

Statutory Public Meeting

Proposed Residential Mixed-Use Development Lands Immediately North of 1901 Harwood Avenue North Ward 2

Monday, October 21, 2024 | 1 p.m. (Hybrid Meeting)



This notice is to advise of the opportunity to review and comment on the proposed implementing by-laws for Official Plan Amendment Application OPA24-A12 and Zoning By-law Amendment Application Z16/24, prior to consideration of such by the Council of the Corporation of the Town of Ajax, at a Statutory Public Meeting to be held on **Monday, October 21, 2024 at 1:00 p.m.**

Official Plan Amendment Application OPA24-A12 and Zoning By-law Amendment Application Z16/24 seek to facilitate the development of a 19-storey residential mixed-use building on the subject lands, located immediately north of the lands municipally known as 1901 Harwood Avenue North.

The purpose of Official Plan Amendment Application OPA24-A12 and the proposed implementing by-law is to redesignate the lands from the Prestige Employment designation to the Mixed Commercial Corridor designation with an Area Specific Policy 6.41 for the subject lands to permit a maximum height of 19-storeys and a maximum density of 680 units per net hectare. The purpose of Zoning By-law Amendment Application Z16/24 and the proposed implementing by-law is to rezone the lands from the Prestige Employment (PE) Zone to Local Commercial (LC) Zone with a site-specific exception (Exception 227), to establish development standards that would implement the proposed residential mixed-use development of the subject lands.

The proposed implementing by-laws are being brought forward under the authority of Section 284.11.1 of the Municipal Act and in accordance with Ontario Regulation 580/22, "Provincial Priorities".

The proposed implementing by-laws, and further details on the development proposal in general, are available on the **Town of Ajax website at imo.ajax.ca/1901harwood or by contacting planningservices@ajax.ca.**

The proposed implementing by-laws are also available in the agenda for the meeting. The agenda will be posted by **end of day Tuesday, October 15, 2024 at ajax.ca/meetings**. Alternative formats of documents and materials can be made available upon request in order to assist those who require accessibility accommodations.

How to Participate

This public meeting is being held in-person in **Council Chambers, located at Ajax Town Hall, 65 Harwood Avenue South, Ajax, Ontario, L1S 2H9, and will be live-streamed for public viewing at ajax.ca/live**. Those wishing to make oral submissions can attend in-person and will have 5 minutes to address Council; pre-registration is not required for in-person attendance. If you are unable to attend in-person, electronic remote participation via the Town's Hybrid Conference System is available as an option and can be arranged by **contacting clerks@ajax.ca before 12:00 p.m. (noon) on Friday, October 18, 2024.**

Written submissions may be provided for Council's consideration before the meeting. Please submit your written comments **before 12:00 p.m. (noon) on Friday, October 18, 2024 on the Town of Ajax website at imo.ajax.ca/1901harwood or by e-mail to planningservices@ajax.ca.**

Planning Act Requirements

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Town of Ajax to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Ajax before the proposed official plan amendment is adopted or before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Ajax before the proposed official plan amendment is adopted or before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

If you wish to be notified of Council's decision on the implementing by-laws, you must make a written request to the attention of the **Clerk of the Town of Ajax, at 65 Harwood Avenue South, Ajax, Ontario, L1S 2H9 or by e-mail to clerks@ajax.ca.**

This notice dated September 30, 2024.

Proposed Concept



imo.ajax.ca/1901harwood

IMO
IN MY OPINION HUB

Town of
Ajax
By the Lake

This content is available in alternative formats upon request by contacting 905-683-4550 or emailing contactus@ajax.ca