



Planning & Development Services Activity Summary



Planning 101 Series #8 – Intensification: Embracing Adaptive Reuse and Infill Development

Introduction

Intensification adds more residential dwelling units that results in higher density, allowing more people to live, work and connect in a community. With anticipated population growth, modest infill and adaptive reuse are good examples of transformation in urban development to achieve growth using existing infrastructure and reducing the need for urban sprawl.

The Town of Ajax is anticipated to reach a population of approximately 200,000 by 2051. As presented in the Planning 101 #5 – Intensification article in the October 2023 P&D Newsletter, intensification comes in different forms. In this article, we will present examples of modest infill development and adaptive reuse. Modest infill and adaptive reuse are intensification examples that can increase the supply of housing units and utilize existing resources more efficiently while making modest and incremental changes to established neighbourhoods.

What is Modest Infill?

Modest infill, also called ‘gentle’ or ‘sensitive’ infill, is a type of development that occurs in existing neighbourhoods with available infrastructure. Vacant and underutilized lands provide opportunities for additional housing within the existing housing stock, or through smaller redevelopment opportunities. Infill development offers various housing options, including low- and medium-density housing. Most often it can be achieved through accessory dwelling units (a.k.a. additional dwelling units). It can also be achieved through land division applications to add new lots, or through the creation of small townhouse developments or low-rise walk-up apartment buildings.

The Lakewalk redevelopment of the commercial plaza in South Ajax into 16 back-to-back townhouses is an example of a medium-density infill development. Its integration into the neighbourhood with proximity to schools, parks, transit routes and local retailers and

attractions makes it a complete community. Modest infill aims to address the ‘missing middle’ by introducing new housing types that fall between single-family units and mid-rise apartments to the neighbourhood, diversifying the housing stock. An essential characteristic of modest infill is its compatibility with the surroundings through considerations of the existing scale, mass, and visual integration.



Modest Infill – Midtown Triplex (Toronto)

Case Study – Modest Infill (Toronto)

At 68 Burnaby Avenue, stands a transformation of a two-storey single detached unit into a three-storey triplex in this established neighbourhood in midtown Toronto. This ‘MidTown Triplex’ consists of a basement-, ground- and upper-level unit, each with distinct entrances and access to the outdoors. The addition of the third storey allowed for the function of a spacious single-family unit within the triplex while providing additional dwelling units. This development, completed in 2014, was in response to the growing need for intensification in low density neighbourhoods, diversifying the housing stock and increasing density in an impactful way.

What is Adaptive Reuse?

Adaptive reuse is the repurposing of an existing building to another use. For example, the St. Francis Centre for Community, Arts and Culture is a repurposed catholic church in the Town’s

historic Pickering Village that has stood for over 150 years. The original structure and elements remain to reflect the original character of the church while optimized for its current purpose as a performing arts venue. Buildings that have fallen into disuse or abandoned also provide an opportunity to be innovative and reimagine the structure for productive uses rather than demolition, including housing.



Adaptive Reuse – Y Lofts (Peterborough)

Case Study - Adaptive Reuse (Peterborough)

The Y-Lofts, situated at 475 George Street North in Peterborough’s downtown, is a redeveloped residential building that once housed the Peterborough Family YMCA for over 125 years. Originally built in 1896, the former three-and-a-half storey community centre, was adapted and transformed into a 136-unit, seven-storey upscale residential building while retaining its historical charm, such as the red-brick and turret. Its strategic location near the downtown area and Confederation Park, along with the proximity to fundamental community sites such as city hall and a heritage armoury, makes it a significant anchor in the city.

The adaptive reuse of the original structure, coupled with thoughtful, modern additions and green features, pays homage to the building’s heritage value while meeting the needs of contemporary residents. As an integral part of Peterborough’s Civic Square,

the Y-Lofts is a cornerstone among other community landmarks, reinforcing its position as a contributor to the city's historical and cultural fabric. This case study exemplifies how a thoughtful redevelopment project can seamlessly blend historical preservation with contemporary urban living, contributing to the revitalization and sustainability of Peterborough's downtown.

