



Planning & Development Services
2022 Year-End
Report & Upcoming
Projects / Events





Director's Message

Welcome to the Planning and Development Services Department 2022 Year-End Report, which highlights 2022 activity, and upcoming 2023 Projects and Initiatives.

The Planning and Development Services Department had a busy but very productive year. 2022 brought a continuance of steady submission of planning applications/permits for review and approval, new legislative changes, the early implementation of a (2-year pilot) new internal development review processing structure, completion of several key policy projects, significant developments like Building 3 & 4 Medallion at Pay Bayly Square and Grandview Children's Centre. The Environmental Sustainability and Climate Change section initiated the Ajax Sustainable Neighbourhood Action Plan Program (AjaxSNAP), the first in Durham Region, and the completion of Kerrison Road Wetland Restoration. Development Engineering continued to oversee major environmental assessments related to the Ajax Waterfront and a Stormwater Funding Feasibility Study, conducted many engineering reviews and inspections related to various projects around Town. Transportation continues to oversee and manage traffic calming, Automated Speed Enforcement, Community Safety Zones, and monitors the rotation of all the Town's Radar Message Speed Board Program. Active Transportation engaged the community with the Youth Active School Travel Toolkit, celebrated Bike Month (June 2022) and continued to expand the #GetAjaxMoving campaign. Economic Development & Tourism staff continued to help our local businesses coming out of the shadow of COVID and started to carry out the actions established by the 2021-2025 Economic Development Action Plan (approved in 2021). This is just a quick snapshot of some of our exciting projects and initiatives Planning and Development staff have been working on.

Looking ahead to 2023, the Department will be busy adjusting to the new Provincial Legislative changes, processing and reviewing many applications and permits, along with an assortment of upcoming events and initiatives. I am excited for what's to come, the many accomplishments from staff, and continuing to support the Mayor, Council and the residents of Ajax. Be sure to watch out for our next update / newsletter coming in March 2023!

Planning and Development Services is responsible for administering policies, programs, projects and regulations that further the development of the Town of Ajax. For more information about the Planning and Development Services Department, please visit our website at ajax.ca/en/inside-townhall/departments.aspx#Planning-and-Development.

Geoff Romanowski, MCIP, RPP, CPT
Director, Planning & Development Services



New Development Review Process & Team Structure

On September 1, 2022, Planning and Development Services kicked off a new Development Review Process and a 2-year Team Structure Pilot Project to improve service delivery and better manage the increase in development applications and customer enquiries the section receives on a daily basis.

The Team Structure Pilot Project establishes 5 interdisciplinary teams that each focus on specific types of development applications:

- There are 2 Expedited Review Teams that process complex and high priority, mixed-use and employment Site Plan and Site Plan Amendment applications primarily within the Town's Intensification Areas and Employment Areas. These teams would also process related applications such as Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision applications.
- There are 2 Standard Review Teams that process all types of moderately complex applications, including Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision, Site Plan and Site Plan Amendment applications.
- There is 1 Technical / Customer Service Team that processes all Pre-consultation, Minor Variance and Property Information Request applications; reviews and comments on all Regional Land Division applications; undertakes zone reviews for development applications; and responds to all customer enquiries (phone, email, and counter).

The Expedited Review and Standard Review teams each have a dedicated planner, engineer, landscape architect, transportation technologist, planning technician and planning clerk. The Technical / Customer Service Team has a dedicated planner, 2 planning technicians, engineer, landscape architect, transportation technologist and planning clerk.

The members of each interdisciplinary team work collaboratively to deliver a unified and consistent streamlined approach to development reviews for our clients and customers.

The Planning Section will be measuring improvements in service delivery over the 2-year Pilot Project to determine the feasibility of establishing the Team Structure on a permanent basis.



