



Planning & Development Services 2024 Year-End Report & Upcoming Projects / Events





Director's Message

Welcome to the Planning and Development Services Department 2024 Year-End Report, which highlights 2024 activity, and upcoming 2025 Projects and Initiatives.

The Planning and Development Services Department had a busy but very productive year. 2024 brought a steady submission of planning applications / permits for review and approval, including construction completion of Grandview Kids new headquarters facility, located at 1461 Harwood Avenue North and completion of a state-of-the-art, 112,850 square metre Lakeridge Logistics Centre at 537 Kingston Road East.

Other notable accomplishments include, the release of Phase 2 of Zoning Our Future: Comprehensive Review of the Zoning By-law, development of the Housing Accelerator Fund program initiatives and obtained \$22 million in federal funding, secured \$1.4 million in external funding and grants to support various sustainability and climate change initiatives, completed the first phase of the Audley Wetland Restoration Project, as well as the Waterfront Rain Gardens along Lake Driveway, converted 2 existing pedestrian crosswalks into Level 2 Type D pedestrian crossovers (PXOs), added 3 temporary Radar Speed Message Boards (RMBs) to the existing 15 RMBs, completed the E-Scooter and E-Bike Pilot Program, added 4.6 km of on-road bike facilities, and led many campaigns and engagement events in 2024.

Looking ahead to 2025, the Department will continue to be busy processing and reviewing applications and permits, as well as launching of the new Ajax Official Plan Review and GO Station Secondary Plan Study. Planning and Development Services will also be working on many exciting sustainability and active transportation initiatives. I am excited for what's to come, the many accomplishments from staff, and continuing to support the Mayor, Council and the residents of Ajax. Be sure to watch out for our next update / newsletter coming in Spring 2025!

Planning and Development Services is responsible for administering policies, programs, projects and regulations that further the development of the Town of Ajax. For more information about the Planning and Development Services Department, please visit our website at: <https://www.ajax.ca/en/inside-townhall/departments.aspx#Planning-and-Development>.

Geoff Romanowski, MCIP, RPP, CPT
Director, Planning & Development Services



Development Planning Updates



\$1,370,803

Planning Application Fees Collected



2,461

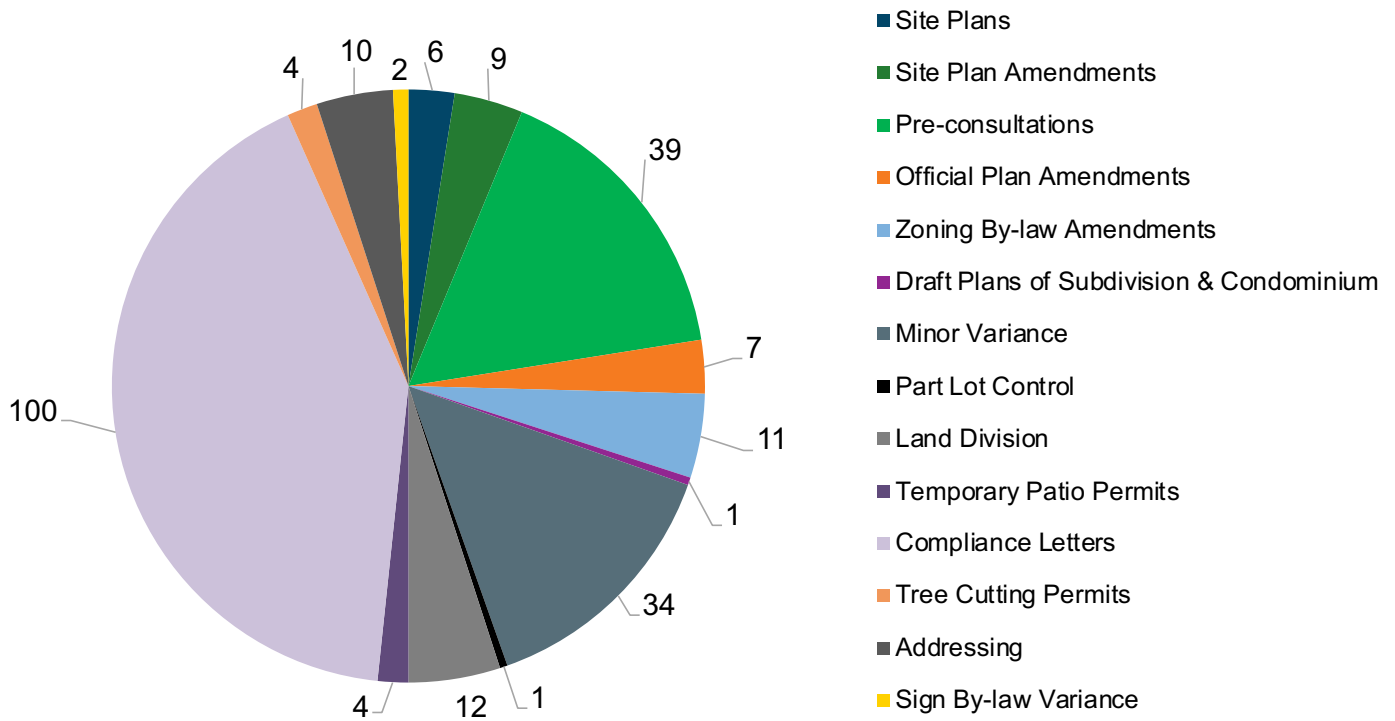
Planning Inquiries / Customer Feedback



17

Subdivision & Site Plan Agreements Executed (includes site plan agreements, amending site plan agreements, subdivision agreements, and development agreements)