Conclusion

Modest infill and adaptive reuse are crucial in long-term planning for growth within communities across the province. The most significant challenge of intensification is balancing the need for higher-density developments while maintaining the character of a community. Achieving a balanced approach can create sustainable developments with a unique sense of place, diversify housing options, and implement strategies to meet growth targets.



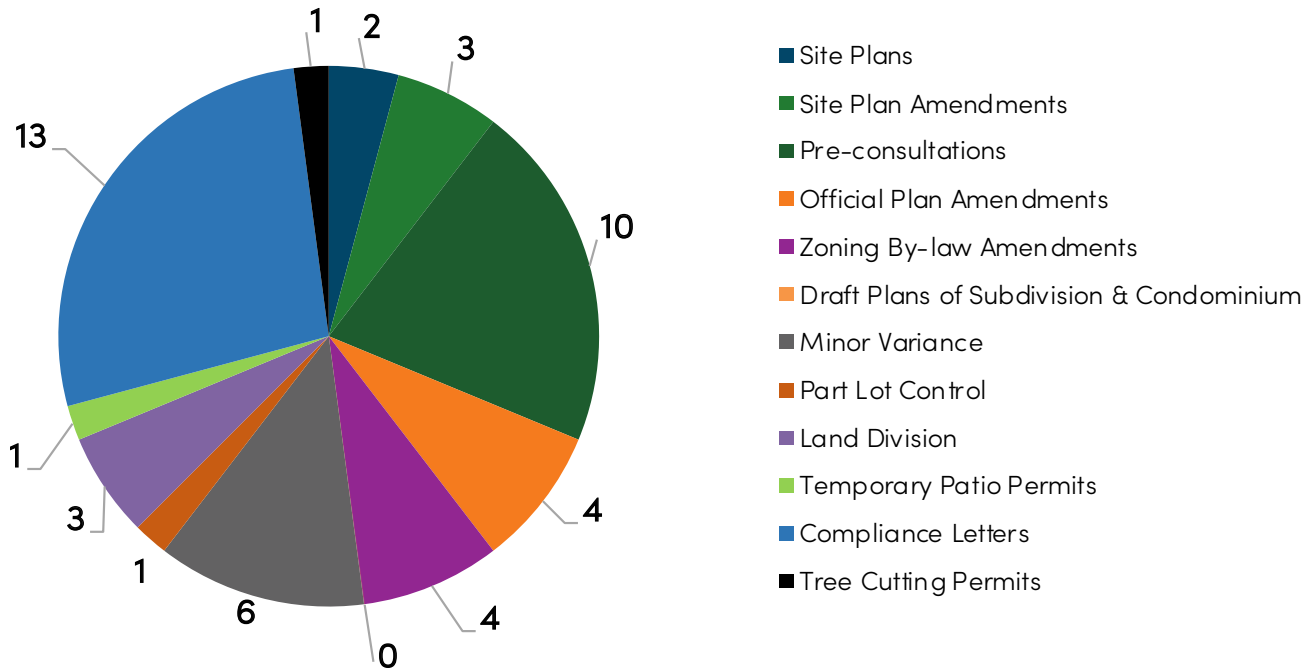
Lakewalk Redevelopment



Development Planning Updates

Development Planning Applications

The breakdown below represents the number of Development Planning Applications processed between July 1 – September 30, 2024.