Development Planning Updates



\$918,336

Planning Application Fees Collected



20

Subdivision & Site Plan Agreements Executed

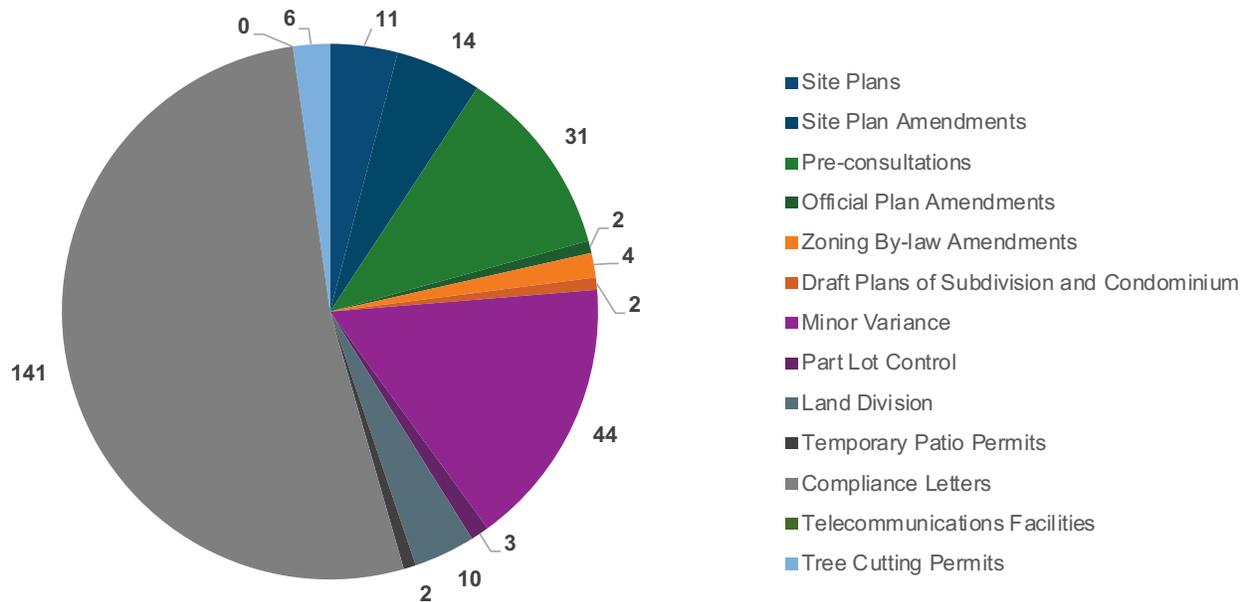


2,682

Planning Inquiries Received

Development Planning Applications

The breakdown below represents the number of Development Planning Applications processed in 2022 (January 1 – December 31, 2022).



Development Planning Applications (2022)	Total Applications by Type
Site Plans	11
Site Plan Amendments	14
Pre-Consultation	31
Official Plan Amendments	2
Zoning By-Law Amendments	4
Draft Plans of Subdivision and Condominium	2
Minor Variance	44
Part Lot Control	3
Land Division	10
Temporary Patio Permits	2
Compliance Letters	141
Telecommunications Facilities	0
Tree Cutting Permits	6
Total	270

2022 Noteworthy Approved Developments



H&M

H&M (210 Kerrison Drive East)

Swedish clothing company H&M will be the sole tenant of a 66,596.36 m² (716,827.25 ft²) industrial building being constructed on the north side of Kerrison Drive, east of Salem Road North. The facility offers 40-foot clear heights, 113 truck-level and four drive-in doors, high-efficiency LED lighting, and parking spaces for 187 trailers and 342 vehicle parking stalls. The intent of this facility is to service not only H&M's existing retail outlets throughout Eastern Canada, but also to facilitate some of their online demand.

The construction value is estimated at \$80,000,000 and it is projected to provide 300 job opportunities. Building occupancy is anticipated in the first quarter of 2023.



Firmland

Firmland (Cedar) Inc. (3-73 Cedar Street)

Firmland (Cedar) Inc. has obtained Official Plan and Zoning By-law Amendment approvals to permit the development of a common elements condominium on lands located on the south side of Cedar Street, east of Knapton Avenue. The residential condominium development consists of 20 back-to-back townhouse dwellings with a private condominium lane.



Medallion

Medallion (Rosland/Audley)

Medallion Developments (Castlefields) Limited has obtained Official Plan and Zoning By-law Amendment approvals for lands located on the north side of Rosland Road East between Carruthers Creek and Audley Road North to facilitate the future development of the subject lands for 1,304 residential rental apartment units in the form of one 15-storey building, four 8-storey buildings, 53, 3-storey townhouse dwellings, and a 0.96 hectare (2.37 acre) park block. One of the 8-storey buildings will contain 950 m² (10,226 ft²) of ground level retail/commercial space.

The Town was able to secure a Community Benefits Agreement with Medallion under Section 37 of the Planning Act valued at \$2.99 million.



Granite

Granite Property Nominee Inc. (555 Beck Crescent)

Granite Property Nominee Inc. received Site Plan approval to permit a one-storey 4,676 m² (50,332 ft²) addition to the existing 9,253 m² (99,600 ft²) industrial building located at 555 Beck Crescent. The addition is designed as manufacturing flex space that can accommodate as many as 4 separate tenant spaces. The proposal also includes a new site access drive, surface parking area, and loading bays, along with modifications to the existing surface parking area.





U Developments

U Developments (27-31 Harwood Avenue North)

U Developments obtained Official Plan and Zoning By-law Amendment approvals which established an Area Specific Policy, additional permitted uses and set various development standards for the subject lands to permit a 10-storey mixed use building consisting of 131 dwelling units and 316 m² (3,401 ft²) of ground floor commercial space fronting Harwood Avenue South.



Triovest

Triovest (575 Harwood Avenue North)

Site Plan approval was issued to permit the development of a 1-storey, 17,315.56 m² (186,383 ft²) multi-unit industrial building at 575 Harwood Avenue North submitted by Triovest Realty Advisors on behalf of 575 Harwood Holdings Incorporated.

New Development Applications Received



Schlegel Villages

Schlegel Villages (1401 Harwood Avenue North)

The Town is currently reviewing a Site Plan Application submitted by Schlegel Villages to permit the development of a 6-storey Long Term Care (LTC) home with 192 beds, a 12-storey retirement home with 58 retirement residential units and 262 retirement care rooms, and a 2-storey town square building connecting the LTC home and retirement home, collectively having a total gross floor area of 7,226 m² (77,780.02 ft²) on lands located at 1401 Harwood Avenue North.

the development of a new headquarters facility for Grandview Children's Centre. The proposed 4-storey, 8,801 m² (94,733 ft²) facility will provide clinical outpatient pediatric rehabilitation treatment and specialized programs for children and youth with physical, communication and developmental needs. The new \$85.3 million facility is located at 1461 Harwood Avenue North on a five-acre parcel donated by the Town of Ajax.



