

# Statutory Public Meeting

## Proposed Mixed Use Development

### 10, 20, and 30 Blowers Crescent | Ward 2

Tuesday, February 17, 2026 | 1 p.m. (Hybrid Meeting)



This notice is to advise of the opportunity to review and comment on the proposed implementing by-laws for Regional Official Plan Amendment Application ROPA25-A2, Town of Ajax Official Plan Amendment Application OPA25-A2, and Zoning By-law Amendment Application Z6/25, prior to the consideration of such by the Council of the Town of Ajax, at a Statutory Public Meeting to be held on **Tuesday, February 17, 2026, at 1:00 p.m.**

Regional Official Plan Amendment Application ROPA25-A2, Town of Ajax Official Plan Amendment Application OPA25-A2, and Zoning By-law Amendment Application Z6/25 seek to permit the development of a mixed use building on the lands municipally known as 10, 20, and 30 Blowers Crescent (the “subject lands”). The proposed mixed use building includes a podium shared by

three towers with heights up to 30-storeys and contains approximately 737 dwelling units and approximately 6,000 square metres of commercial gross floor area.

The purpose of Regional Official Plan Amendment Application ROPA25-A2 and the proposed implementing by-law is to re-designate the subject lands from the Employment Areas designation to the Community Areas designation. The purpose of Town of Ajax Official Plan Amendment Application OPA25-A2 and the proposed implementing by-law is to re-designate the subject lands from the Prestige Employment designation to the Mixed Commercial Corridor designation and establish an Area Specific Policy (Area Specific Policy Section 6.47) for the subject lands to permit a maximum building height, a maximum density limit, and a minimum non-residential

gross floor area requirement. The purpose of Zoning By-law Amendment Application Z6/25 and the proposed implementing by-law is to rezone the subject lands from the Prestige Employment (PE) Zone, with Exception 66, to the Local Commercial (LC) Zone and establish a new site-specific Exception (Exception 232) to set development standards that would implement the proposed 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/10-20-30-blowers](http://imo.ajax.ca/10-20-30-blowers) or by contacting [planningservices@ajax.ca](mailto: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, February 10, 2026, at [ajax.ca/meetings](http://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](http://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](mailto:clerks@ajax.ca) before 12:00 p.m. (noon) on Friday, February 13, 2026**.

Written submissions may be provided for

Council's consideration before the meeting. Please provide your written submissions **by e-mail to [planningservices@ajax.ca](mailto:planningservices@ajax.ca) or through the Town of Ajax website at [imo.ajax.ca/10-20-30-blowers](http://imo.ajax.ca/10-20-30-blowers), before 12:00 p.m. (noon) on Friday, February 13, 2026**.

## Planning Act Requirements

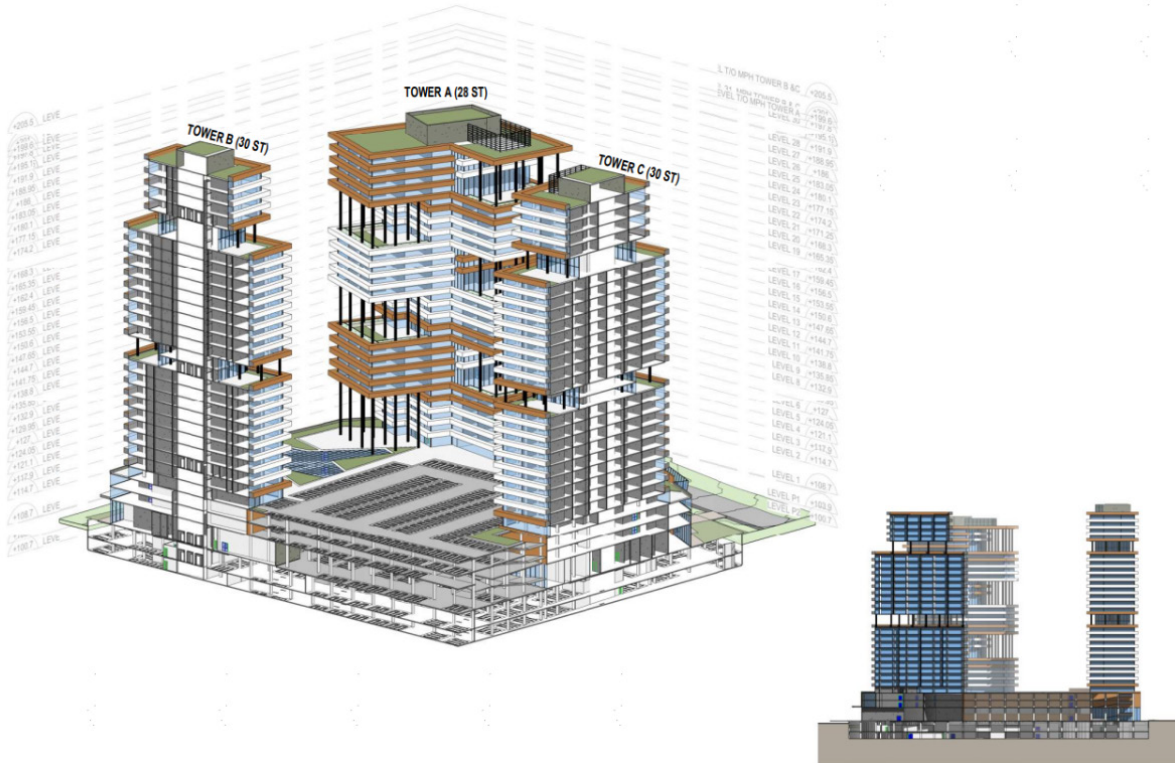
Please note that only the applicant, the Minister of Municipal Affairs and Housing, or a specified person or public body, as per the Planning Act, R.S.O. 1990, c. P.13, as amended, may appeal the decision of the Council of the Town of Ajax to the Ontario Land Tribunal. In accordance with the Planning Act, R.S.O. 1990, c. P.13, as amended, no third party appeals (i.e. appeals from members of the public) are permitted.

If a specified 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 specified 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 specified person or public body is not entitled to appeal the decision.

If a specified 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 specified 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 specified 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](mailto:clerks@ajax.ca)**.

# Concept Drawings



This notice is dated January 27, 2026

[imo.ajax.ca/10-20-30-blowers](http://imo.ajax.ca/10-20-30-blowers)

**IMO**  
IN MY OPINION HUB

Town of  
**Ajax**  
By the Lake