management Plan, completed in 2020
- Member of the Area Municipal Working Group for Envision Durham – Municipal Comprehensive Review
 - Attended 25 meetings
 - Reviewed and provided comments on six discussion papers, two policy direction reports, Phase 1 of the Growth Management Study, one Regional Official Plan Amendment for Major Transit Station Areas, and numerous background studies and mapping exercises
- Carruthers Creek Watershed Plan
 - Active member in the preparation of the Carruthers Creek Watershed Plan which was endorsed by Regional Council and the TRCA Board in 2021
- Member of TRCA's Regional Watershed Alliance
- Member of Ontario Power Generation Community Advisory Council
- Member of the Great Lakes and St. Lawrence Cities Initiative

Upcoming Projects

- Community Benefits Charge By-law, to be initiated late 2022
- Housing Strategy Phase Two Recommendation Report, to be completed mid 2023
- Comprehensive Review of the Town of Ajax Official Plan, to be initiated 2023
- Comprehensive Zoning By-law Review – Phase 2: Technical Reports and Draft Zoning By-law, to be completed in 2023

Comments to Senior Levels of Government on Significant Initiatives

Reviewed and provided comments to the Province on:

- Bill 66: Open for Business Act
- Bill 108: More Homes, More Choice Act
- Bill 109: More Homes for Everyone Act
- Bill 5: York Region Wastewater Act, 2021
- 2023-2027 Lake Ontario Lakewide Action and Management Plan
- Community Benefits Charge Framework and Regulations
- Amendment 1 to the Growth Plan, 2019
- Consultation on expanding the Greenbelt



Environmental Sustainability & Climate Change Updates

The [Ajax Climate Risk & Resiliency Plan](#) was approved in June 2019 to provide a strategic framework to address current and future climate change risks. The plan consists of 8 overall objectives related to emergency preparedness and response, natural systems, and flooding and erosion. Since 2019, some of the implemented priority actions include:

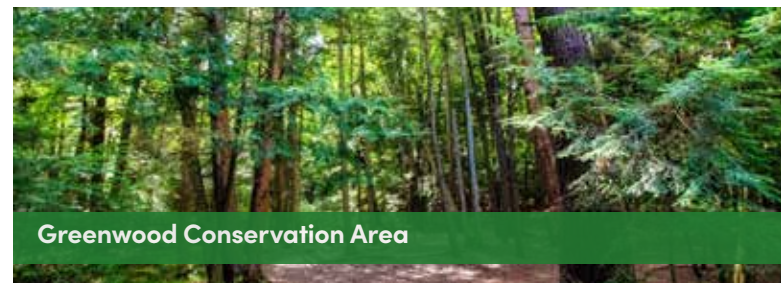
- Secured \$910,000 of Federal and Provincial funding to complete the [Kerrison Road Wetland Restoration Project](#) in 2022.
- Completed the [Church and Bayly Wetland Project](#) that created 1 hectare of wetland in the Duffins Creek watershed.
- Secured approximately 20.25 hectares (50 acres) of land into public ownership for ongoing conservation and management.
- Launched the [Invasive Species Awareness Program](#) to educate residents about the negative impacts of invasive species on the environment and economy.
- Joined the Region-wide [Local Enhancement and Appreciation of Forests \(LEAF\) program](#), which provides a subsidy to plant 55 trees per year on private, residential property in the Town of Ajax.
- Implemented several permeable parking lot installations at the Ajax Waterfront totalling approximately 4400 sq. m.
- Completed the [Stormwater Funding Feasibility Study](#) to recommend a sustainable and reliable funding source to support the Town’s stormwater management program.
- Approved the [Ajax Green Standard](#) to require sustainability-related design guidelines and performance measures for all new development in the Town of Ajax.
- Installed six publicly available EV chargers at Town facilities.
- Finalized the Lower Carruthers Site Specific Emergency Response Plan in 2021.



In September 2019, the Town of Ajax declared a climate emergency to acknowledge the impacts of climate change and reaffirm our commitment to proactively mitigating and adapting to those impacts wherever possible through the Town’s continued leadership, advocacy and intergovernmental partnerships.