The below breakdown represents the number of Development Planning Applications processed in 2024 (January 1 – December 31, 2024).



| Development Planning Applications (2024) | Total Applications by Type |
|--|----------------------------|
| Site Plans | 6 |
| Site Plan Amendments | 9 |
| Pre-Consultation | 39 |
| Official Plan Amendments | 7 |
| Zoning By-Law Amendments | 11 |
| Draft Plans of Subdivision and Condominium | 1 |
| Minor Variance | 34 |
| Part Lot Control | 1 |
| Land Division | 12 |
| Temporary Patio Permits | 4 |
| Compliance Letters | 100 |
| Tree Cutting Permits | 4 |
| Addressing | 10 |
| Sign By-law Variance | 2 |
| Total | 240 |

Development Highlights

Notable 2024 Developments Completed:



Pure Industrial

Pure Industrial

537 Kingston Road East, southwest corner of the Kingston Road and Audley Road Intersection

Pure Industrial is finalizing construction of its 112,850 square metre Lakeridge Logistics Centre on the lands municipally known as 537 Kingston Road East, located at the southwest corner of the Kingston Road and Audley Road intersection.

Building occupancy is intended for the first quarter of 2025. This is a state-of-the-art, 40-foot clear ceiling height facility that will be fitted with sustainable design features. As part of the development, a portion of the southerly extension of Audley Road will be completed in order to provide another access location for the development.

Extensive environmental enhancements to the adjacent environmentally sensitive lands have been secured for through the development approval process and are currently being implemented through a restoration project led by the Toronto and Region Conservation Authority.

Pure Industrial's extensive logistics centre is a prime example of the large-scale industrial development that has emerged as a driving force in the development industry across the Greater Toronto Area (GTA) and within the Town of Ajax, in particular, over the last several years.

Grandview Kids (1461 Harwood Avenue North, south of the Harwood Avenue and Williamson Drive Intersection)

Grandview Kids has completed construction of its new headquarters facility on the lands municipally known as 1461 Harwood Avenue North, located south of the Harwood Avenue and Williamson Drive intersection. The new headquarters facility consists of a 4-storey, 8,942 square metre treatment centre that will support the seamless and coordinated provision of family-centered care for children and youth with physical, communication, and developmental needs. It is a community-based pediatric facility, offering an integrated mix of rehabilitation, medical and clinical services, as well as education and research activities.

This development was completed as part of a public-private partnership. The development includes a vibrant and creative architectural design, a pedestrian-friendly site design, and considerable outdoor amenity space, including a woodlot sensory trail located at the rear of the lands.

The new headquarters facility consolidates the existing main Grandview Kids site in Oshawa and multiple satellite locations under one roof; however, some satellite locations will be maintained to assist existing clients and their families. Full building occupancy was granted in December 2024, and the facility is now fully operational, delivering services to the community.

Notable Development Applications Received:

Medallion Corporation – Vision at Pat Bayly Square (1 River Plate Street & 35 Kitney Drive)

Medallion Corporation has submitted a site plan application for the final phase of their three-phase development named Vision at Pat Bayly Square. The site plan application proposes two 25-storey mixed-use buildings with 632 residential units, 24 square metres of office space, 216 square metres of at-grade commercial space, and 656 parking spaces in 2 levels of underground and 7 levels above ground. The phase-three site is located immediately north and adjacent to the sports fields at the Ajax Community Centre and is north of the Lakeridge Health Ajax Pickering Hospital.

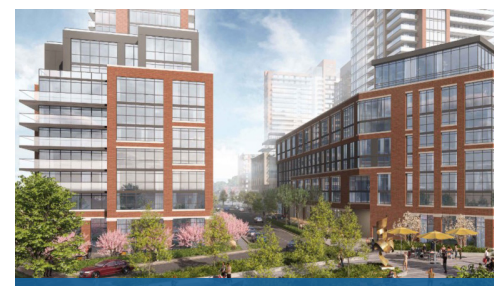
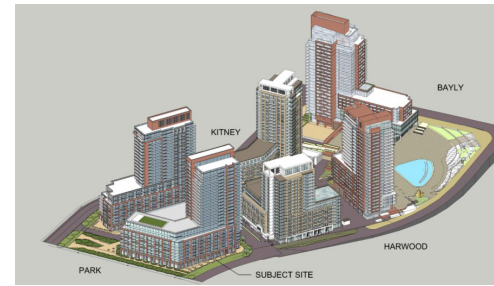
Once completed, Vision at Pat Bayly Square will provide 1,763 residential units. Federal funding has assisted with 308 rental units in the second phase of the development being offered at or lower than 30 percent of the median household income in the area.

