

Monthly Activity Summary



Planning 101 Series #3 – All about Pre-Consultations

Pre-consultation is an important and essential component of the planning application review and approval process and is intended to benefit applicants in fulfilling application submission requirements. The Town of Ajax has a long-established pre-consultation process for all types of planning applications; however, the rapidly changing legislative environment over the last few years made the Town's pre-consultation less effective. As a result of these recent legislative changes, the Town comprehensively examined all aspects of its development application review process. To enhance collaboration between the Town and applicants with the goal of ensuring all application submission requirements are met early in the process, the Town launched its new two-phase pre-consultation process in January 2023.

Pre-consultation Phase 1 is a preliminary consultation that is similar to the previous long-standing pre-consultation process. A Pre-consultation Phase 1 meeting is intended to function like a design charrette where applicants submit a concept plan and all parties work collaboratively to ensure the proposal meets the Town's policies, zoning, design standards, engineering standards and other agency requirements. Pre-Consultation Phase 1 is intended to help the applicant prepare the required plans, drawings, studies and reports to support their proposal.

Building on Phase 1, Pre-consultation Phase 2 requires the submission of key plans, drawings, studies and reports. Pre-consultation Phase 2 entails a detailed review by the Town and applicable external agencies to provide the applicant with refined comments on their proposal

to help them prepare for a complete application submission.

Several successful Pre-consultation Phase 1 meetings have been held since the beginning of January. Planning and Development Services staff are excited about working with applicants and external agencies under the new pre-consultation process as it will help expedite the review and approval of a complete application once submitted.

A more detailed explanation of the new two-phase pre-consultation process is provided on [page 4](#) as part of a larger discussion on the re-imagined development application review process.

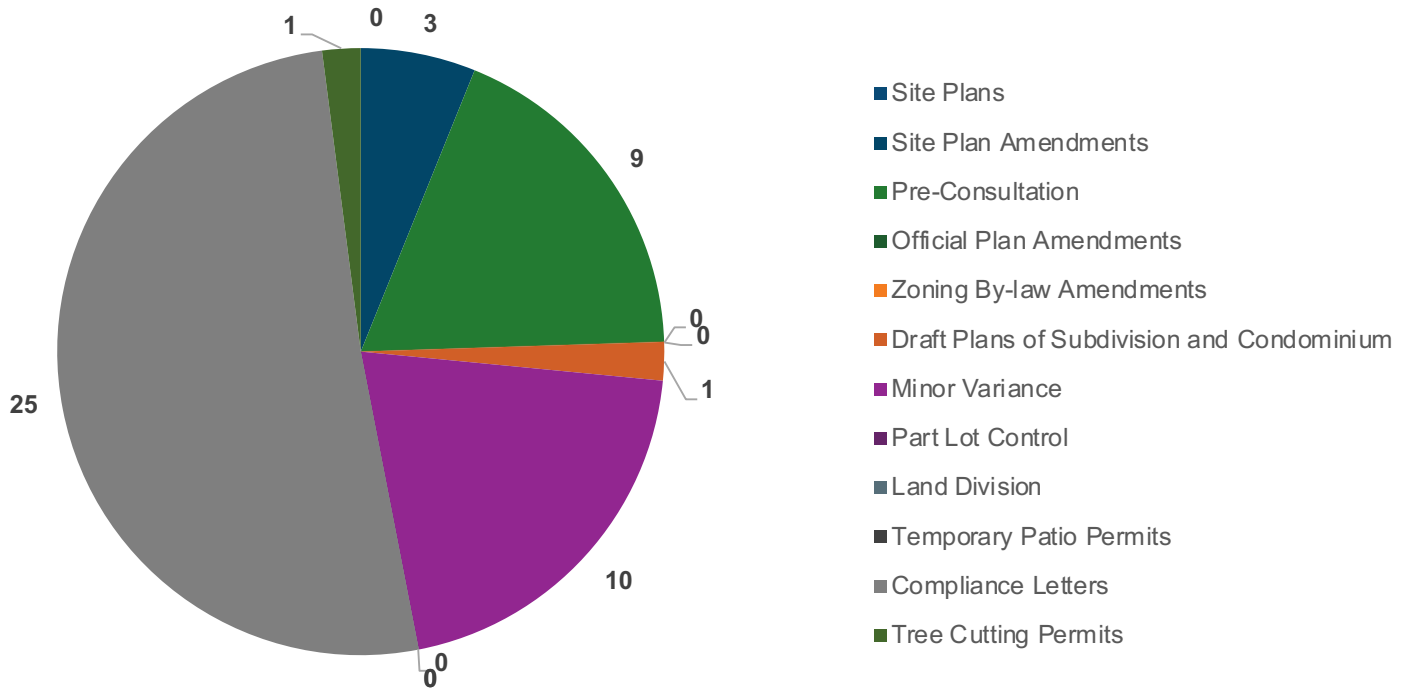




Development Planning Updates

Development Planning Applications

The breakdown below represents the number of Development Planning Applications processed between January 1 – March 31, 2023.



