

**Minutes of the
Community Affairs & Planning Committee Meeting
Held in the Council Chambers, Ajax Town Hall,
At 7:00 p.m. on April 3, 2017**

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Present:	Chair - Regional Councillor Regional Councillor Councillors	S. Collier C. Jordan M. Crawford R. Ashby J. Dies P. Brown S. Parish
	Mayor	

1. Call to Order

Chair Collier called the meeting to order at 7:00 p.m.

2. Disclosure of Pecuniary Interest

There were no disclosures of pecuniary interest.

3. Adoption of Minutes

Moved by: P. Brown
Seconded by: R. Ashby

That the Minutes of the Community Affairs and Planning Committee Meeting held on March 6, 2017, be adopted.

CARRIED

4. Public Meetings

4.1 Ward Boundary Review – Final Recommendations & Approval

Alexander Harras, Manager of Legislative Services/Deputy Clerk provided a presentation on the contents of the report and the recommendations contained therein. Opportunity was given for Committee members to pose questions. Questions primarily focused on the on the rationales behind the peer reviewers' final recommendations and staff's final recommendations.

Chair Collier declared the meeting to be a public meeting and invited comments.

Ceciley White, 10 Heatherwood Road, indicated her preference for "Option D – Modified", noting that heritage communities such as Pickering and Village and the wartime homes should be kept together. She offered that not many houses would be affected by the boundary proposed within "Option D – Modified".

Rob Tyler Morin, 97 Keeble Crescent, spoke in favor of "Option D", overviewing its merits.

Chris Daffern, Finley Ave, proposed that the principle of 'protecting communities of interest' may carry a higher importance than strict representation-by-population in the context of local wards. It was noted that while keeping the wartime homes together is important, the confusing boundary that results is not ideal. The importance of major physical and psychological boundaries such as the 401 was discussed. Mr. Daffern also expressed his view that Regional Councillors should be elected at large rather than by ward.

Members questioned how many residents might be affected by the boundary contained within "Option D – Modified". It was noted that the boundary difference between "Option D" and "Option D – Modified" would affect approximately 1,000 residents.

There being no further comments, Chair Collier closed the public meeting.

Members made summary comments in relation to the ward boundary review project. Comments generally reflected the following topics:

- Members were pleased that the review was conducted in-house to a high professional standard, and at great savings to taxpayers;
- The unclear boundary proposed in "Option D – Modified" is not ideal, but is a worthwhile trade-off for the unification of the wartime homes;
- Members felt strongly that Pickering Village is a unique community that should be contained within a single ward; re-unification of this community is a priority, and it should remain unified in the future;
- Members spoke of the benefits and efficiencies that come with a 7-member Council, and a Council which elects both its regional and local members by ward.

Moved by: C. Jordan

Seconded by: P. Brown

1. That 'Option D – Modified' as presented in this report be approved by Council as the Town of Ajax's new ward boundaries beginning as of the 2018 Municipal Elections; and
2. That the necessary by-laws to enact Council's composition and ward boundaries for the 2018 Municipal Elections be approved at the next meeting of Council.

CARRIED

RECORDED VOTE:

In Favour: Councillor Crawford, Councillor Dies, Regional Councillor Jordan, Mayor Parish, Councillor Ashby, Councillor Brown, Regional Councillor Collier

Opposed: None

**4.2 Zoning By-law Amendment Application Z4/16
Site Plan Application SP10/16
703898 Ontario Ltd. (Dagmar Construction Ltd.)
707 Bayly Street West**

Sean McCullough, Development Planner, provided a presentation on the contents of the report and the recommendations contained therein. S. McCullough reviewed the development proposal, relevant planning policies, elevations and proposed construction materials, transportation planning, and environmental design features.

Members of committee asked questions regarding impacts to the nearby multi-use trail, visibility of the structure's features from the road allowance, the existing prestige employment land designation, design aesthetic and materials used in the proposal, environmental considerations, and traffic impacts.

S. McCullough responded to questions from committee members. Realignment of the multi-use trail would be established within the site plan agreement. The functional areas of the structure will be visible from the west, but will be screened by landscaping. The lands are currently designated as Prestige Employment and serve as a gateway to Ajax when approaching from the west. As such, the Town's design architect has worked with the applicant to create a unique aesthetic for the north face of the structure that reflects a Prestige Employment use, including exposed board formed concrete, corrugated metal siding, and large polycarbonate paneled windows. A comprehensive stormwater management plan has been provided, as well as a contamination management plan including continuous training and monitoring. The supplied traffic management plan examines the long-term development of the area, including other structures in future phases of development.

Chair Collier declared the meeting to be a public meeting and invited comments.

Ceciley White, 10 Heatherwood Road, noted that she felt the design appeared industrial and was not in keeping with a prestige employment use, and asked for further clarification about monitoring for contamination.

S. McCullough noted that inspections would take place on an annual basis, and that continuous monitoring would occur underground. The site is designed to contain any spill, preventing it from entering the stormwater management system.

Rob Tyler Morin, 97 Keeble Crescent, inquired about the number of employees that would be working at the location.

G. Muller, Manager of Planning, noted that a communication sent to the Town indicated that there would be 20 employees working at the site, and another 75 employees working at various job sites.

There being no further comments, Chair Collier declared the public meeting to be closed.

Eldon Theodore, Partner, MHBC Planning Consultants, spoke on behalf of the applicant and noted that they have worked with the Town to develop a unique appearance in keeping with a Prestige Employment design aesthetic. Most lines of sight from Bayly Street will be obscured by landscaping and berming, including fencing along the western boundary to minimize visibility from the road. A contamination management plan has been

prepared to address any risk of contamination from fuel tanks on the property. Mr. Theodore noted that the application has been in progress for over a year, and that further delays could result in economic harm to the applicant, and it is therefore important that a decision be made at tonight's meeting.

Certain members of committee noted a desire to improve further upon the aesthetic design of the structure within the site plan, and indicated their hope that the applicants would work with staff prior to ratification of Committee's decision at the next meeting of Council on April 18th, 2017.

Moved by: C. Jordan

Seconded by: J. Dies

1. That Zoning By-law Amendment Application Z4/16 submitted by MHBC Planning Associates on behalf of 703898 Ontario Ltd. (Dagmar Construction), to permit the development of an office, motor vehicle repair facility and contractor's yard be approved and that staff be authorized to forward the implementing zoning by-law to Council for its consideration at a future meeting as provided within Attachment 1 to this report; and
2. That Council be advised that staff, in accordance with By-law No. 92-98 (Delegation of Site Plan Approval Authority By-law), intends to approve Site Plan Application SP10/16, submitted by 703898 Ontario Ltd., subject to the applicant entering into a site plan agreement and finalizing all required drawings to the satisfaction of the Town of Ajax.

CARRIED

5. Presentations / Reports

None.

6. Adjournment

Moved by: R. Ashby

Seconded by: M. Crawford

That the April 3, 2017 meeting of the Community Affairs and Planning Committee be adjourned. (8:38 p.m.)

CARRIED


Chair


D-Clerk