Pat Bayly Square, named after Ajax's first mayor, serves as a focal point for the development and officially opened in September 2018. Pat Bayly, who became the mayor in 1954, was not only pivotal in creating the Town of Ajax but also played a crucial role in the Allied victory during the Second World War. He established the Hydra telecommunications centre at Camp X, a secret facility on the border between Whitby and Oshawa.

The square features a central water attraction that transforms into a skating rink during winter months. It also includes landscaped areas, various seating options, and public art installations, such as a bust of Pat Bayly. Additionally, there is a monument honoring the "Bomb Girls," women who worked at Defence Industries Limited (DIL) in Ajax, a munitions factory built in 1941 that supported the Allied efforts during the war.



Grandview Kids Exterior



Medallion Building Renderings

Picov Holdings Inc. (320 Audley Road East, northeast corner of the Alexander's Crossing and Kingston Road East intersection)

Picov Holdings Inc. has submitted a site plan application for an employment building at 320 Audley Road East, located at the northeast corner of Alexander's Crossing and Kingston Road East. This building will have a total gross floor area of 27,016 square metres, including 25,543 square metres for warehouse space and 1,473 square metres for office space. There are plans for similar buildings on vacant lands to the north under the same ownership, following a phased development approach.

The proposed building will feature timber construction, sustainable design elements, and will comply with Tier 1 Ajax Green Standards. This development aims to enhance the growing construction of employment-focused buildings in Ajax and attract new employers to the area.



Picov Holdings Renderings



Policy Planning Updates

The Town's Policy Planning Team is responsible for overseeing the Town's Official Plan, Zoning By-law, growth management, planning studies, strategic initiatives, and tracking and commenting on legislation and policy changes initiated by the Province, Region, and other agencies.

2024 Policy Planning Achievements

- Released Phase 2 of Zoning Our Future: Comprehensive Review of the Zoning By-law including:
 - Release of eight (8) technical reports and a draft zoning by-law;
 - Consultation program including four (4) Open Houses, two (2) targeted stakeholder meetings, numerous impromptu outreach events, and a Statutory Public Meeting.
- Developed the Housing Accelerator Fund program initiatives and obtained \$22 million in federal funding
- Prepared and approved the Town's first Community Benefits Charge Strategy and By-law
- Reported the Town's 2023 Housing Target Progress, and worked with Provincial and Federal staff to correct the data, which resulted in the Town receiving \$4.1 million in Building Better Fund grant funding
- Continued to process Ontario Land Tribunal Appeals, including one on the Town's new Parkland Dedication By-law
- Completed Phase 1 of the Update to the Street-naming Policy and Addressing By-law, including consultation
- Reviewed Provincial and Regional initiatives such as amendments to the Planning Act, Heritage Act, and Development Charges Act, and implement process changes as a result of new legislation and policy
- Processed and worked with Ministry staff on four (4) Minister Zoning Orders that were requested by Council and approved by the Minister
- Updated the Town's Policy for Establishing Telecommunication Towers and Antenna Facilities
- Worked with legal to prepare the Town's first Affordable Housing Agreement Template

Heritage Planning Stats

The Town's Policy Planning Team is responsible for overseeing the Town's Cultural Heritage Resources and helps to oversee the Town's Heritage Advisory Committee. Below is an overview of 2024 heritage planning achievements:



6
Heritage Permits
Approved



9
Heritage
Committee
Meetings Held



1
Plaque unveiling
(Defense Industries
Limited Building 208)



2
Successful Applications for War of
1812 Graveside Markers (Jabez Lynde
& George Washington Post)



Other Heritage Activities: Annual
Jane's Walk (Defense Industries
Limited Walking Tour: **42** Participants)
and **2** Tours of the Friends Cemetery
(20 & 14 Participants)



DIL Plaque Unveiling



Jane's Walk 2024

On December 5, 2024, following an application submitted by the Town's Heritage Advisory Committee, the Minister of Environment and Climate Change announced the designation of munitions production at Defence Industries Limited (DIL) factories as an event of national historic significance under Parks Canada's National Program of Historical Commemoration. For details visit the [Parks Canada Website](#).