Development Planning Applications (January 1 – March 17, 2023)	Total Applications by Type
Site Plans	0
Site Plan Amendments	3
Pre-Consultation	9
Official Plan Amendments	0
Zoning By-Law Amendments	0
Draft Plans of Subdivision and Condominium	1
Minor Variance	10
Part Lot Control	0
Land Division	0
Temporary Patio Permits	0
Compliance Letters	25
Tree Cutting Permits	1
Total:	49

Noteworthy Development Applications under Review

101 Pickering Beach Road and 235 Bayly Street East

The Town is currently reviewing Official Plan Amendment, Zoning By-law Amendment, and Site Plan Approval applications submitted by Bousfields Inc. on behalf of Matrix Development Group, to facilitate the future development of vacant lands located at the southeast corner of Bayly Street East and Pickering Beach Road municipally known as 101 Pickering Beach Road and 235 Bayly Street East, to permit a residential condominium development within a 10-storey building and a 3-storey townhouse block with a total of 203 units. The proposal provides for a total residential gross floor area of 17,250 m² (185,678 ft²), 2 levels of underground parking and a small supply of surface parking. This high-density development located along a Regional corridor will provide for much needed housing supply and a mix of dwelling types.



South-East Corner of Bayly Street E & Pickering Beach Road



Pickering Beach Road & Power Valley Court



Policy Planning Updates

Re-Imagined Development Application Review Process

On April 14, 2022, Bill 109: More Homes for Everyone Act, 2022 received royal assent. Bill 109 amended the Planning Act, among other legislation, resulting in significant changes to land use planning in Ontario. The most significant change requires municipalities to issue application fee refunds, on specific application types, if a decision is not made within legislated timelines. These timelines are applied to a complete application submitted on or after January 1, 2023.

Application Type	No Refund	50% Refund	75% Refund	100% Refund
Zoning By-law Amendment Application	Decision within 90 days	Decision made between 91 and 149 days	Decision made between 150 and 209 days	Decision on the 210th day or later
Combined Official Plan Amendment & Zoning By-law Amendment Applications	Decision within 120 days	Decision made between 121 and 179 days	Decision made between 180 and 239 days	Decision made on the 240th day or later
Site Plan Application	Decision within 60 days	Decision made between 61 and 89 days	Decision made between 90 and 119 days	Decision made on the 120th day or later

The application refund timelines and other significant changes to the Planning Act led the Town to adjust the development application review process to set clearer expectations and promote more opportunities for early consultation.

New Two-Phase Pre-consultation and Optional Application Review Process

Phase 1 Pre-consultation:

This process is the same as the previous pre-consultation process, where Town and external agency staff provide guided feedback on an applicant's preliminary concept drawings and other submission material. Phase 1 Pre-consultation is an opportunity to discuss mutually beneficial design options, identify issues, address mitigation techniques, outline required submission material for Phase 2 Pre-consultation and preliminary application requirements, and provide Terms of Reference to the applicant. The goal of Phase 1 Pre-consultation is to establish clear expectations for all parties involved in the process.

Phase 2 Pre-consultation:

Phase 2 Pre-consultation is an opportunity for Town and external agency staff to provide more detailed comments on an applicant's proposal, discuss any remaining issues, confirm adjustments to the proposal, and outline final complete application submission requirements. During Phase 2 Pre-consultation the Town and applicant work together to refine the proposal, finalize mutually agreeable solutions to issues, and confirm that studies and reports meet minimum requirements identified in the Terms of Reference. The goal of Phase 2 Pre-

consultation is to expedite the review and approval of a complete application.

New Optional Application Review:

To encourage further dialogue, an applicant may request, for a fee, an Optional Application Review at any time after the completion of Phase 1 Pre-consultation and before the formal submission of a complete planning application. This is an opportunity for further technical review to avoid a processing delay during the review of a complete application.