Development Planning Applications (July 1 – September 30, 2024)	Total Applications by Type
Site Plans	2
Site Plan Amendments	3
Pre-Consultation	10
Official Plan Amendments	4
Zoning By-Law Amendments	4
Draft Plans of Subdivision and Condominium	0
Minor Variance	6
Part Lot Control	1
Land Division	3
Temporary Patio Permits	1
Compliance Letters	13
Tree Cutting Permits	1
Total:	48

Noteworthy Development Applications under Review

Marshall Homes Rossland Road West and Harkins Drive

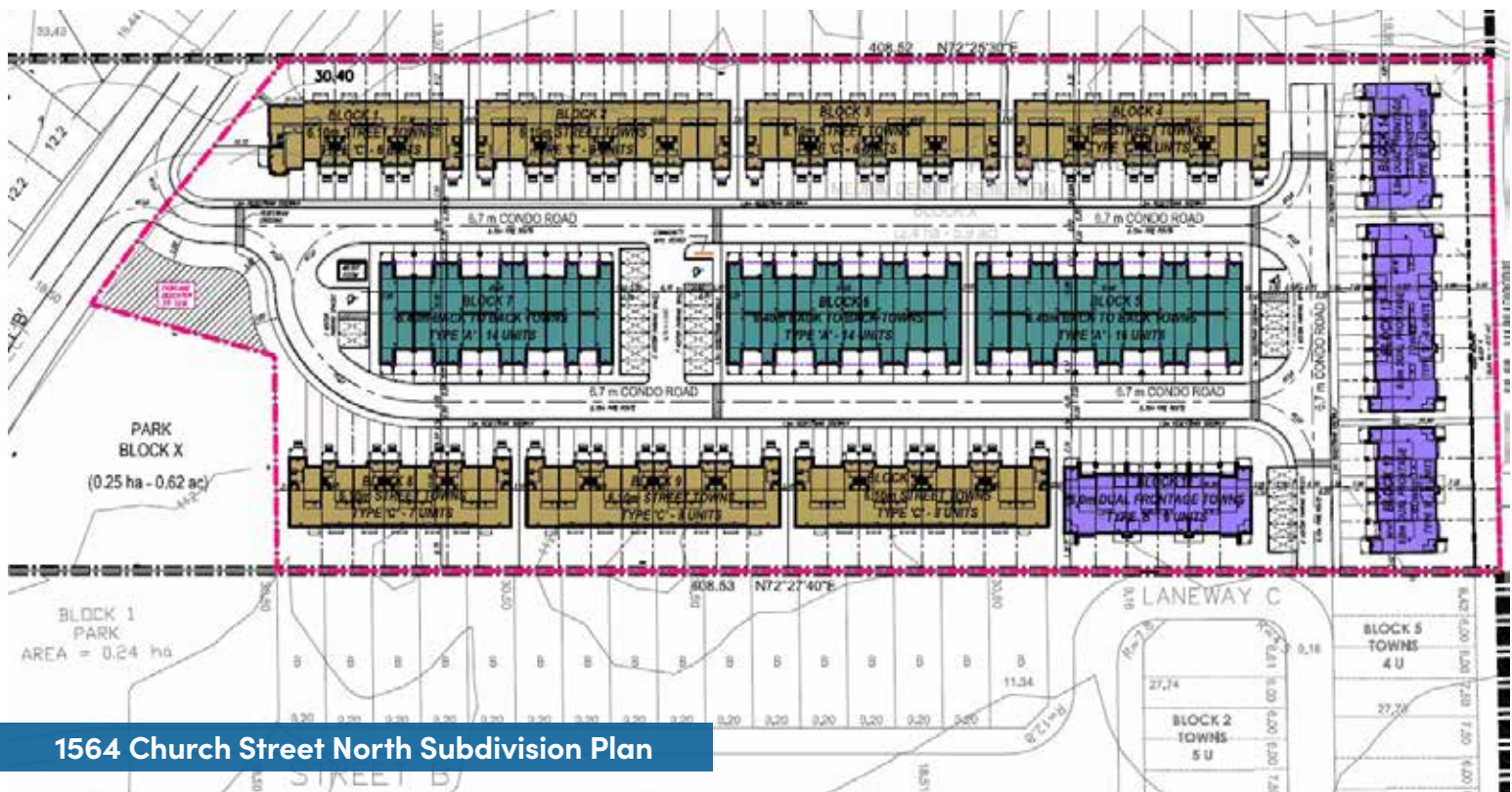
The Town has approved official plan and zoning by-law amendments for a proposed residential condominium townhouse development by Marshall Homes. The project is located at the southeast corner of Rossland Road West and Harkins Drive. It will feature approximately 81 stacked townhouse units across three blocks, each 3 to 3.5 storeys tall, fronting onto Rossland Road West, with surface parking. Site access will be from Harkins Drive. This development will help address the critical need for “missing middle” housing supply within the Town. This housing form is anticipated to provide more affordable, family-friendly options while fitting seamlessly within the existing low-rise neighborhood.