2025 Policy Planning Priorities

- Present the final Comprehensive Zoning By-law to Council for Approval in Phases
- Launch the Town's Official Plan Review and GO Station Secondary Plan Study
- Launch an Inclusionary Zoning By-law Study
- Present the final Street-naming By-law and Addressing By-law
- Complete the Housing Needs Assessment required by the Canada Community-Building Fund
- Work on the transition of Upper-tier Planning Authority which has been downloaded to the Town
- Monitor Provincial and Federal legislative and policy changes and provide comments where necessary
- Continue to process Ontario Land Tribunal Appeals
- Continue Heritage Planning Initiatives such as Heritage Permits, preparation of plaques and Cultural Heritage Evaluation Reports, and respond to Heritage inquiries/matters

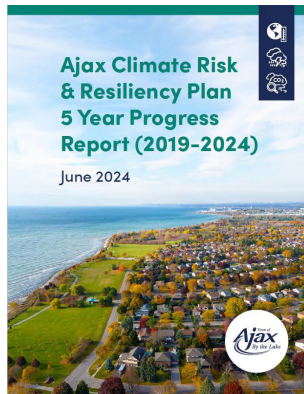


Environmental Sustainability & Climate Change Updates

To adapt to the present and plan for the future, the Town of Ajax is constantly developing and implementing projects and programs that address sustainability and climate change. Some of the major accomplishments in 2024 include the following:

- Secured almost **\$1.4 million in external funding and grants** to support sustainability and climate change initiatives such as wetland creation and restoration, invasive species management, corporate energy planning and GHG reduction, and community engagement.

- Published the [Ajax Climate Risk & Resiliency Plan \(ACRRP\) 5-Year Progress Report](#) to highlight significant projects completed in the first five years of the ACRRP.



- Completed the first phase of the [Audley Wetland Restoration Project](#) funded by the Province of Ontario's Wetlands Conservation Partner Program. This phase of the project created and enhanced 3 hectares of wetland habitat and planted 12,500 stems of native trees and shrubs.

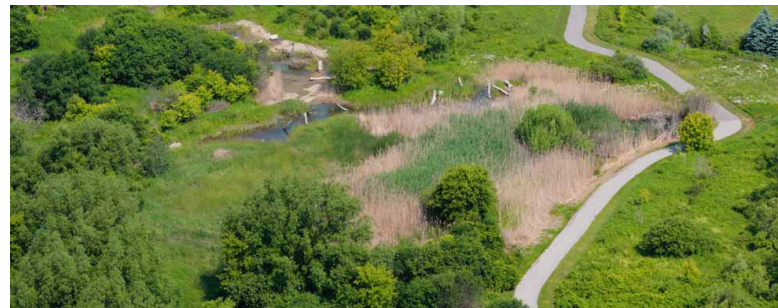
- As part of the [Ajax Sustainable Neighbourhood Action Program \(Ajax SNAP\)](#), we engaged hundreds of residents and stakeholders at events, workshops, community plantings, pop-up booths, and webinars. This included planting 250 native trees and shrubs and 45 native wildflowers at community planting events.



- Completed 57 one-on-one consultations as part of the South Ajax Home Retrofit Program. This engagement provided over 50 rain barrels for Ajax residents to install at home.



- Published the Town's Invasive Phragmites Strategic Management Plan to identify invasive Phragmites populations across Ajax and prioritize these locations for strategic and effective management.



- Partnered with University of Toronto to conduct a [biological control release in the Kerrison Wetland](#) to address the spread of invasive Phragmites across Ajax.
- Developed and published the [Ajax Management Strategy 2024 -2029](#) to support corporate energy and GHG emissions reduction targets.

- Formed Ajax's first Corporate Energy Team with key staff from across all departments to promote continuous energy management and cost savings within the Town's facilities.
- Completed a Pet Waste Diversion in Parks Feasibility Study to support the launch of the [Town's Pet Waste Diversion Program](#).
- Hosted a Staff Recycling Collection Drive as part of the [Ajax Textile Diversion Program](#) that diverted 150 pounds of textiles and 320 pounds of electronic waste from landfill.
- Hosted the annual [Ajax Green Living Days](#), which included a tree planting event at Greenwood Conservation Area, litter clean-up initiatives, a compost giveaway, virtual and in-person gardening workshops and expert-led webinars.