New Zoning Compliance Review:

The Town has created a Zoning Compliance Review process. Applicants are now required to submit their drawings/plans to obtain zoning clearance prior to the submission of a complete Site Plan or Site Plan Amendment application. Similarly, this process will be required prior to the submission of a Zoning By-law Amendment application to ensure that all zoning non-compliances are accurately identified in the complete Zoning By-law Amendment application. This process will also be offered for other types of applications such as building permits, if requested.





Revised Complete Application Requirements & Terms of Reference:

Through the new two-phase pre-consultation process, staff will identify the complete application submission requirements and provide guidance for the preparation of all plans, reports and studies that may be required to support a complete application. Terms of Reference for reports and studies will clearly outline the Town's expectations.

New Application Intake Consultation Process:

Once the requirements of a Phase 1 and 2 Pre-consultation and Zoning Compliance Review have been fulfilled and an applicant is ready to submit their complete application, the next step is the Application Intake Consultation. This is a new process that enables the applicant to request a phone, zoom, or in-person meeting with planning staff for a cursory review and discussion of their complete application. All applications deemed 'incomplete' will be returned to the applicant until all materials are submitted and applications meet the minimum requirements as outlined during the pre-consultation process.

New Delegation of Authority for Temporary Use By-laws and Removal of Holding Provisions:

A Holding (H) Provision is a tool under the Planning Act that enables conditions to be applied to a property that is subject to a Zoning By-law Amendment application. These conditions are technical in nature and must be fulfilled prior to removing a Holding (H) Provision and allowing the property to be used for the intended purpose.

A Temporary Use By-law is a tool under the Planning Act that zones land or buildings for specific uses, subject to meeting specified criteria in the Town's Official Plan, for a maximum of 3 years. A Temporary Use By-law can be extended for not more than 3 years at a time.

Formerly, a Temporary Use By-law, extension of a Temporary Use By-law and the removal of a Holding (H) Provision required Council approval. Under changes made through Bill 109, Council has delegated their authority for these decisions to staff, allowing the approval of these minor and technical planning matters to be obtained faster resulting in the applicant reaching the building permit stage sooner. The only instance where a Council decision is required is if there is an objection from the public, during the notification period, of a Temporary Use By-law or extension of a Temporary Use By-law.

New Conditional Site Plan Approval:

The Town will place conditions on the approval of a Site Plan application to allow for timely approvals while ensuring the necessary steps are taken to the satisfaction of the Town and any external agency. Where deemed appropriate by the Town, some requirements will be captured as a clause in a Site Plan Agreement or as a condition of approval on a case-by-case basis.

Revised Public Consultation Process:

Public consultation is an important part of the development application review process and can help to identify issues early in the process. The Planning Act requires one statutory public meeting for Official Plan Amendment and Zoning By-law Amendment applications. Historically, the Town has gone beyond this requirement and held an additional public open house meeting to provide information on the proposal and obtain initial feedback from the public. Given the legislated application refund timelines established in Bill 109, the Town will no longer be able to hold this additional public open house meeting. For clarification, statutory public meetings, where required under the Planning Act, will continue.

The revised public consultation process encourages applicants to hold their own public consultation meeting and requires submission of a "Public Consultation Strategy Report" to identify the audience, outline engagement

activities undertaken by the applicant, summarize comments received on the application, and identify any revisions or mitigation measures undertaken to address identified issues. A Public Consultation Strategy is a requirement under the Planning Act, and the Town encourages that it be completed prior to a Phase 2 Pre-consultation to identify potential solutions and mitigation techniques early in the process.

Application types that have a legislated statutory public meeting requirement under the Planning Act will continue to be posted on the Town's 'In My Opinion' (IMO) website. Opportunities for the public to obtain information, ask questions and submit comments will be provided on the IMO page.

The Town is also in the process of developing a Geographical Information Systems (GIS) based online development application portal. Residents and interested parties will be able to view an online interactive map to obtain information on development applications in their neighbourhood. More details will be provided once launched, stay tuned.

For more information on the re-imagined development application review process, please contact Planning Services at 905-619-2529 ext. 3631 or PlanningServices@ajax.ca.