Marshall Homes Concept Plan

Daste Investment Ltd. - 1564 Church Street North

The Town is in receipt of official plan amendment, zoning by-law amendment, and draft plan of subdivision applications submitted by GHD on behalf of Daste Investment Ltd for vacant lands municipally known as 1564 Church Street North, located on the west side of Church Street West between Taunton Road West and Rossland Road West. The applications are designed to facilitate a residential development consisting of 8 low density residential lots, a medium density residential block, four-part lot blocks, a park block, an open space block, a public road, and a road widening. The proposed development is situated in one of the Town’s few remaining greenfield areas and will address the critical need for additional housing.



1564 Church Street North Subdivision Plan



Policy Planning Updates



Ajax Market Outreach Team

Zoning Our Future: Outreach & Engagement Activities

The Town has been working on a Comprehensive Review of the Zoning By-law, entitled Zoning Our Future. At the June 17, 2024 General Government Committee meeting, the Town launched a consultation on Phase 2 of the project, which included the release of a series of Technical Reports and a draft of the Zoning By-law.

A consultation plan was created with the goal of reaching as many residents and stakeholders as possible. Staff held four (4) open house events, with three in-person and one online. The in-person events were a “drop-in” format, with one in each ward between July and September. Targeted meetings were also held with representatives from the Building Industry and other key stakeholders such as the Conservation Authorities and Indigenous Community. The open house events were well attended and staff received valuable feedback.

Staff also presented project information at the Town’s Trailfest event in June followed by several appearances at the Ajax Markets, which are held on Thursday afternoons at the Ajax Community Centre throughout the summer. The idea behind the informal events was to engage residents, answer questions, and hand out postcards directing residents

to visit the project webpage. Staff presented a summary of all the engagement activities and comments during the October 7th, 2024 statutory public meeting.

Looking forward, staff will review the comments and work to improve the draft Zoning By-law before presenting a final Zoning By-law to Council in 2025.



Friends Cemetery Tour

Heritage Advisory Committee – Friends Cemetery Tour

The Town’s Heritage Advisory Committee hosted a guided tour of the Society of Friends Cemetery in the historic Pickering Village on Sunday September 29, 2024.

34 participants were introduced to several Quaker families who shared their stories, contributions, struggles, and how their Quaker faith influenced their traditions in worship, burial and conflict.



Sustainability & Climate Change Updates

Ajax Corporate Net-Zero Emissions Plan

In August 2024, the Town initiated the Corporate Net-Zero Emissions Plan (CNZEP), as identified in the [Ajax Energy Management Strategy 2024 – 2029](#). The CNZEP will be a comprehensive and actionable strategy to achieve [Council mandated](#) greenhouse gas (GHG) emissions reductions (below 2019 levels) of 20% by 2025, 40% by 2030 and 100% by 2050. It will focus on implementing cost-effective solutions to both reduce GHG emissions and annual operating costs.