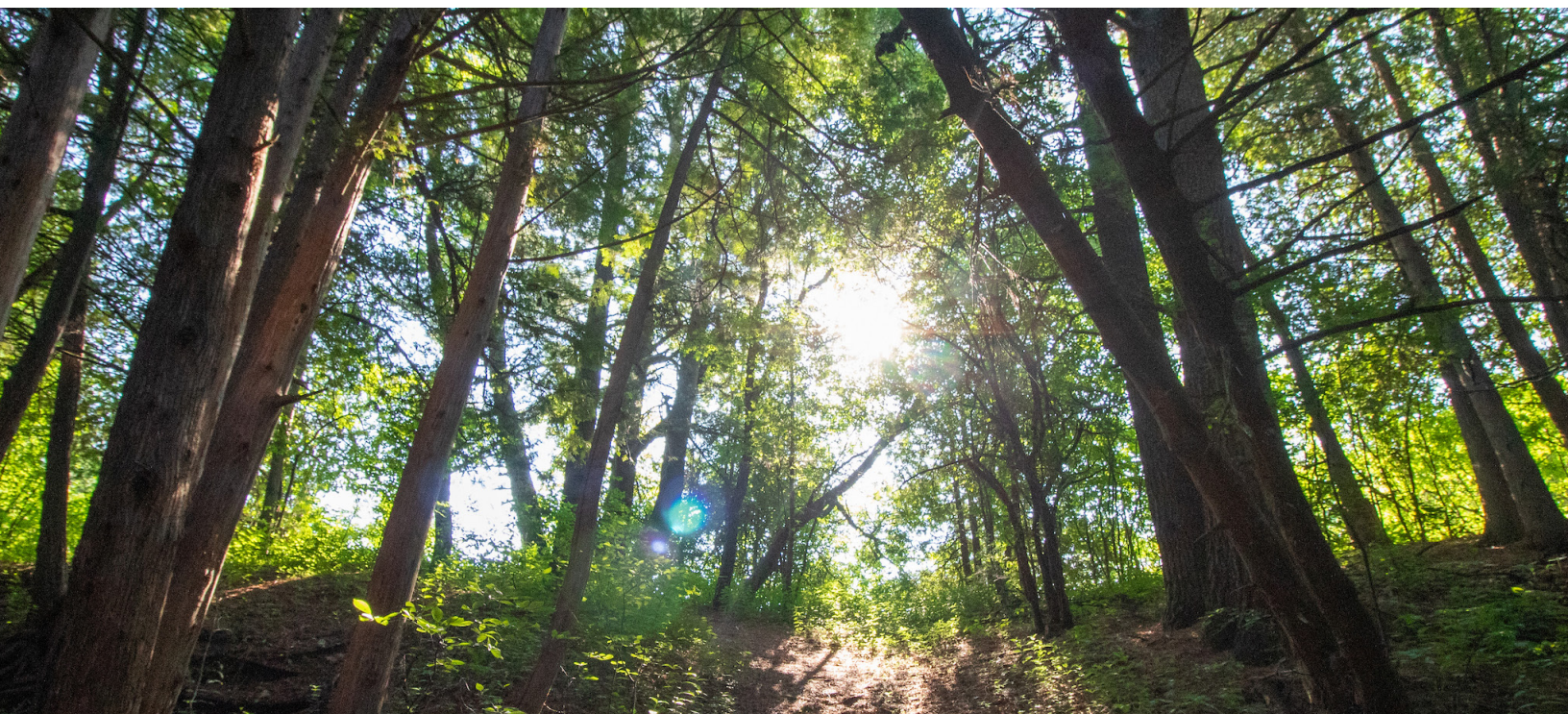
Representing the Town's interests on external Committees/Working Groups

- Member of the Great Lakes and St. Lawrence Cities Initiative
- Member of the Great Lakes Executive Committee
- Member of the Carruthers Creek Watershed Plan Implementation Steering Committee

- Member on the Duffin Creek WPCP Advisory Committee
- Member of the Canadian Wildlife Federation's GTHA Right-of-Way Pollinator Habitat Community of Practice.
- Member of the Invasive Species Centre's Municipal Community of Practice
- Member of the Municipal Energy Managers Community of Practice and the Strategic Energy Management cohort of municipalities.

Initiatives/Events Coming Up in 2025

- Host the 2025 Green Living Days which includes a compost giveaway, textile collection drive, litter clean-ups, tree planting, and workshops.
- Support the ongoing phases of the Audley Wetland Restoration Project and associated planting initiatives.
- Complete the Ajax Climate Risk & Resilience Plan Implementation Strategy Five Year Update, Ajax SNAP Resilience Strategy, Corporate Net Zero Emissions Plan, and launch the Corporate Energy Management Platform.





Building Updates

Building Permit Fees (January 1 – December 31, 2024):



\$1.5 Million

Building Permit Fees Collected
(\$1,008,113 - Residential / \$518,770 - Non-Residential)



\$274 Million

Total Construction Value



778

Number of Building Permits Issued



109

Number of Building Violations Issued



1,914

Building Inquiries / Customer Feedback

Noteworthy Building Permits Issued – January 1 – December 31, 2024

| Description | Location | Area (m ²) | Value (\$) |
|---|------------------------|------------------------|-------------|
| One Storey, Multi-Unit Industrial Building | 9 Barr Road | 1,800 | 2,700,000 |
| Malpack Ltd. – Industrial Building Enlargement | 510 Finley Avenue | 3,458 | 15,000,000 |
| DDSB – 2-Storey Elementary School | 92 Hurst Drive | 5,527 | 20,000,000 |
| Promita Holdings – 25-Storey, 380-Unit Apartment Building | 310 Kingston Road East | 30,279 | 120,500,000 |
| Safari Kid Canada – Child Care Facility | 479 Kingston Road West | 546 | 500,000 |
| Building Demolition | 282 Monarch Avenue | 9,076 | 370,000 |
| Genesis Ajax – Automotive Dealership Addition | 250 Westney Road South | 756 | 3,840,000 |