Grandview Children's Centre

Grandview (1461 Harwood Avenue North)

The Town is currently reviewing a Site Plan Application submitted by Children First Consortium proposing



Quality Brand Building Corp.

Quality Brand Building Corp. (72 & 80 Bayly Street West)

The Town is currently assessing a Site Plan Application, submitted by Weston Consulting on behalf of Quality Brand Building Corporation, to permit the development of a residential mixed-use building consisting of a 7 to 8 storey podium with two-residential towers of 23-storeys and 18-storeys, having a total of 541 residential units and a total gross floor area of 46,527 m² (500,817 ft²) within the Downtown area on lands municipally known as 72 and 80 Bayly Street West.



Policy Planning Updates

The Policy Planning team provides a range of services and expertise that includes undertaking strategic land use, urban design, and housing initiatives; managing heritage permit applications; overseeing implementation of the Town's Official Plan; administering Community Improvement Plan programs; overseeing the Town's inventory of heritage properties; and monitoring and commenting on policy and legislative changes from senior levels of government.

The following are key initiatives completed in 2022.

Studies and Projects

■ Central Ajax Intensification, Servicing and Transportation Strategy

To help unlock growth potential, this strategic initiative identified servicing and transportation infrastructure upgrades needed to accommodate 20,000 dwelling units (36,000 residents) and 11,000 jobs by 2051 in Downtown Ajax and the area surrounding the Ajax GO Station.

■ Ajax Housing Strategy - Phase One: Background Data and Housing Needs Analysis

The Phase One Report provided detailed demographic and household data, evaluated housing trends and housing affordability, and identified gaps in housing affordability and the mix of housing types and tenures within the Town. Policy Planning staff undertook extensive agency and public consultation on the Phase One Report and facilitated early consultation for Phase Two of the Ajax Housing Strategy to help in the development of draft housing goals and actions.

■ Parkland Dedication By-law Update

In response to legislative changes and to help the Town deliver new parkland to meet the recreational needs of current and future residents, a Parkland Dedication Background Report was completed, and a revised Parkland Dedication By-law was adopted by Council to, among other matters, establish an alternative parkland dedication rate for medium-density and high-density residential development.

■ Comprehensive Review of the Development Application Approval Process

In light of significant provincial legislative changes, Policy Planning staff prepared Town-Initiated Official Plan Amendment No. 71 and made amendments to 4 municipal by-laws to help ensure submission of comprehensive development applications while mitigating potential negative financial impacts to the Town. Process changes include enhancements to the pre-consultation process, adjustments to planning application fees, changes to public consultation, updating and expanding Terms of Reference Guidelines for studies and reports, strengthening complete application requirements, and delegating the approval for removal of holding (H) provisions and temporary use by-laws to staff.

■ Monitoring and Responding to Provincial Initiatives

Policy Planning staff reviewed and responded to multiple provincial initiatives including the Housing Task Force Report, Bill 109: *More Homes For Everyone Act, 2022*, and Bill 23: *More Homes Built Faster Act, 2022*.

■ Supporting Durham Region during the Municipal Comprehensive Review

Policy Planning staff continued to represent the Town's interest in the Region's Municipal Comprehensive Review through participation in municipal working group meetings and through comments on Phase 1 of the Growth Management Study: Growth Scenarios and comments on Regional Natural Heritage System.

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

- Ontario Power Generation Pickering Nuclear Community Advisory Council
- Region of Durham Municipal Comprehensive Review Area Municipal Working Group
- Carruthers Creek Watershed Plan Implementation Team

Upcoming Projects in 2023

- Final Community Benefits Charge Strategy and By-law
- Ajax Housing Pledge
- Final Ajax Housing Strategy and Action Plan
- Updated Downtown and Pickering Village Community Improvement Plans
- Comprehensive Zoning By-law Review Technical Reports



Heritage Planning Activity



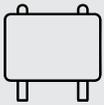
11

Heritage Permits Approved



5

Heritage Committee Meetings Held



\$51,000

Pickering Village Façade Improvement and Sign Grants Approved in Grant Funding

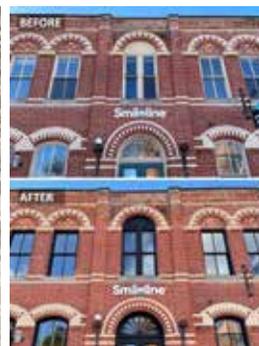
- The Heritage Advisory Committee's DIL Walking Tour, offered as part of Jane's Walk in May 2022, attracted more than 100 participants
- The William Hartrick House (22 Linton Avenue) was awarded a Façade Improvement Grant to support the repointing of its historic stone masonry
- The Gordon House (103 Old Kingston Road) was awarded a Façade Improvement Grant to support the repair and repainting of its wooden windows and doors
- The Elizabeth Street Cemetery was awarded a Façade Improvement Grant to support the restoration and stabilization of fallen and leaning monuments
- A plaque commemorating the history of the Westglen Property was installed in the new Westglen parkette directly north of the heritage property