Corporate Energy Management & GHG Platform

The Town is modernizing its approach to utility management with the establishment of a Corporate Energy Management Platform which will manage the Town's utility and consumption data in an efficient and accurate manner. The software tracks utility consumption, improves financial management and reporting, optimizes utility bills, and verifies costs. This software will help staff detect energy usage anomalies and achieve instant operational savings. Additionally, this platform will provide a visualization of the Town's GHG emissions impact and help in monitoring decarbonization targets, while identifying carbon reduction opportunities within the Town.



Ajax Sustainable Neighbourhood Action Program

In 2024, the Sustainable Neighbourhood Action Program (SNAP) had an impactful year. The SNAP Team was highly active in the community, hosting more than 20 pop-up booths across the neighborhood to promote ongoing sustainability initiatives and collect insightful feedback for future projects. To enhance biodiversity in Ajax, four community planting events were hosted, resulting in the planting of 50 trees, 200 shrubs, and 450 pollinator plants. Additionally, the team facilitated seven workshops and webinars, including the Ajax SNAP Neighborhood Resilience Forum. This event brought together community members, NGOs, conservation authorities, and municipal staff to assess local risks and resources, contributing to the development of climate action plans. The Ajax SNAP Home Retrofit Program also exceeded expectations, completing nearly 60 home visits—well above the original target of 40—and gaining valuable insights to prioritize neighborhood concerns in future planning.



Town of Ajax Addresses Spread of Invasive Species Along Shoal Point Road

From 2023 – 2024 the Town of Ajax received over \$15,000 in funding from the [Invasive Phragmites Control Fund](#) to complete the Invasive Phragmites Strategic Management Plan which identified and prioritized invasive Phragmites populations across the Town for strategic, realistic, and effective management.



The Phragmites population located along Shoal Point Road in Ajax was identified in the Plan as one of the highest priority locations across the entire Town.

The project was initiated in September and will include the use of integrated pest management principles that utilize various preventative and non-chemical/chemical pest management strategies to ensure that efforts are effective and successful for 1 – 3 years post-management.

Building Updates

Building Inspections – What You Need To Know

Over the duration of construction, your project will be required to be inspected at certain pre-determined intervals which will be indicated on the back of your building permit. These inspections are important as they ensure that the construction meets the Ontario Building Code (OBC) standards and is built in accordance with the reviewed drawings. Building inspections, carried out by our team of qualified and knowledgeable Building Inspectors help to make sure that the DIYers are on the right track, and oversee the work of contractors safeguarding that their work is in compliance with the OBC.

The following is a list of the typical mandatory inspections:

- readiness to construct footings
- completion of footings and foundation
- completion of structural framing
- completion of heating, ventilation and air-conditioning systems
- completion of insulation, and vapour/air barrier systems
- readiness for inspection and testing of plumbing systems
- readiness to occupy or final inspection

Depending on the scope of the project, additional mandatory inspections may be required.

More information on building inspections, including instructions on how to schedule an inspection can be found at: [Building Inspections - Town of Ajax](#).

If you have questions regarding building inspections, or need assistance with scheduling an inspection, we are here to help you. Please call (905) 619-2529, ext. 3652 or email buildinginspections@ajax.ca.

Major Building Permits Issued – July 1 to September 30, 2024

Description	Location	Area (sq. m.)	Value (\$)
Malpack Ltd. – Industrial Building Enlargement	510 Finley Avenue	3,458	15,000,000
Durham District School Board – 2-Storey Elementary School	92 Hurst Drive	5,527	20,000,000