Noteworthy Building Permit Applications Under Review

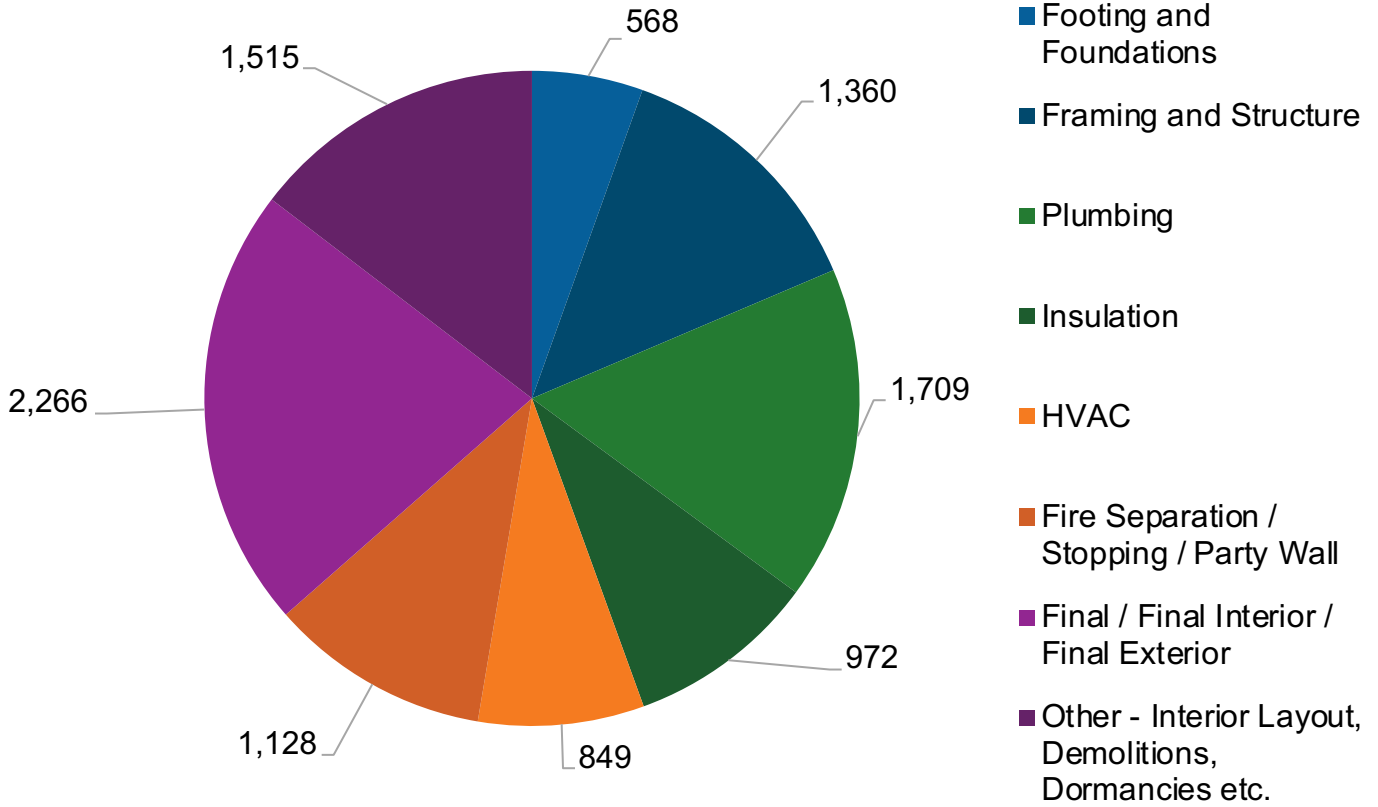
| Description | Location | Area (m ²) | Value (\$) |
|--|--|------------------------|-------------|
| 12-Storey, 255-Unit Apartment Building and 4 Townhouse Units | 235 Bayly Street East and 28 Powers Valley Court | 18,820 | 50,000,000 |
| Marriot Fairfield - 6 Storey, 120 Suite Hotel | 650 Beck Crescent | 6,300 | 12,600,000 |
| The Garden Series on Monarch – Phase 1 – Three 33-Storey Towers, Total of 1557 Apartment Units | 212 Bayly Street West and 282 Monarch Avenue | 91,809 | 346,000,000 |
| Interior Alterations for Convention Centre | 19 Notion Road | 1,210 | 250,000 |
| Medallion Developments Inc. – Block B – 8-Storey, 336-Unit Apartment Building and 21 Townhouse Units | 460 Rossland Road East and 7 & 19 Mansbridge Court | 4,068 | 75,000,000 |
| Suncity Building 'G' – Multi-Unit Commercial Bldg. | 1120 Salem Road North | 547 | 1,560,000 |
| Suncity Building 'A' – Multi-Unit Commercial Bldg. | 1130 Salem Road North | 2,468 | 7,040,000 |
| Suncity Building 'B' – Multi-Unit Commercial Bldg. | 1160 Salem Road North | 1,717 | 2,850,000 |
| Suncity Building 'D' – Multi-Unit Commercial Bldg. | 1190 Salem Road North | 752 | 2,145,000 |
| Suncity Building 'C' – Multi-Unit Commercial Bldg. | 1200 Salem Road North | 904 | 2,530,000 |