Ajax Housing Strategy



In January 2023, staff presented Phase Two of the Ajax Housing Strategy which presented housing goals and draft actions to support the diverse needs of Ajax residents. The thirty

(30) draft actions are organized into four categories: Policy Directions and Municipal Tools, Financial Tools, Partnerships, and Education and Awareness. Implementation of the actions are to take place over the short (2024-2026), medium (2027-2029) and long-term (2030 onwards) and will be supported by Ajax staff, in consultation with external partners. The draft Housing Action Plan was released for consultation, closing on April 14, 2023. The Final Housing Action Plan is expected to be presented to Council for adoption in June 2023. For more information visit

imo.ajax.ca/housing2022.

Envision Durham – Draft Regional Official Plan

On March 7, 2023, the Region released the long-awaited and highly anticipated Draft Regional Official Plan (ROP)



for public review and comment. The Envision Durham – Municipal Comprehensive Review of the Region's Official Plan started in 2019 and has included many discussion papers, technical reports, and consultation activities. The draft Regional Official Plan is required to be completed in accordance with the Growth Plan, 2020, and will guide population, housing and employment growth across the Region, including Ajax, to 2051. The draft Regional Official Plan creates a new policy framework to support the Urban, Rural and Greenlands Systems, and has considerations for climate change. The new draft Regional Official Plan also includes new 2051 Urban Expansion Areas in Pickering, Whitby, Oshawa and Clarington. For more information please visit: durham.ca/en/doing-business/envision-durham.aspx



Sustainability & Climate Change Updates

Sustainable Neighbourhood Action Program (SNAP)

Background

The Sustainable Neighbourhood Action Program (SNAP) is a collaborative, neighbourhood-based approach to advancing urban renewal and climate action in older urban areas. SNAPs help municipalities and other community collaborators improve efficiencies, draw strong local support, and build innovative partnerships for the implementation of a broad range of initiatives in the public and private realms. The Ajax SNAP is a collaboration of the Town of Ajax, the Region of Durham and the Toronto and Region Conservation Authority (TRCA).

Where is this project taking place?

The Ajax SNAP neighbourhood is located south of Highway 401, east of Harwood Avenue South, west of Pickering Beach Road/Salem Road South, and north of Dreyer Drive.

Updates

The Ajax SNAP survey has concluded and collected a total of 129 responses that will inform the structure of this project. Additional engagement activities were hosted across Ajax including seven pop-up engagement booths at community events and one interactive workshop with several community leaders. We will continue to engage the community and local stakeholders for more research and a holistic approach to project planning.

Stay informed by visiting the [project website](#). You can subscribe to receive notices about upcoming events, project progress, and information about future opportunities to provide feedback.



AjaxSNAP Neighbourhood



AjaxSNAP Focus Group
Image courtesy of TRCA, 2023



Sustainability & Climate Change Upcoming Events

Celebrate Earth Week this year with Ajax Green Living Days Seven ways to participate online and in-person

The Town's annual Ajax Green Living Days (GLD) programming encourages residents to come together as a community to continue to work towards a cleaner and greener Ajax. Participate in GLD events and workshops in April and May with many free activities that focus on protecting native pollinators, pollinator-friendly gardening tips, container gardening, sustainability in the household, a community tree planting event and more!

See next page for [Ajax GLD activities!](#)



Ajax Green Living Days

2023 Ajax GLD activities

- **Gardening for Birds, Butterflies and Beyond (April 17 | 6:30 – 8 p.m. | Online):** Helping the environment starts in your own backyard. Learn how to attract and protect native pollinators, such as Monarch butterflies and Ruby-throated Hummingbirds with beautiful landscape features! [Register here.](#)
- **Pollinators: Small but Mighty (April 19 | 6:30 – 7:30 p.m. | Online):** What are pollinators? Why are they important? Enjoy an interactive presentation all about butterflies, bees and other pollinators! Learn how to attract and support these species at home with pollinator-friendly gardening tips. [Register here.](#)
- **Community Tree Planting Event (April 22 | 10 a.m. – 1 p.m. | Greenwood Conservation Area):** This is a rain or shine event and will involve the planting of 1,350 Native trees. Some shovels will be supplied, and participants can bring their own. High school volunteer hours can be obtained during this event. [Register here.](#)
- **Compost Giveaway Event (April 29 | 8 a.m. – 12 p.m. | Operations Centre, 800 Salem Road North):** While supplies last, residents may fill up to four blue boxes with compost. It is asked that residents bring their own shovel for this event.
- **Container Gardening: Flowers and Vegetables with Ken Brown (May 3 | 2 – 3 p.m. | Ajax Public Library – Main Branch):** Learn about decorative and vegetable container gardening from local gardening expert, Ken Brown. Discover how to plant a beautiful container and successfully grow delicious, fresh vegetables! [Register for the in-person program here.](#)
- **Sustainability in the Household (May 10 | 7 – 8 p.m. | Ajax Public Library – Main Branch):** Learn about the individual components in your day-to-day living that contribute to waste and resource consumption, as well as what we can all collectively do to make our community more sustainable, at both the individual and municipal levels. Presented by Dr. Daniel Hoornweg, Associate Professor at Ontario Tech University. [Register for the in-person program here.](#)
- **Spring Clean-Up Challenge (April – June):** The Town's Spring Clean-Up Toolkits are back and ready for pick up. Help us keep Ajax clean and green. If you want to participate, contact operations@ajax.ca or 905-683-2951 to pick up your toolkit (gloves and bags) today.