In 2021, through Council motions, Ajax set new [Corporate and Community Greenhouse Gas \(GHG\) emission reduction targets](#) as well as joined the Cities Race to Zero Campaign. These motions commit the Town of Ajax to reaching net zero GHG emissions by 2050. To achieve these targets, the Town of Ajax will continue to implement and promote priority, GHG-reducing projects such as the Durham Greener Homes Program, Ajax Green Standard, and upcoming Ajax Green Fleet Strategy.

To continue to increase waste reduction and diversion in Ajax, the Town will continue to promote the [Textile Diversion Program](#) (launched in 2021) and the [Corporate Ban on Single-Use Plastics](#). Both of these important initiatives focus on [The 5Rs](#) to help divert waste from landfills.



Greenwood Conservation Area

Through the Annual [Ajax Green Living Days](#), staff host several events and programs that provide engagement and education opportunities for the Ajax community which include community tree planting events, litter clean-up initiatives, compost giveaways, virtual and in-person gardening workshops and expert-led webinars. Every year, Ajax Green Living Days engages hundreds of community members.



Closet with various clothing



Building Updates

Building Permit Fees (January 1, 2019 – May 31, 2022):



\$8.9 Million

Building Permit Fees Collected
(\$3.9 Million - Residential / \$4.9 Million - Non-Residential)



\$42 Million

Development
Charges Collected



\$1 Billion

Total Construction Value



3,454

Number of Building
Permits Issued



249

Number of Building
Violations Issued

Noteworthy Building Permits Issued – January 1, 2019 – May 31, 2022

Year	Description	Location	Area (sq. m.)	Value (\$)
2019	Gordon Food Service Distribution Centre (Full Building Permit)	200 Salem Rd N	31,843	49,500,000
	Shannex Parkland Ajax – 14 Storey, 220 Retirement Apartment Residences (Super-Structure Permit)	3 Rossland Rd W	37,773	38,000,000
2020	Rosemary Brown Public School	270 Williamson Dr W	5,529	10,000,000
	Chartwell Ballycliffe Lodge LTC	70 Station St	13,295	34,000,000
	Vultra Self-Storage	20 Pugsley Ct	10,500	11,000,000
	Amazon Fulfillment Centre	789 Salem Rd N	123,795	216,000,000
	Lakeridge Health LTC	680 Harwood Av S	25,526	64,500,000
	North Harwood Centre	1901 Harwood Av N	1,200	1,400,000
2021	Jiffy Self-Storage	18 Gadsden Ct	12,000	7,886,689
	Salvation Army Hall	35 Kings Cr	1,810	5,300,000
	CCSL Group addition	575 Westney Rd S	2,280	2,700,000
	Westrock Packaging addition	335 Fairall St	8,960	5,900,000
	Lakeridge Health parking structure	600 Harwood Av S	16,445	25,000,000
	Triovest industrial shell building	3 Keensford Ct	21,000	25,000,000
	Triovest industrial shell building	675 Harwood Av N	13,000	15,500,000
	Station Street Holdings - industrial shell building	190 Station St	3,500	3,000,000
	Blackwood Building B	210 Kerrison St E	66,600	80,000,000
First Avenue Properties Inc. - 4 storey – 60-unit residential apartments	599 Kingston Rd W	5,152	10,300,000	
2022	Medallion Tower C	25 Kitney Dr	25,700	55,000,000
	Medallion Tower D	2 River Plate St	16,000	35,000,000
	Institute of Diabetes & Endocrinology	40 Blowers Cr	1,570	5,500,000
	Kapsco-Moto – industrial addition	410 Finley Av	2,700	3,250,000