Building Inspection Activity

- Between January 1 and December 31, 2024, a total of 10,367 building inspection related processes were conducted. This number does not include the inspection of fire safety systems that were carried out by staff of Ajax Fire and Emergency Services under the authority of the Ontario Building Code.
- Building Approvals conducts a minimum of 13 mandatory inspections during the construction of each new home built in Ajax. In the case of inspections for non-residential development, multi-unit residential building, signs demolitions, alterations, other mandatory inspections are added or substituted.



The below breakdown represents the number of inspections conducted at each stage of construction in 2024 (January 1 – December 31, 2024).



| Building Inspections (2024) | Total Inspections by Type |
|---|---------------------------|
| Footing and Foundations | 568 |
| Framing and Structure | 1,360 |
| Plumbing | 1,709 |
| Insulation | 972 |
| HVAC | 849 |
| Fire Separation / Stopping / Party Wall | 1,128 |
| Final / Final Interior / Final Exterior | 2,266 |
| Other - Interior Layout, Demolitions, Dormancies etc. | 1,515 |
| Total | 10,367 |





Engineering Updates



\$1,351,493

Engineering Site Plan Fees Collected



\$32,353

Sediment & Erosion Permit Fees Collected



\$3.2 Million

Stormwater Fees Collected



419

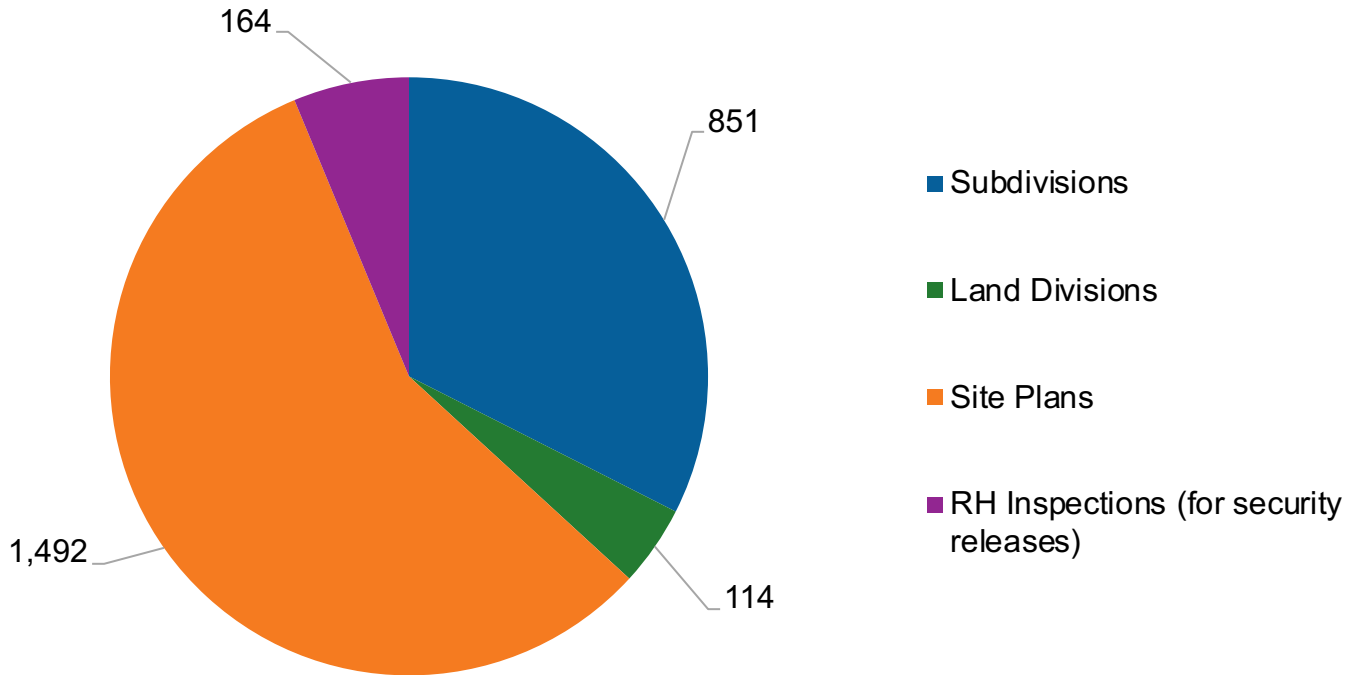
Engineering Inquiries / Customer Feedback



