

# Planning and Development Services



## Development Activity

### Your Home Developments

Your Home Developments (Old Harwood) Inc. has submitted a proposal to assemble eight properties (76 and 82 Harwood Avenue North and 90-126 Old Harwood Avenue) to develop 66, 3-storey, common element condominium townhouses.

### Ajax Plaza Project

Final approvals were received for the Site Plan proposing a twin tower, 10 storey, 390 unit mixed use condominium development with approximately 33,000 ft<sup>2</sup> (3,059 m<sup>2</sup>) of retail, and 25,145 ft<sup>2</sup> (2,336 m<sup>2</sup>) of office space on a 2.35 acre Town-owned site at Ajax Plaza.

### Ajax Downs Proposed Casino

Approval of an Official Plan Amendment and Zoning By-law Amendment at Ajax Downs (Picov Holdings Inc. & Picov Cattle Co.) to permit an expansion to an existing gaming and gambling establishment to include casino-type games; to remove the existing 800 slot machine limitation within the Town of Ajax Official Plan and Zoning By-law; and to enable the realignment of a portion of an existing collector road (Alexander's Crossing) north of Kingston Road East, such that its existing terminus at Kerrison Drive East would be removed in favour of a new terminus at Audley Road North.

### Marshall Homes (Riverside Enclave)

Marshall Homes has received approval and endorsement of 41, 3-storey multiple attached dwelling units on parcels of tied land within a common elements condominium. The subdivision is located at the south east corner of Riverside Drive and Rossland Road.

### Magnum Opus

Magnum Opus has submitted applications to permit a 659 unit residential subdivision consisting of 474 back-to-back townhouses, 84 street townhouses, 52 lane-based townhouses and 49 single detached dwellings, a public elementary school block and road network. Magnum Opus has appealed these applications to the Ontario Municipal Board. A hearing has been scheduled for May 24, 2016.

### Lakeridge Auto Gallery (Lexus, Volvo, Jaguar-Land Rover Dealerships)

The Lakeridge Auto Gallery located on the north side of Achilles Road, east of Salem Road South, has submitted development applications to permit a 3 -storey, 70,811 ft<sup>2</sup> (6,578 m<sup>2</sup>) Lexus automobile dealership, a 16,000 ft<sup>2</sup> (1,542 m<sup>2</sup>) Volvo and 23,600 ft<sup>2</sup> (2,194 m<sup>2</sup>) Jaguar-Land Rover automobile dealerships. Construction of the Lexus dealership has commenced with the issuance of site servicing and foundation permits and Volvo, Jaguar-Land Rover dealership will commence construction in early 2016.



Ajax Plaza Project



Marshall Homes (Riverside Enclave)



Lakeridge Auto Gallery

## Director's Message

Welcome to the December 2015 edition of the Planning and Development Services Department e-newsletter. It highlights some of our development activities and projects underway and planned for 2016. Planning and Development has had a very productive year with the completion of many development projects and building permit applications. In 2015, we also carried out studies and established planning policy, furthered business retention and expansion efforts, and administered the construction of roads, trails and parks.

For more information about the Planning and Development Services Department, please visit our website at: [www.ajax.ca/en/doingbusinessinajax/planningdevelopment.asp](http://www.ajax.ca/en/doingbusinessinajax/planningdevelopment.asp).

On behalf of the staff of Planning and Development Services, I would like to extend my best wishes to you and your family for a safe and happy holiday season.

Paul J. Allore, MCIP, RPP

Director, Planning & Development Services



@paulallore



## Grandview Children's Centre Moving its Headquarters to Ajax!

The Town of Ajax has approved a five-acre surplus parcel of land in north Ajax, east side of Harwood Avenue North, south of Williamson Drive for the proposed new Grandview Children's Centre.

The new headquarters will be 68,000 sq.ft., will generate more than \$1 million in revenue and create hundreds of jobs.

Grandview Children's Centre offers a range of services to children and youth with special needs in the Durham Region.



## Awards and Recognitions

### Ajax recognized at the Smart Commute Awards

The Town of Ajax received two special recognition certificates at the Smart Commute Awards held in Toronto in November for the following:

- ⇒ Member/Partner with the most cyclists
- ⇒ Workplace with the most people that walk to work.

The Smart Commute is a program that is offered by Metrolinx in collaboration with municipalities in the GTA. The program is designed to ease gridlock, reduce emissions and encourages alternative travel options such as: walking, cycling, transit and carpooling. The Town of Ajax is a registered member of Smart Commute Durham.

For more information, please visit: <https://explore.smartcommute.ca>

## Economic Development & Investment Mission to China

The Town of Ajax recently completed an Economic Development and Investment Mission with the LeMine Investment Group to China to meet with government officials, visit financial institutions, and tour business incubators for the opportunity to further build relations and to promote future business investment in Ajax.

Next steps will include a proposed Sister City relationship with Guilin & Olympic Gardens development and working with LeMine Investment Group to facilitate investment meetings and tours of the Ajax Plaza Site.



LeMine & Ajax Delegation, Guilin, China

## Construction Updates

### Ajax Covered Staircase Installed at Ajax GO Station

The Ajax GO Station Staircase was completed and opened to the public on May 29, 2015.

The cover was just installed and completed on December 9, 2015.



## Roads, Parks & Trails Updates

| Location                                       | Project   | Expected Completion Date                      |
|--|---|---|
| Rossland Road                                  | Road Realignment / Reconstruction / Widening  | Phase 1—Complete<br>Phase 2—completed in 2017 |
| Harwood Avenue at Hibbard Drive                | New Traffic Signals   | Summer 2016                                   |
| Downtown Gateway Feature                       | New feature on Harwood Avenue, south of Achilles Road   | December 2015                                 |
| Carruthers Trail—Taunton Road to Rossland Road | New Asphalt Trail   | Spring 2016                                   |
| Luvian Homes Parkette—Keith-Wright Crescent    | Junior playground, pathways, landscaping and site furniture   | Summer 2016                                   |
| Medallion Neighbourhood Park Gillett Drive     | Junior soccer field, basketball court, exercise equipment, playground, swings, trails & landscaping | Summer 2016                                   |