To learn more and to register, visit ajax.ca/GLD



Ajax Green Living Days is an annual initiative each spring that encourages residents and local businesses to participate in educational webinars, litter clean-ups and remind everyone of the importance of keeping our community clean and green. I am happy to say that we are able to offer two GLD favourites again this year – the community tree planting event and our compost giveaway! Thank you for taking part in this year's activities and helping keep the Town of Ajax clean and green for all to enjoy!



– Mayor Shaun Collier



Building Updates

Development Approval Applications Process Review

Planning and Development Services is in the process of completing a review of the Development Approval Application Process.

The purpose of the study is to carry out a fee for service analysis associated with the review, administration, approval, and enforcement services provided by the Town with respect to development applications under the Planning Act, the Building Code Act, and the Municipal Act. The study entailed a detailed examination of the level of effort expended in the review of development applications across all affected business units to determine the appropriate approach for cost recovery.

The goal of the review is to approach full cost recovery wherever possible, while recognizing that for some application types, full cost recovery is not reasonable. The recommended fees are also benchmarked with fees in other comparator GTA municipalities to ensure uniformity and competitiveness.

The updated fees resulting from the review are anticipated to come into effect June 1st, 2023, for Planning, Engineering and Economic Development fees, and July 1st, 2023, for Building Approval fees.



Major Building Permits Issued – January 1 to March 31, 2023

Description	Location	Area (sq. m.)	Value (\$)
One Storey, Multi-Unit Industrial Addition	555 Beck Cr	4,600	3,900,000
Banquet Hall	630 Beck Cr	4,085	8,500,000
One Storey, Multi-Unit Commercial Shell	605 Church St N	392	1,000,000
One Storey Industrial Shell	537 Kingston Rd E	112,800	175,000,000
Ajax Hyundai Dealership Addition	170 Westney Rd S	863	1,800,000

Major Building Permit Applications Under Review

Description	Location	Area (sq. m.)	Value (\$)
One Storey, Multi-Unit Industrial Building	9 Barr Rd	1,800	2,160,000
Marriot Fairfield - 6 Storey, 120 Suite Hotel	650 Beck Cr	6,300	12,600,000
One Storey, Multi-Unit Industrial Buildings	60 & 64 Blowers Cr	2,800	3,700,000
Place of Worship Addition	82 Church St S	372	1,100,000
Annandale Industrial - One Storey Industrial Shell	221 Church St S	18,483	11,000,000
Annandale Industrial - One Storey Industrial Shell	271 Church St S	64,874	40,000,000
Annandale Industrial - One Storey Industrial Shell	321 Church St S	18,195	11,000,000
Carwash, Fueling Canopy, C-Store & Restaurant	400 Salem Rd N	737	1,750,000
Suncity Building 'G'	1120 Salem Rd N	547	350,000
Suncity Building 'A'	1130 Salem Rd N	2,468	1,800,000
Suncity Building 'B'	1160 Salem Rd N	1,717	1,100,000

Q1 Building Permit Statistics

January 1 to March 31, 2023			
Permit Type	No. of Permit Applications		Construction Value (\$)
	Received	No. of Permits Issued	
Residential	152	256	28,356,121
Commercial	47	46	14,246,017
Industrial	6	6	7,767,200
Servicing	0	3	3,191,241
Total	205	311	53,560,579

Some of the issued permits were for applications received prior to 2023

Transportation Updates

In Spring/Summer 2022, traffic calming measures were implemented on thirteen streets in Ajax. To facilitate winter maintenance activities, flexible bollards and signage were removed in the Fall. These flexible bollards and signage will be re-installed on all thirteen streets in late April, 2023.