Major Building Permit Applications Under Review

Description	Location	Area (sq. m.)	Value (\$)
Marriot Fairfield – 6 Storey, 120 Suite Hotel	650 Beck Crescent	6,300	12,600,000
The Garden Series on Monarch – Phase 1 – Three 33-Storey towers, total of 1557 apartments	212 Bayly Street West & 282 Monarch Avenue	91,809	346,000,00
Promita Holdings – 25-Storey, 380-unit apartment building	310 Kingston Road East	31,392	120,000,000
Medallion Developments Inc. – Block B – Shoring for an 8-Storey, 336-unit apartment building and 21 townhouse units	460 Rossland Road East	4,068	500,000
Suncity Building ‘G’ – Multi-Unit Commercial Building	1120 Salem Road North	547	1,560,000
Suncity Building ‘A’ – Multi-Unit Commercial Building	1130 Salem Road North	2,468	7,040,000
Suncity Building ‘B’ – Multi-Unit Commercial Building	1160 Salem Road North	1,717	2,850,000
Suncity Building ‘D’ – Multi-Unit Commercial Building	1190 Salem Road North	752	2,145,000
Suncity Building ‘C’ – Multi-Unit Commercial Building	1200 Salem Road North	904	2,530,000

Q3 Building Permit Statistics

July 1 to September 30, 2024			
Permit Type	No. of Permit		Construction Value (\$)
	Applications Received	No. of Permits Issued	
Residential	168	134	12,021,558
Commercial	56	59	36,211,376
Industrial	2	5	17,726,927
Servicing	2	1	229,079
Total	228	199	66,188,940



Transportation Updates

Traffic Calming Update

As part of 2022 traffic calming project, traffic calming measures such as speed humps, speed cushions, flexible bollards and signage were installed on 13 streets throughout the Town. To facilitate winter maintenance activities, flexible signs and flexible bollards are typically removed in the Fall season of every year. This year the flexible bollards and signage will be removed in the second week of November 2024.

Traffic Safety / Road Watch Program

[Road Watch](#) is a community-based program, run by volunteers in conjunction with the Durham Regional Police Service (DRPS). DRPS monitors and enforces the speed limit and other traffic law violations in Ajax and Pickering. Residents can report aggressive driving behaviour by collecting the make, model, colour and license plate of the offending vehicle using a Citizen Report Form. The Citizen Report Form can be filled out online at: <https://forms.drps.ca/Online-Services/Road-Watch>. The printable version of a Citizen Report Form is available at: <http://www.ajaxpickeringroadwatch.com/> and can be filled out and dropped off at identified locations within the Region. Complaints will be forwarded to a Traffic Safety Officer for follow-up.



Automated Speed Enforcement (ASE)

In January 2024, Council directed staff to expand the Town's ASE program from the current 15 ASE locations to 28 ASE locations. Council also directed staff to increase the annual ticket limit from the current 5,000 tickets to 15,000 tickets. The new rotation schedule with expanded locations has started as of July 2024. Currently, ASE cameras are installed at Finley Ave, Williamson Drive East, and Delaney Avenue. As of August 2024, a total of 4,906 speeding charges have been laid so far this year.



Radar Message Board Program (RMB)

In June 2024, Ajax introduced three temporary Radar Speed Message Boards (RMB) to complement the existing 15 RMBs located at Automated Speed Enforcement (ASE) sites and 7 fixed RMB locations. These temporary boards are being rotated to new locations every four weeks, with 1 board allocated to each of the three wards. The new RMB rotation schedule commenced on July 1, 2024, and additional locations will be incorporated as planned. Presently, the RMBs are installed at a 3rd set of priority locations, i.e. Ravenscroft Road, Williamson Drive East, and Fairall Street.