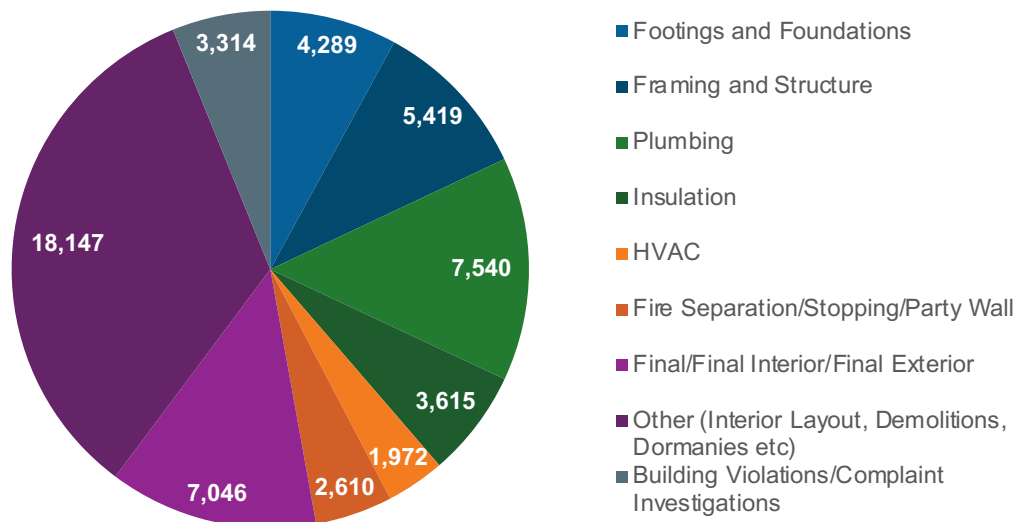
Major Building Permits Under Review

Year	Description	Location	Area (sq. m.)	Value (\$)
2022	Marriot Fairfield - 6 Storey, 120 Suite Hotel	630 Beck Cr	6,300	12,600,000
	Banquet Hall	650 Beck Cr	4,085	8,500,000
	One Storey, Multi-Unit Industrial Buildings	60 & 64 Beck Cr	2,800	3,700,000
	Triovest industrial shell building	575 Harwood Av N	17,300	18,000,000
	One Storey, Multi-Unit Industrial Building	9 Barr Rd	1,800	2,160,000
	Carwash, Fueling Canopy, C-Store & Restaurant	400 Salem Rd N	737	1,750,000

Building Inspections

- Between January 1, 2019 - May 31, 2022, a total of **53,952** 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.

The below breakdown represents the number of inspections conducted at each stage of construction between January 1, 2019 - May 31, 2022.



Building Inspections (By Year)	2019	2020	2021	2022 (as of May 31)	Total Inspections by Type
Footings and Foundations	773	826	2,064	626	4,289
Framing and Structure	1,528	1,281	1,786	824	5,419
Plumbing	1,638	1,881	2,916	1,105	7,540
Insulation	1,161	892	1,017	545	3,615
HVAC	637	575	493	267	1,972
Fire Separation / Stopping / Party Wall	861	584	835	330	2,610
Final / Final Interior / Final Exterior	1,812	1,829	2,446	959	7,046
Other (Interior Layout, Demolitions, Dormancies etc.)	4,888	4,579	5,781	2,899	18,147
Building Violations/Complaint Investigations	882	950	1,135	347	3,314
Totals	14,180	13,397	18,473	7,902	53,952

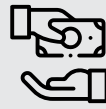


Engineering Updates



\$1.3 Million

Engineering Site Plan Fees Collected



\$38,244

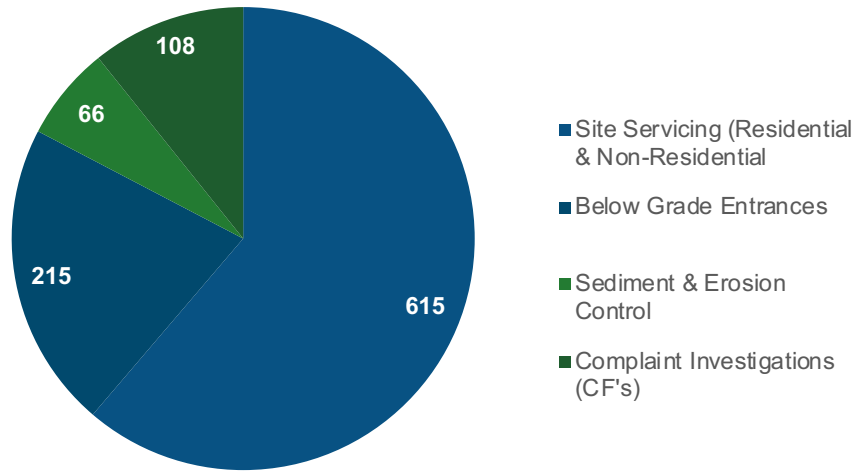
Sediment & Erosion Permit Fees Collected



33

Engineering Permits (Sediment & Erosion) Issued

The below breakdown represents the number of Engineering inspections conducted between January 1, 2019 – May 31, 2022.