Jane's Walk - DIL Walking Tour



William Hartrick House - Masonry Repointing



Gordon House - Window & Door Repairs



Elizabeth Street Cemetery - Monument Restoration



Westglen Parkette Plaque



Environmental Sustainability & Climate Change Updates

To adapt to the present and plan for the future, the Town of Ajax is constantly developing and implementing projects and programs that address air and water quality, waste management, natural cover and climate change. Some of the major accomplishments in 2022 include:

- Completion of the [Kerrison Road Wetland Restoration Project](#) to create and restore 3 hectares (7 acres) of wetland habitat and 6 hectares (15 acres) of native tree and shrub plantings.
- Realignment and reconstruction of the Carruthers Creek multi-use trail (from Kerrison Drive to Kingston Road East) was completed.
- Finalization and approval of the [Ajax Green Standard](#) to require sustainability-related design guidelines and performance measures for all new development in the Town of Ajax.
- Initiation of the [Ajax Sustainable Neighbourhood Action Program \(Ajax SNAP\)](#), the first SNAP in Durham Region.
- Launch of the [Single Use Plastics education website](#).
- Staff Textile Collection Drive as part of the [Ajax Textile Diversion Program](#) that diverted 414 pounds of textiles from landfill.
- The annual [Ajax Green Living Days](#), which included a tree planting event at Greenwood Conservation Area, litter clean-up initiatives, a compost giveaway, virtual and in-person gardening workshops and expert-led webinars.



Kerrison Wetland



Textile Drive



Ajax SNAP



Ajax Green Standard

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

- Member of the TRCA Regional Watershed Alliance
- Member of the Great Lakes and St. Lawrence Cities Initiative
- Member of the Carruthers Creek Watershed Plan Implementation Steering Committee
- Active engagement with the Province's York Region Wastewater Advisory Panel
- Member on the Duffin Creek WPCP Advisory Committee

Comments to Senior Levels of Government on Significant Initiatives

- 2023-2027 Lake Ontario Lake-wide Action and Management Plan
- Supporting Growth and Housing in York and Durham Regions Act, 2022

Initiatives/Events Coming Up in 2023

In partnership with Mind Your Plastic, develop and launch an interactive toolkit and audit template and host three workshops geared towards reducing single use plastic use across Ajax.



Building Updates

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



\$3.2 Million

Building Permit Fees Collected
(\$1.3 Million – Residential / \$1.9 Million – Non-Residential)



\$15 Million

Development Charges Collected



\$308 Million

Total Construction Value



1,263

Number of Building Permits Issued



66

Number of Building Violations Issued



994

Building Inquiries / Customer Feedback

Noteworthy Building Permits Issued – January 1 – December 31, 2022

Description	Location	Area (m ²)	Value (\$)
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	1,573	5,500,000
Kapsco-Moto – Industrial Addition	410 Finley Av	2,700	3,250,000
Triovest Industrial Shell Building	575 Harwood Av N	17,300	18,000,000
Grandview Children’s Centre	1461 Harwood Av N	8,215	65,000,000
Three Storey, Commercial and Office Shell	334 Rossland Rd E	2,407	2,300,000
Blackwood Building ‘C’ – Industrial Shell Building	689 Salem Rd N	16,800	20,210,000
Village Chrysler Dealership Addition	200 Achilles Rd	304	2,500,000

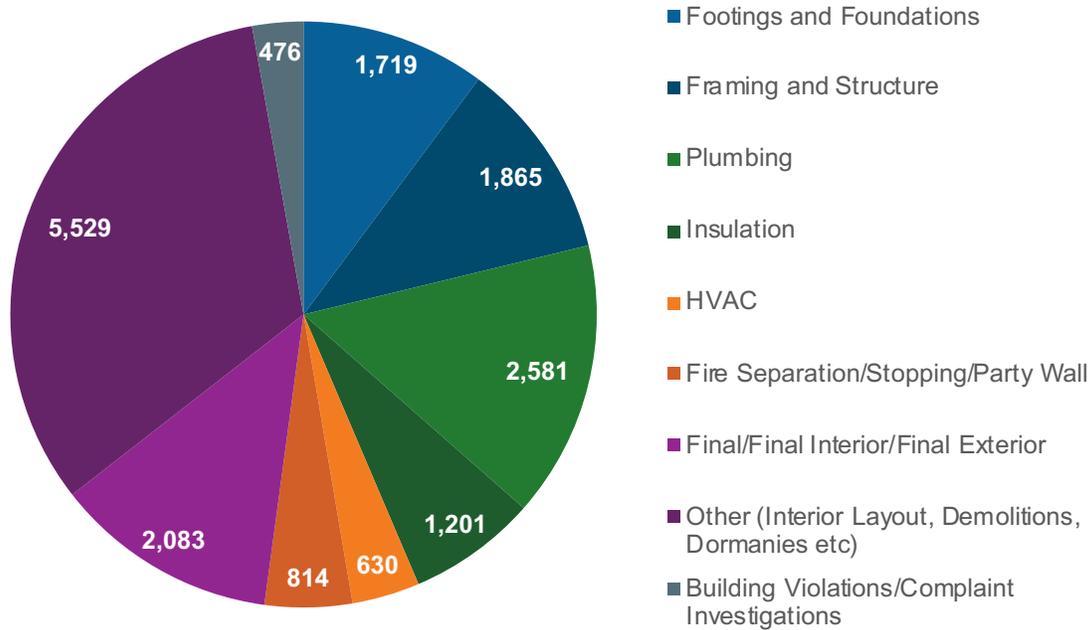
Major Building Permit Applications Under Review