Temporary Opening of Ashbury Boulevard / Range Road Link

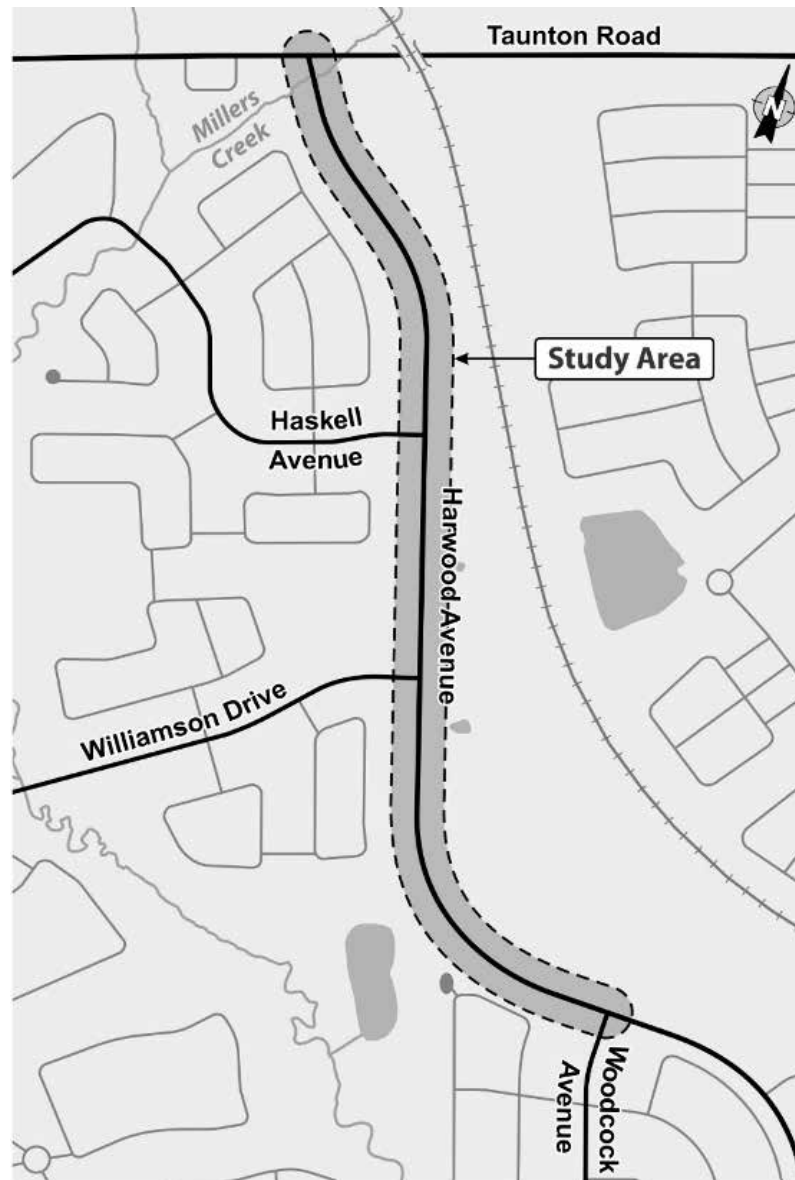
Effective June 7, 2024, the Ashbury Boulevard/Range Road link has been temporarily opened until December 31, 2024. The date was extended to allow Council to review traffic data, which will be consolidated, analyzed and reported to Council in December 2024. The temporary opening includes the provision of a temporary Level 2 Type D pedestrian crossover at the trail connection, where drivers are required to stop for pedestrians and cyclists.



Harwood Avenue Environmental Assessment

The Town initiated a Schedule C Municipal Class Environmental Assessment (EA) study to assess potential transportation improvements to widen Harwood Avenue between Taunton Road and Woodcock Avenue. The Environmental Study Report along with a Notice of Study Completion was filed for a 30-day public comment period on July 26, 2024. The comments received as part of the 30-day mandatory public review period have been addressed by the project team.

The EA study is complete. Currently, the Town is in the process of hiring a qualified detail design consultant for the Harwood Avenue Widening project.





Active Transportation Updates

Video Campaign on E-Scooter and E-Bike Safety

In August 2024, the Town launched an E-scooter and E-bike Safety Video campaign. The campaign consists of 5 videos of people with sight loss and other disabilities raising awareness about how unsafe behaviours affect their experiences with walking on trails and in their communities. They explain that not all disabilities are visible and that pedestrians with disabilities need people riding e-scooters and e-bikes to:

- Slow down when approaching pedestrians on trails and multi-use paths
- Provide audible warning and wait for pedestrians to respond when riding on trails and multi-use paths
- Park shared e-scooters and e-bikes in the designated parking areas.