Engineering Inspections (By Year)	2019	2020	2021	2022 (as of May 31)	Total Inspections by Type
Site Servicing (Residential & Non-Residential)	131	205	187	92	615
Below Grade Entrances	40	46	79	50	215
Sediment & Erosion Control	18	16	22	10	66
Complaint Investigations (CF'S)	60	27	16	5	108
Totals	271	296	338	182	1,004

2019 – 2021 Engineering Activity Highlights

Staff organized many community events and programs in partnership with TRCA in 2019 in order to continue environmental awareness among Ajax residents. These events included:

- Canada Water Week – The Water Brothers (The Big Leak, On Thin Ice, Hidden Rivers)
- Watershed on Wheels Outreach Program
- Vertical Vegetable Workshop
- Great Canadian Shoreline Clean Up
- Healthy Community Resident Package and Challenge – Rain Barrel Contest

The Engineering Section successfully completed all 8 projects funded by the grant received through Clean Water and Wastewater Fund in 2020. These Engineering projects were:

1. Hermitage Stormwater Management Pond Rehabilitation
2. Spiers Crescent Outfall Rehabilitation
3. Caldicott Court Water Quality Retrofit
4. Callander Court Water Quality Retrofit
5. Fishlock Stormwater Management Pond Rehabilitation
6. Steele Valley Stormwater Management Pond Rehabilitation
7. Stormwater Management Pond Condition Assessment
8. Westney Outfall Water Quality Retrofit



Ajax Waterfront Beach

Waterfront EA

The Town is initiating a Conservation Class Environmental Assessment for the Lake Ontario Shoreline. A gap analysis was completed in 2021 and will serve as the background data collection for the EA. The EA will examine the various challenging factors that the Town is experiencing at the waterfront – especially erosion. The Town has lost over 1 acre of parkland into the lake over the past 20 years due to erosion. This erosion has worsened over the last 5 years with the high-water levels in Lake Ontario. The EA will make recommendations for each reach of the waterfront on how to deal with or live with the erosion hazard, and how to protect our infrastructure from future erosion.




Stormwater Pond

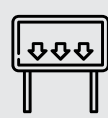
Stormwater Funding

The Town has a large stormwater management infrastructure inventory. Much of this infrastructure is reaching its end-of-life and needs significant rehabilitation (stormwater ponds, sewers, oil/grit separators, etc.). The Town completed a stormwater funding feasibility study in 2021 to examine opportunities to fund this rehabilitation. This study recommended implementing a stormwater management fee in lieu of property tax increases to fund the Town’s stormwater management program. This program is expected to take about a year, with full implementation by May 2023.

Transportation Updates

 **3**
Automated Speed Enforcement (ASE) Cameras

 **1,281**
ASE Tickets Issued

 **8 ASE Zones**
Radar Speed Message Boards Deployed

 **218**
Traffic Complaints

■ Retained the Bicycle Friendly Community Silver designation in 2021

Automated Speed Enforcement (ASE)

Automated Speed Enforcement (ASE) is a relatively new technology and is rapidly becoming a proven and effective way to enforce speed limits and provide safer roads for all modes of transportation including pedestrians and cyclists. Ajax Council endorsed the ASE program, and the use of three mobile cameras rotating (in a 8 week duration) through all fourteen Community Safety Zones (CSZ). The ASE program includes the deployment of a roadside speed measurement device and a camera in the road boulevard that can automatically detect the speed of a vehicle and take a photograph of the rear license plate of speeding vehicles. Once the cameras are active, motorists photographed speeding through these designated CSZ areas will get a ticket. As the offence occurs in a CSZ, the fine will be doubled.