Description	Location	Area (m ²)	Value (\$)
One Storey, Multi-Unit Industrial Building	9 Barr Rd	1,800	2,160,000
One Storey, Multi-Unit Industrial Addition	555 Beck Cr	4,600	3,900,000
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 Blowers Cr	2,800	3,700,000
Hilton – 6 Storey, 200 Suite Hotel	65 Blowers Cr	10,950	18,000,000
One Storey, Multi-Unit Commercial Shell	605 Church St N	392	1,000,000
Place of Worship Addition	82 Church St S	372	1,100,000
One Storey Industrial Shell	537 Kingston Rd E	112,800	175,000,000
Carwash, Fueling Canopy, C-Store & Restaurant	400 Salem Rd N	737	1,750,000
Suncity Building ‘A’	1130 Salem Rd N	2,468	1,800,000
Ajax Hyundai Dealership Addition	170 Westney Rd S	530	1,800,000

Building Inspections

- Between January 1 and December 31, 2022, a total of 16,898 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 building, signs demolitions, alterations, other mandatory inspections are added or substituted.

The breakdown below represents the number of inspections conducted at each stage of construction in 2022 (January 1 – December 31, 2022).



Building Inspections (2022)	Total Inspections by Type
Footings and Foundations	1,719
Framing and Structure	1,865
Plumbing	2,581
Insulation	1,201
HVAC	630
Fire Separation / Stopping / Party Wall	814
Final / Final Interior / Final Exterior	2,083
Other - Interior Layout, Demolitions, Dormancies etc.	5,529
Building Violations – Senior Inspector Review / Inspector Report	476
Total	16,898



Engineering Updates



\$748,000
Engineering Site Plan
Fees Collected

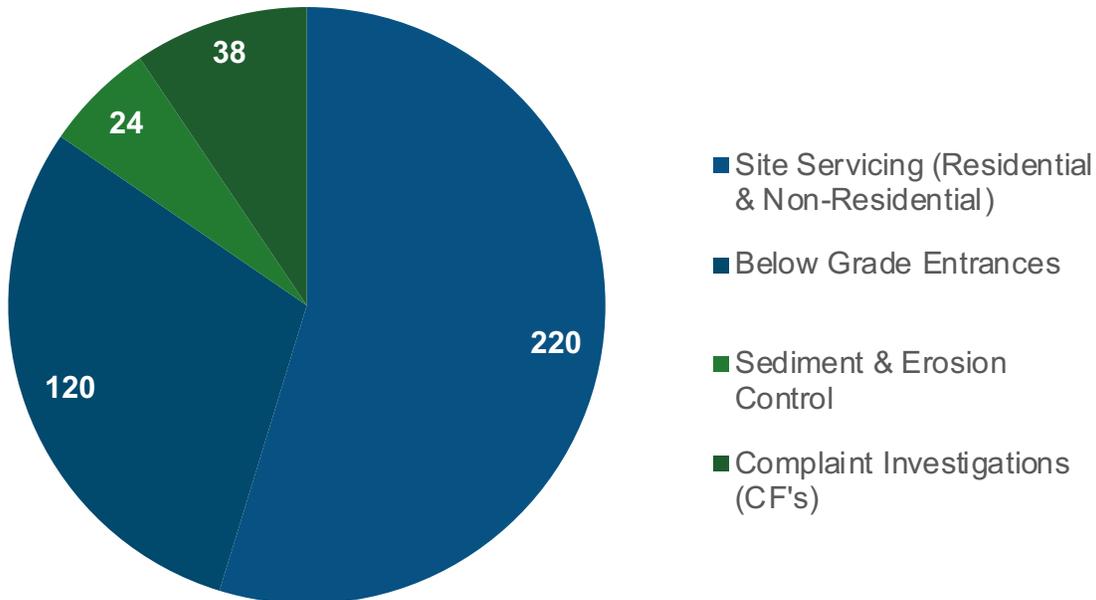


\$14,352
Sediment & Erosion
Permit Fees Collected



11
Engineering Permits
(Sediment & Erosion) Issued

The below breakdown represents the number of Engineering inspections conducted in 2022 (January 1 – December 31, 2022).



Engineering Inspections (2022)	Total Inspections by Type
Site Servicing (Residential & Non-Residential)	220
Below Grade Entrances	120
Sediment & Erosion Control	24
Complaint Investigations (CF'S)	38
Total	402

2022 Engineering Activity Highlights

Waterfront Environmental Assessment

The Town has initiated a Conservation Class Environmental Assessment (EA) 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 is examining 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.