Automated Speed Enforcement

The ASE cameras are being moved to next set of locations in the week of March 20th. The new set of locations include Delaney Drive, Turnerbury Avenue, and Parkes Drive. From April 2022 to February 2023, a total of 5,384 ASE charges have been issued.

Women of Colour Bike Ride

Saturday, May 6, 2:30-5PM starting at the Ajax Community Centre HMS North Room

A bike ride curated for Black, Indigenous and people of colour who identify as women in Ajax. This includes trans women, non-binary, genderqueer, and genderfluid people.

Join us in celebrating bike joy and the outdoors. Come roll with us to enjoy the scenery, connect to the land by bike, and learn about biking and social justice movements centring Black, Indigenous and people of colour who identify as women.

This is a no-drop bike ride which means that no rider gets left behind. All fitness levels are welcome. All you need is a bike helmet, bike and know how to balance on a bike.

This event is made possible thanks to the Ontario Community Changemakers Fund.



E-Scooters and E-Bikes

More ways to get around: E-Scooters and E-bikes

The Town is launching a project engaging residents about where to permit [electric kick scooters and pedal assist electric bicycles](#). Residents can share their input in an online survey and at the following event:

- E-scooters and E-bikes Symposium and demonstration, Saturday, April 15, 2-5PM at the Village Arena

Stay tuned on the Town's public engagement platform, In My Opinion Hub to find out more.



Save the Date: Women of Colour Bike Ride



Engineering Updates

Stormwater Fee

Council passed a Stormwater Fee along with the 2023 Budget in February. The Stormwater Fee will be charged annually to all residential and non-residential properties. Residential properties will pay a flat fee while the non-residential will pay based on impervious area: The more roof and parking lot they have, the more they will pay. This equitable billing structure came from the recommendations from the Stormwater Funding Feasibility Study. 2023 projects will include the construction of the Phase 2 Rain Gardens at the waterfront, two pond cleanouts and a Stormwater Master Plan, which will guide the newly funded stormwater program.



Stormwater Pond



Engineering Reviews/Projects

Engineering Reviews / Projects

Engineering will continue to provide reviews for development applications and building permits. Notable projects include Pure Industrial and the Annandale Lands Industrial Park, both of which are completing their earthworks operations ahead of constructing their buildings.



Catch basin

Spring into action!

Engineering will also be responding to drainage complaints with the onset of Spring. Remember to keep rear-lot catch basins clear of debris!



Economic Development and Tourism Updates & Events

Business Profile Video

The Economic Development and Tourism office has successfully launched the Ajax Business Profile Video Series, a collection of short videos that features local businesses across Ajax's 8 key sectors. Each video highlights 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. To-date, seven videos have been posted and each has garnered great engagement from our business community across our social channels. Videos are released weekly on the Economic Development & Tourism Instagram and Twitter account [@AjaxAdvantage](#) and LinkedIn [@Ajax EcD!](#)



Ajax Business Profile



Film Event

Film Event

In February, Durham Region film offices joined together to host “Your Business. Their Next Film;” an event that brought together business people, entrepreneurs, and industry professionals to provide expert tips on how to conduct business with the film and television industry.

The sold-out event provided valuable information on the dos and don’ts of creating professional relationships between businesses and production companies to support spending local.

For all filming inquiries, email priority@ajax.ca.



Grand Opening of Edo Japan fast-food restaurant

Grand Opening

So far in 2023, the Town of Ajax has facilitated one grand opening ceremony. Edo Japan, a fast-food restaurant chain specializing in Japanese Teppan-style cooking has opened its doors at the Harwood Plaza.

Stay tuned for the grand opening of Swedish clothing company H&M in April! H&M is 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.



Business Retention & Expansion program

Town of Ajax Business Retention and Expansion Project

To assess the current business climate and better understand the services that businesses need, the Economic Development & Tourism Team has started the Town of Ajax’s first comprehensive 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 & Team 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 & Tourism Team 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, plans, and will inform future Town of Ajax Economic Development Action Plans and programming.



Meeting Schedule

General Government Committee Reports & Presentations:

April 11, 2023

- 2023 Transportation Demand Management Update
- Traffic Calming Reporting Process
- Residential Parking Permit Feasibility Study Update

Council Reports & Presentations:

April 17, 2023

- 101 Pickering Beach Road and 235 Bayly Street East (Matrix Development Group) – OPA21-A3 & Z5/21
- Stormwater Fee and Credit Update and By-Law

Note: Meetings may be subject to changes

ajax.ca/PlanningNews



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