Speed limits are not guidelines, they are laws. Reducing speed is the best way we can reduce the frequency and severity of collisions in our community. Slow down and help keep our communities safe.



ASE Signs & Camera



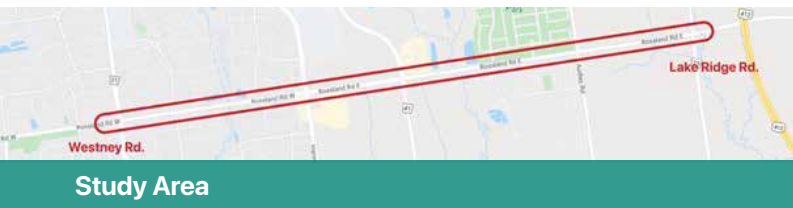
Traffic Calming Measures

Traffic Calming Program

Traffic calming is a term used to describe a combination of mostly physical features that are intended to reduce vehicle speeds, alter driver behaviour and improve safety conditions for everyone who uses the street. The Town has initiated an annual traffic calming program which incorporates the latest and best practices in traffic calming.

Town staff recently awarded a contract to an external contractor to install traffic calming devices on thirteen streets in Ajax. These traffic calming devices include flexible bollards and signage, reinforced concrete speed humps or speed cushions. The installation of traffic calming devices is anticipated to be completed by the end of July 2022.

The Town of Ajax has a Traffic Calming Warrant which includes a process to review all request received by resident and which outlines the appropriate conditions for the installation of traffic calming measures. Transportation staff will continue to monitor and evaluate other town roads for future implementation of traffic calming measures/devices using the Traffic Calming Warrants.



Study Area

Rossland Road Environmental Assessment (EA) Study

The Town of Ajax has completed a Schedule C Municipal Class Environmental Assessment (EA) study to assess potential transportation improvements to Rossland Road between Westney Road and Lake Ridge Road.

The study will confirm the recommendations of the Town's Integrated Transportation Master Plan (ITMP) and review possible improvements to accommodate the current and future transportation needs of pedestrians, cyclists, transit users and motorists along this corridor.

The Environmental Study Report (ESR) can be reviewed and downloaded at ajax.ca/rossland.

Harwood Avenue Environmental Assessment (EA) Study

The Town of Ajax has initiated a Schedule C Municipal Class Environmental Assessment (EA) Study to assess potential transportation improvements to Harwood Avenue between Taunton Road Woodcock Avenue.

The study will confirm the recommendations of the Town's Integrated Transportation Master Plan (ITMP) and review possible improvements to accommodate the current and future transportation needs of pedestrians, cyclists, transit users and motorists along this corridor.

The Environmental Study Report is anticipated to be completed by September 2022. For more information, please visit imo.ajax.ca/harwoodea.



Study Area

Hunt Street Extension Feasibility Study

The Town of Ajax completed the Hunt Street Extension Feasibility Study in March 2022. The extension of Hunt Street from its current terminus west to Westney Road has long been viewed by the Town as an important piece of infrastructure to aid connectivity in the downtown. The extension has been envisioned as a complete street with active transportation facilities and would provide a more comfortable east-west route for active transportation travel than other currently existing options.



Study Area

The Feasibility Study revisited previous work conducted by others to consider the new vision that the Town has for the downtown area where the extension would be constructed. The study reaffirmed the importance of this connection from a mobility perspective to improve connectivity and help relieve congestion along parallel roads. The extension would also provide an additional route to access the GO station, which is a congestion hot spot during peak commuter periods.

Based on the findings of the Feasibility Study, the Town is planning to initiate an Addendum to the original 2016 Environmental Assessment (EA) Study completed for the Hunt Street Extension.



Active Transportation Updates



Ajax Staff at the #GetAjaxMoving Information Booth

Raising awareness and building community capacity through #GetAjaxMoving

From 2019-2022, the Transportation Awareness campaign, #GetAjaxMoving directly engaged nearly 1,200 residents through in-person and virtual events. Online campaigns included messaging for encouraging safe driving to create safer conditions for using active and sustainable transportation. #GetAjaxMoving was featured as one of the Most Creative Community Engagement Ideas for City Planners by Smart Density and has also been featured in Spacing Magazine. In discussions with residents at popular events, the #GetAjaxMoving team found that increasingly, more residents have been expressing interest in using sustainable transportation modes for a variety of trips.