Ajax Waterfront

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 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 be fully implemented by May 2023. This will be used to fund the Town's Stormwater Management Program which maintains all storm infrastructure, including ponds, manholes, catchbasins, street sweeping and sewers. The new charge will appear on the Final Tax Bill.



Ajax Stormwater Pond

Upcoming 2023 Engineering Projects / Initiatives

Waterfront Rain Gardens

Waterfront Rain Gardens will be installed along Lake Driveway in 2023. These will help reduce stormwater pollutants, such as Phosphorus, from entering Lake Ontario. These come from recommendations for the South Ajax Outfall Retrofit Environmental Assessment.

Stormwater Management Pond Clean-outs

The Development Engineering Section is proposing a clean out of 2 stormwater ponds for 2023. Pond 7 (Danovilla South) on Angus Drive and Pond 19 (Carruthers Phase 2) on Greenhalf Drive.

The Town has a legislative duty to maintain its stormwater infrastructure. Stormwater Management ponds are effective at reducing pollutant loading to the creeks and watercourses in the Town.



Stormwater Pond 7 – Danovilla South

Stormwater Master Plan

A Stormwater Master Plan will be completed to complement the Stormwater Management Fee being implemented. The Master Plan will guide the prioritization of future stormwater capital projects such as pond clean outs, conditions assessments, sewer replacements, and retrofits.



Transportation Updates



3 Automated Speed Enforcement (ASE) Cameras



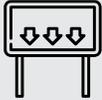
4,855 ASE Tickets Issued



13 Streets Traffic Calming Measures Implemented



225 Traffic Complaints



15 Community Safety Zones Radar Speed Message Boards Deployed

8 Radar Speed Message Boards

2022 Traffic / Transportation Activity

Pedestrian Crossover (PXO) at Harwood Avenue North and Haskell Avenue

A pedestrian crossover is a new type of crossing where drivers and cyclists are required to stop for pedestrians intending to cross the road. Drivers and cyclists must allow pedestrians to cross the full width of the road before proceeding. Pedestrian crossovers are marked by signs and pavement markings.



Pedestrian Crossover (PXO)

Automated Speed Enforcement Program

Automated Speed Enforcement (ASE) is an effective way to enforce speed limits and provide safer roads for all modes of transportation, including pedestrians and cyclists. Town of Ajax Council endorsed the ASE program, and the use of three mobile cameras rotating (in a 8 week duration) through all 14 Community Safety Zones (CSZ) within the Town. 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 Community Safety Zone, 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 Community Safety Zone, ASE Camera, ASE Signage

Traffic Calming Program

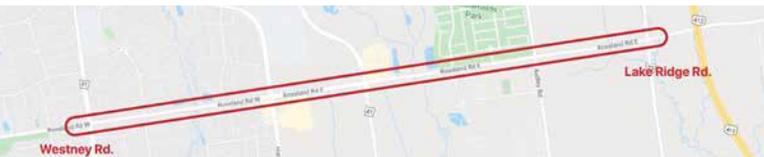
Traffic calming is a term used to describe a combination of mostly physical features that are intended to reduce vehicle speeds, alter driver behaviour and improve safety conditions for everyone who uses the street. The Town executes an annual traffic calming program which incorporates the latest and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

As part of the 2022 traffic calming project, the Town awarded a contract to an external contractor to install traffic calming devices on 13 streets in Ajax. The traffic calming devices include flexible bollards and signage, speed humps or speed cushions. The installation of traffic calming devices was completed in summer 2022. Currently, the flexible bollards and signage have been removed to facilitate winter road maintenance. These devices will be re-installed in spring 2023.



Traffic Calming

The Town also has a Traffic Calming Warrant to process resident requests and identify 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.



Rossland Road EA Study

Rossland Road Environmental Assessment (EA) Study

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

The Notice of Study Completion for the Environmental Study Report (ESR) was issued on June 2, 2022. The ESR can be reviewed and downloaded at ajax.ca/rossland.

Harwood Avenue Environmental Assessment (EA) Study

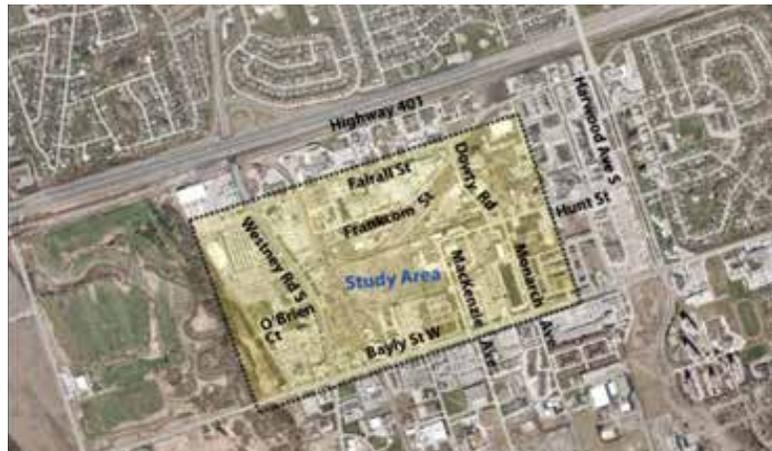
The Town has initiated a Schedule C Municipal Class Environmental Assessment (EA) Study to assess potential transportation improvements to Harwood Avenue between Taunton Road and Woodcock Avenue.