Check out the videos at: ajax.ca/emobilitysafety.



E-scooter & E-bike Focus Group - Impacts on Pedestrians with Sight Loss

In September 2024, the Town hosted an in-person focus group for people with sight loss and hearing loss. The focus group, facilitated

by the Canadian National Institute for the Blind, serves to discuss the impacts of the Shared E-Scooter and E-Bike Pilot program and provide feedback on the Town's efforts to engage and collaborate with people with disabilities. 10 participants attended, consisting of 9 participants with sight loss and 1 participant with hearing loss. The full results will be available in the Council report at the end of the year.

Shared E-Scooter and E-Bike Pilot Program

Since relaunching the Shared E-Scooter and E-Bike Pilot program in April, there were over 20,000 trips using Bird E-Scooters and E-Bikes. Bird provided in-person demonstrations teaching people how to use the E-Scooters and E-Bikes at the Ajax Youth Week Fair, Trailfest, and a pop-up booth at the Waterfront Trail on Canada Day and on July 13. The one-year E-Scooters and E-Bikes Pilot program with Bird Canada Inc. ended on November 11, 2024.

In partnership with the Town of Ajax, Toronto Metropolitan University completed a study to better understand the community benefits, challenges, and barriers of shared micromobility programs. The study involved surveys and semi-structured interviews among people who use or are considering using shared E-Scooters and E-Bikes.

Town staff will present the final results of the shared E-Scooter and E-Bike Pilot program to Council in December 2024.

Bike Facilities

As part of the implementation of the Integrated Transportation Master Plan, the Town of Ajax is implementing bike lanes and shared facilities at 11 locations in November 2024. These on-road bike facilities will add 4.6 km to the overall bike network and will not affect existing parking restrictions. The locations are:

- Lachlan Drive / Hetttersley Drive (Rotherglen Road to Westney Road)
- Lloydminster Avenue (Rosland Road to Formosa Avenue)
- Formosa Avenue (Lloydminster Avenue to Turnerbury Avenue)
- Turnerbury Avenue (Formosa Avenue to Kerrison Drive)
- Stannardville Drive (Rosland Road to Church Street, bike lane repainting)
- Hurst Drive (Stannardville Drive to Church Street)
- Beck Crescent (Chambers Drive to Chambers Drive)
- Hollier Drive / Whitlck Crescent/ Hilton Gate (Rushworth Drive to Rosland Road)
- Hickman Drive (Michaelman Drive to Pickering Beach Road)
- Michaelman Drive (Bayly Street to Hickman Drive)
- Mills Road (Station Street to Hunt Street)





Engineering Updates



What is Sediment and Erosion?

When a new development begins construction, the first step is usually to install sediment and erosion control (SEC) measures. These include geotextile fences, interceptor swales, mudmats, and sediment ponds. All of these help keep dirt, mud, dust and sediment out of the streets and the natural environment. After a heavy rainfall, inspections of all SEC measures on site are required to ensure they are still in good working condition. While this isn't the most glamorous work, it is important to maintain a clean work environment and to mitigate negative impacts on neighbours.

Winter is Coming, Stay off the Ice!

While it may be tempting to go skating on a freshly frozen stormwater pond, you shouldn't! The water level in ponds fluctuate, which can cause cracks and weaken ice.



Stormwater can also be salty from the salt used to melt the snow and ice on the road. This can make the ice in a stormwater pond weaker than expected. If you want to experience some fun outdoor skating, visit Pat Bayly Square this winter.

Stormwater Master Plan Update

The Town has started public consultations on the Stormwater Master Plan. The first Public Information Centre (PIC) was held at the Carruthers Marsh Pavilion in October. Another PIC will happen in early 2025 and comments are always welcome online at: <https://imo.ajax.ca/stormwater-management-master-plan>.

ajax.ca/PlanningNews



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