Cyclist using Bike Repair Station

Increase in Bike Amenities

Over the past four years, the Town of Ajax increased bicycle amenities by encouraging the provision of bicycle parking in development and installing bicycle repair stations. By asking development applicants to include bicycle parking as part of the Town's Transportation Demand Management Plan Bicycle Parking Guidelines, the Town of Ajax increased the number of bike parking spaces to over 2500 spaces town-wide. The Town also installed two bike repair stations: one in Pickering Village and another at the Waterfront Trail near Veterans Point Gardens.



Bikes Parked in Bike Rack

Sustained momentum for active school travel

Thanks to enhanced relationships with the school boards, Ajax continues to have the highest number of schools registered for Winter Walk Day and Bike to School Week. Families can find out how long it takes to walk or bike to school by visiting ajax.ca/WalkNRoll.



Mayor Shaun Collier and Ajax Staff by Ajax Welcome Sign

Ajax remains a Bicycle Friendly Community

The Town of Ajax retained its Bicycle Friendly Community Silver designation in 2021. The judging panel noted the Town's bike network, multi-use paths, and annual budget for bike facilities as key community strengths. Further, the judging panel and local reviewers highlighted the Town's progress on implementing the Integrated Transportation Master Plan, newly designated Bicycle Friendly Business District and efforts to promote economic development through cycle tourism, and support from Council to increase bicycle lockers at the Ajax GO station. The review panel was further reassured by the acceleration of the Wayfinding strategy, strong marketing of the Active and Safe Routes to School events, and updates to the interactive trail map.



Economic Development Updates

Ajax Council named Community Influencer of the Year in 2019

Ajax Council was named *Community Influencer of the Year* at the 2019 Economic Development Association of Ontario (EDCO) Excellence Awards, which recognizes elected officials making a significant impact on their peers, the industry and their community. The award acknowledged Ajax Council's impressive first 365 days in office which was focused heavily on extensive community engagement, business development and attraction, innovative leadership and strategic collaboration.



184

Business Investment Inquiries



34

Official Grand Openings

Economic Development Action Plan

In order to drive job creation and provide opportunities to retain its young and diverse talent base, Ajax has put innovation at the forefront of its economic development efforts. The economic landscape has changed since Ajax last conducted an economic development strategy. The Economic Development Action Plan (EDAP) was developed to build on Ajax's existing appeal and unique assets while also providing a shift in thinking and efforts for the Economic Development section within the Planning & Development Department and the Town as a whole.

The goals outlined within the Economic Development Action Plan represent the areas where focused attention and activities over the next five years can enable the Town to continue to cement their status on the leading-edge of new and emerging economic opportunities, and most importantly, drive job creation for Ajax's residents both now and into the future. Success in achieving the goals will continue to build a strong business and entrepreneurial ecosystem, with innovation at the core.

The four goals outlined in the Plan are:

1. Leaders in Business Retention, Expansion and Attraction
2. Innovators in Business Incubation and Workforce Development
3. Supporters of Attractive Place Development
4. Champions for Organizational Readiness to Support Growth and Development

Within these 4 goals, there are a total of 73 action items. The following contains an update on the progress of these action items:

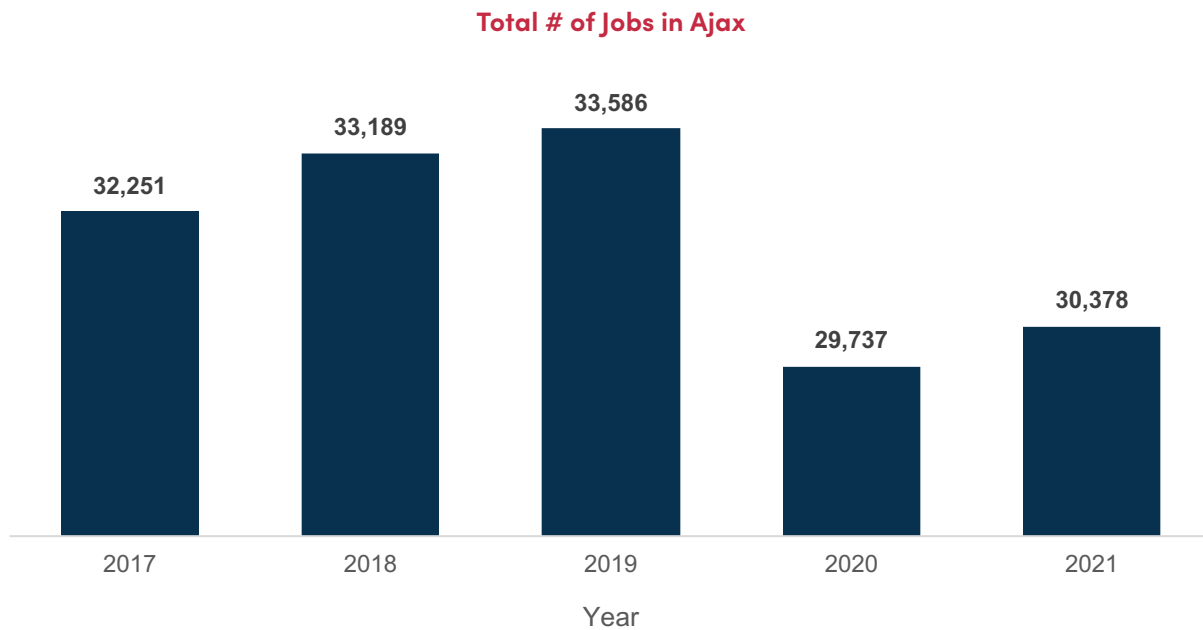


The Town of Ajax has remained open for business even through the impacts of a global pandemic. The total number of jobs in the community over the last five years (2017 – 2021) averaged close to 32,000. With this momentum, businesses continue to invest in the Town with the top 10 employment sectors being:

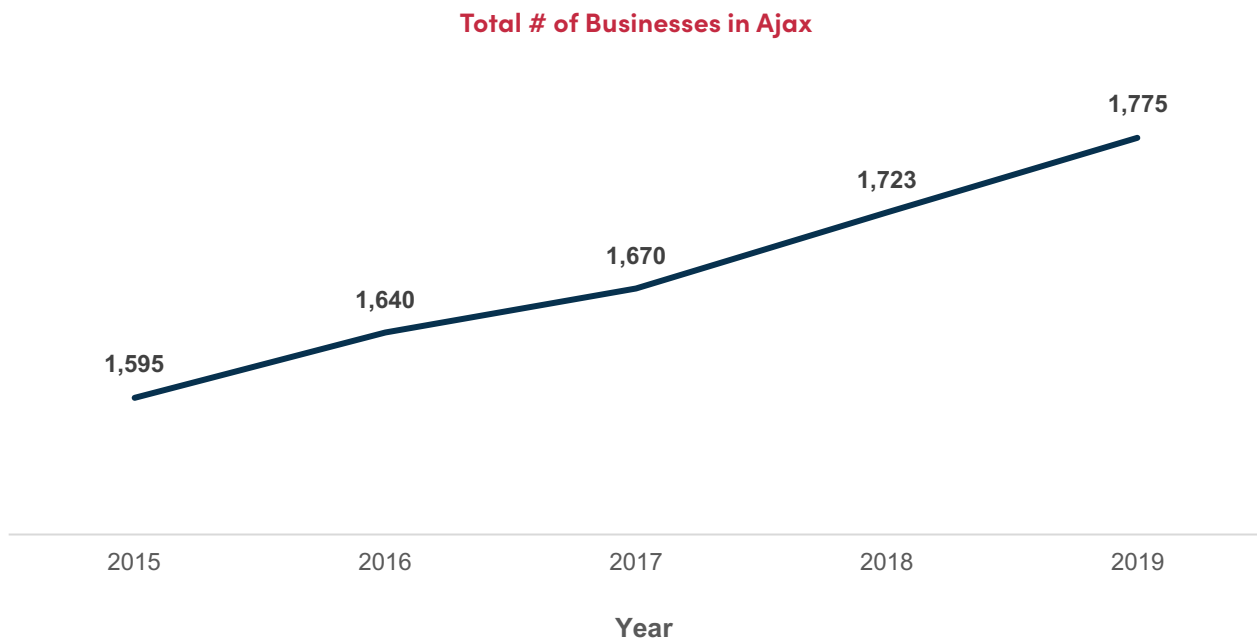
Retail Trade

- | | |
|-------------------------------------|---------------------------------------|
| 1. Manufacturing | 6. Arts, Entertainment and Recreation |
| 2. Healthcare and Social Assistance | 7. Public Administration |
| 3. Accommodation and Food Services | 8. Finance and Insurance |
| 4. Educational | 9. Other Services |
| 5. Wholesale Trade | |

The graphs below depict the total number of jobs and the total number of businesses. Unfortunately, due to the pandemic 2020 and 2021 numbers are unavailable.



Source: OMAFRA Economic Modeling Specialists International (Esmi) Report February 2022



Source: Annual Durham Region Business Counts Reports

Decision to Dissolve the Pickering Village and Downtown Ajax Business Improvement Areas

In late 2021, the Town of Ajax retained KMPG to complete a detailed feasibility study of Ajax's two Business Improvement Areas (BIAs) to review current service delivery and to determine an appropriate path forward.

Through stakeholder engagement, benchmarking and an analysis of each BIA's current governance procedures against required by-laws and relevant policies, it was determined that the most appropriate course of action was to dissolve the two BIAs. This recommendation was endorsed at the March 29, 2022 meeting of Council. In the coming months, Economic Development will be initiating a Business Engagement Strategy to ensure that businesses remain informed of initiatives to promote, beautify, and support these important areas of Ajax.



Grand Openings in 2022

The Town of Ajax has seen a lot of growth and new developments in recent years highlighted with the arrival of Gordon Food Service, Pat Bayly Square, and Amazon Fulfillment Centre in 2019, 2020, and 2021 respectively.

This momentum has continued into 2022 as the Town of Ajax's Economic Development Team have attended five grand openings and one ground breaking ceremony since the start of the year. The Town welcomed Iqbal Foods, Discounter's Pool & Spa Warehouse, House of Kalra, and Jollibee to our business community.



Members of Town Council, Town staff, and representatives from the federal, provincial, and regional governments were all together for the ground breaking ceremony of Grandview Children's Treatment Centre in Ajax on Harwood Road North. The vision for the new Grandview Kids is to support the seamless and coordinated provision of family-centred care for children and youth with physical, communication and developmental needs and their families in the Durham Region.

Upcoming Economic Development Projects

Business Retention and Expansion (BR&E)

The Town's Economic Development Team have started preparing for its upcoming Business Retention and Expansion (BR&E) project. A BR&E project is a significant community program designed to allow communities to collect relevant current and future information about its local businesses. With this information, communities can make better informed decisions to service local businesses and address any concerns they may have. With the assistance of the award-winning, internationally recognized Business Retention + Expansion Program from the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA), economic development staff are creating customized BR&E surveys to interact with Ajax businesses.

Ajax Business Network

The Town of Ajax Economic Development team hosts quarterly Ajax Business Networks (ABN) events to the small and medium sized business community, which features a local business leader who shares and teaches specific business related skills or tools. Our guest speaker from RBC Royal Bank spoke at the March ABN on the importance of diversity and inclusion in the workplace.

We're excited to have Business Development Bank of Canada (BDC) speak at our June event and learn about the solutions and services they offer designed to equip entrepreneurs with knowledge and tools to manage every function of your business with confidence. We have two ABN's coming in the fall and winter, please follow us on Instagram ([@ajaxadvantage](https://www.instagram.com/ajaxadvantage)) and Twitter ([@ajaxbiznetwork](https://twitter.com/ajaxbiznetwork)) for news on upcoming events.



Follow us [@ajaxadvantage](https://www.instagram.com/ajaxadvantage) for information on upcoming events, business support resources and more!



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