Harwood Avenue EA Study

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 March 2023. For more information, please visit imo.ajax.ca/harwoodea.



Hunt Street Extension EA Addendum

Hunt Street Extension – EA Addendum

The Town 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.

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 congested 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 in 2023.



2022 Active Transportation Highlights



Youth AST Toolkit postcard & AST Toolkit Youth Contributors

A new toolkit and approach for centring youth voices in active school travel advocacy

On October 5, 2022, the Town and Jay Pitter Placemaking launched the Youth Active School Travel Toolkit. The toolkit, is a resource to equip youth to champion healthy and sustainable ways of getting to/from school in their neighbourhoods.

To create a connection with young people and generate ideas, a Youth AST Workshop was held, providing an opportunity for youth to share their stories and insights. These invaluable youth perspectives were complemented by additional active school travel research.

The toolkit is described as an action-oriented, advocacy toolkit highlighting dynamic youth stories and insights. It also unpacks a diverse range of benefits experienced by young people who embrace active school travel, reveals complex factors affecting the journey to school, and most importantly, provides all young people with personal reflection prompts, facts, approaches and templates for taking action.

Ajax youth can access the toolkit at ajax.ca/WalkNRoll.



Bike Month Participants

Celebrating the joy of exploring Ajax by Bike

In celebration of Bike Month 2022, the Town promoted its hidden gems that can be found by biking and organized many activities for residents to enjoy.

The Town revealed the beauty of its bike routes, heritage destinations, and enjoyable bicycle friendly businesses in the blog article, Hidden gems you won't want to miss in Bicycle-Friendly Ajax. This article was one of the top 5 most visited pages on the Bike Month website.

Transportation Services supported Recreation & Culture, as well as the Ajax Public Library to implement three Bike Month Activities: A Trail Etiquette Community Pop-Up, a Bike Rodeo, and the Town's annual Trailfest. Staff engaged over 350 residents in person.

At these events, Ajax residents of different ages, races, fitness levels, and body shapes, shared heartwarming words on what they love about biking. Many residents shared the joys of how biking brings families together to explore Ajax and boost, their mental health.

Residents can explore the Town's hidden gems with their friends and family throughout the year.

Expanding the #GetAjaxMoving Campaign: Highlighting Diversity in Active Transportation

In 2022, the Town's Active Transportation Coordinator, Armi de Francia, received a microgrant from the Ontario Community Changemakers Fund to implement the project, Centering Race, Gender, and Disability in Active Transportation. This project will enhance the annual #GetAjaxMoving campaign by implementing two activities in spring 2023 highlighting diversity in active transportation:

- **Women of Colour Bike Ride and Social:** A no-drop bike ride that promotes social inclusion and reduces barriers to biking among Black, Indigenous, people of colour and racialized residents ages 18+ who identify as women or those from the 2SLGBTQIA+ community.
- **Driver Safety Campaign Centering Pedestrians with Disabilities Crossing Intersections:** An idea originating from the Accessibility Advisory Committee, this video campaign will encourage safe driving at intersections and raise awareness on considerations of pedestrians with disabilities, such as considerations of more crossing time at intersections and the ability to sense turning vehicles.

Armi will be partnering with BikePOC and the Women of Colour Durham Collective for these innovative initiatives, as well as the Town's Communications Staff, the Accessibility Advisory Committee and Accessibility Coordinator, the Diversity and Inclusion Staff Committee and the Diversity and Inclusion Coordinator.

More information can be found at: www.ajax.ca/en/toa-s-active-transportation-coordinator-selected-as-an-ontario-community-changemaker.aspx.



Ontario Community Changemaker – Armi De Francia





Economic Development Updates



47
Business
Investment
Inquiries



22
Official
Grand
Openings



7
Film Permits
Issued



Preliminary Business Counts
from Durham Region:

1,800 **2,800**
Businesses Jobs

2022 Economic Development & Tourism Highlights

Economic Development Action Plan

The 2021-2025 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 and Tourism section and the Town as a whole.

The 4 goals outlined within the EDAP represent the areas where focused attention and activities over the next 5 years enable the Town to continue as a leader in new and emerging economic opportunities, and most importantly, drive job creation for Ajax's residents both now and into the future.

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

1

Leaders in Business Retention,
Expansion and Attraction

65% of the action
items for **Goal 1**
are in progress

2

Innovators in Business Incubation
and Workforce Development

42% 42% of the action
items for **Goal 2**
are in progress

3

Supporters of Attractive
Place Development

18% of the action
items for **Goal 3**
are in progress

4

Champions for Organizational
Readiness to Support Growth
and Development

38% of the action
items for **Goal 4**
are in progress

Tourism Relief Fund Grant

The Town was successful in securing Federal funding in the amount of \$350,000 to advance Tourism-focused projects in the Town.

The FedDev Tourism Relief Fund was developed to position Canada as a destination of choice by empowering tourism business to create new or enhanced tourism experiences and products to attract more local and domestic visitors, and to help the sector reposition itself by providing the best Canadian tourism experiences in the world.

The funds will enable the Town to advance a number of projects identified in the 2021 Ajax Community Tourism Plan:

- 3D Ajax Sign
- Ajax Fairgrounds Feasibility Study
- Tourism Web Content
- Tourism Data Collection and Analysis
- Bike Repair Stations

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

In March 2022, Ajax Council endorsed staff's recommendation to dissolve the Downtown Ajax and Pickering Village Business Improvement Areas.

The recommendation was formulated based on the results of a detailed BIA Feasibility Study that was undertaken by KPMG. Through stakeholder engagement, benchmarking and an analysis of each BIA's governance procedures against required by-laws and relevant policies, the study determined that the most appropriate course of action was to dissolve the two BIAs. In its place, an Economic Development-led Business Engagement Strategy will continue to keep businesses in these districts informed of initiatives to promote, beautify, and support the business community.

2022 Business Grand Openings

The Town of Ajax is always excited to welcome new businesses that will benefit and strengthen the Town's business community. In 2022, Council and the Town's Economic Development and Tourism team celebrated 22 business grand openings! Each business received commemorative certificates from the Town, MP Mark Holland's office, the Ajax-Pickering Board of Trade, and a special shout out on the Town and Economic Development's social media accounts! Email the Economic Development and Tourism office at Priority@ajax.ca if you'd like Council representation at your business opening.



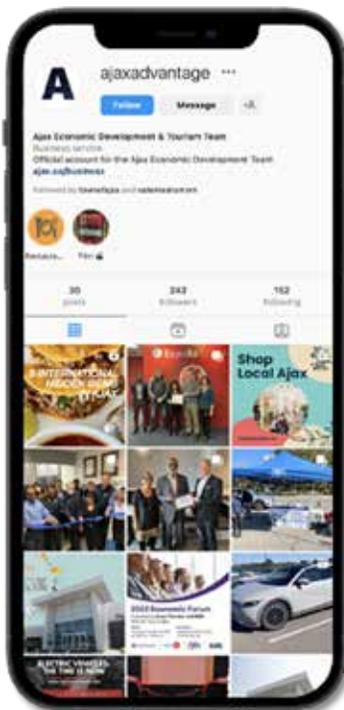
Expedia Cruises Ajax



Omni Healthcare - Naturopathy & Wellness



Your Dollar Store With More



New Instagram Account

In June 2022, the Economic Development and Tourism office launched its official Instagram account, [@AjaxAdvantage!](https://www.instagram.com/AjaxAdvantage/) The account is dedicated to promoting business and partner events, sharing celebratory news, and building an inclusive community by collaborating with businesses on content and messaging creation.

Follow [@AjaxAdvantage](https://www.instagram.com/AjaxAdvantage/) to stay up-to-date on upcoming events, business grand openings, filming, government fundings, giveaway contests, and more!

Upcoming Economic Development Projects

Town of Ajax Business Retention and Expansion (BR&E) Project

To assess the current business climate and better understand the services that businesses need, the Economic Development and Tourism Office will be initiating a Business Retention and Expansion (BR&E) program in 2023. Key data that will be collected through the program includes:

- Are businesses expanding and growing?
- Are they expressing any common concerns or problems?
- What are the trends in the overall market and in key sectors?
- How can the Town's Economic Development and Tourism Office address any concerns and help support local businesses succeed in Ajax?

The BR&E program will be delivered as a Capstone Project, led by the Ajax Economic Development and Tourism Office in partnership with Ontario Tech University's Faculty of Business and Information Technology, CityStudio Durham Region, and the Ontario Ministry of Agriculture, Food and Rural Affairs. The results from the project will provide the Town with insights into business needs, concerns, and plans and will inform future Town of Ajax Economic Development Action Plans and programming.



ABN Event - October 2022

Ajax Business Network (ABN) events returning in 2023

The Economic Development and Tourism Office is looking forward to another year of Ajax Business Network (ABN) events in 2023. There will be three in-person ABN events over the course of the year, each starting at 8:30am. Planning is underway and content details, including guest speakers and topics for each event will be shared once confirmed and finalized. The last ABN event in 2023 will be similar to the Economic Development Forum held in October 2022.



Tourism

Tourism Updates

In an effort to profile local businesses and boost Tourism visitation, the Economic Development and Tourism Office will be working with established social media influencers to create and deliver fresh, engaging social media content. Themes will be centred around restaurants, entertainment, and things to see and do in Ajax. Be sure to follow the Ajax Economic Development and Tourism Instagram account at [@AjaxAdvantage](https://www.instagram.com/AjaxAdvantage) to follow along!



Ajax Business Profile

Ajax Business Profile

In 2023, the Economic Development and Tourism office will be launching the Ajax Business Profile Video Series, a collection of short videos that will feature local businesses across Ajax's 8 key sectors. Each video will highlight a local business owner's story of how and why they chose to locate their business in Ajax, the services and products they provide, and behind the scenes access into offices and factories. Videos will be released weekly on the Economic Development & Tourism Instagram Account [@AjaxAdvantage](https://www.instagram.com/AjaxAdvantage), stay tuned!



ajax.ca