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Engineering Permits (Sediment & Erosion) Issued

The below breakdown represents the number of Engineering inspections conducted in 2024 (January 1 – December 31, 2024).



| Engineering Inspections (2024) | Total Inspections by Type |
|------------------------------------|---------------------------|
| Subdivisions | 851 |
| Land Division | 114 |
| Site Plans | 1,492 |
| RH Inspections (Security Releases) | 164 |
| Total | 2,621 |

2024 Engineering Activity Highlights



Rain Garden

Waterfront Rain Gardens

The Waterfront Rain Gardens along Lake Driveway were completed in 2024. These will divert stormwater runoff from the street and direct it into the gardens. This promotes infiltration and evapotranspiration. The rain gardens will also remove Phosphorus from stormwater runoff, which contributes directly to algae growth at the Lake Ontario Waterfront.

Noteworthy Engineering Projects / Initiatives upcoming in 2025

Stormwater Pond Rehabilitation

There will be 8 stormwater ponds that will be rehabilitated in 2025. Construction for 2 of them has been awarded. The remaining will be awarded this spring, with construction beginning in the summer. Construction includes repairs damage headwalls, inlet structures and catch basins, and also sediment removal. Prior to the work, wildlife rescue will occur at each pond. This process identifies potential species at risk and removes them safely from the work area.

Stormwater Master Plan

The Town has started consultation for the Stormwater Master Plan already. A PIC was held in October of 2024. The background data for the project has been compiled, and recommendations for the management of the storm system will follow, once the report is completed. There will be another PIC and Technical Advisory Committee meeting in early 2025. The final report should go to Council for endorsement in June of 2025.



Pond cleanout



Transportation Updates



3
Automated Speed Enforcement (ASE) Cameras



6,045
ASE Tickets Issued



343
Traffic Inquiries / Feedback



28 ASE Locations (approved by Council); cameras deployed in 15 out of 38 Community Safety Zones

25 Radar Speed Message Board Deployed (15 at ASE locations, 7 at non-ASE locations, and 3 on a rotational basis)

2024 Traffic Activity

Level 2 Type D Pedestrian Crossover (PXO) at Various Locations

A pedestrian crossover is a new type of crossing where drivers and cyclists are required to stop for pedestrians intending to cross the road. Drivers and cyclists must allow pedestrians to cross the full width of the road before proceeding. Pedestrian crossovers are marked by signs and pavement markings.

In 2024, the Town awarded a contract to an external contractor to convert two existing pedestrian crosswalks into Level 2 Type D pedestrian crossover (PXOs). The PXOs were installed on Clements Road East and Sewell Crescent. The installation of pedestrian crossovers was completed in Fall 2024.



Pedestrian Crossover (PXO)

Automated Speed Enforcement Program

Automated Speed Enforcement (ASE) is an effective way to enforce speed limits and provide safer roads for all modes of transportation including pedestrians and cyclists. Town of Ajax Council endorsed the ASE program, and the use of three mobile cameras rotating (in a 4 week duration) through 28 ASE locations (approved by Council) within the Town. The Town initiated a second full cycle of ASE camera deployment in July 2024. As of December 2024, 6,045 charges were laid.

The ASE program includes the deployment of a roadside speed measurement device and a camera in the road boulevard that can automatically detect the speed of a vehicle and take a photograph of the rear license plate of speeding vehicles. Once the cameras are active, motorists photographed speeding through these designated Community Safety Zone (CSZ) areas will get a ticket. As the offence occurs in a CSZ, the fine will be doubled.

Speed limits are not guidelines, they are laws. Reducing speed is the best way we can reduce the frequency and severity of collisions in our community. Slow down and help keep our communities safe.



Speed Camera & Signs



2024 Active Transportation Activity

Shared E-Scooter and E-Bike Pilot Program Results

- **29,696** rides among **9583** unique riders from October 2023 to November 2024
- **116,568 km** travelled from October 2023 to November 2024
- Over **40%** of trips ended within a 100 metre radius from either a Metrolinx or DRT transit location
- **6** pop-up booths with community ambassadors with sight loss encouraging safer behaviours engaging 391 people
- **3** minor collisions recorded
- Video campaign with speakers with disabilities encouraging safer behaviours receiving **1112 views** on YouTube and **3710 impressions** on Facebook and X
- Implemented a Focus Group on the impacts of shared e-scooters and e-bikes on people with sight loss and hearing loss facilitated by CNIB
- **459 litres** of gasoline prevented
- **2.5 metric tons** of CO prevented



E-Scooter's in designated parking space



Bike Facilities: added 4.6 km of on-road bike facilities



Pedestrian Crossings: New Level 2 Type D Pedestrian Crossover on Clements Road by the Greenbelt Trail (between Burrells Road and Simpson Road)



New bike map: Pocket bike maps now available at all Libraries and at Town Hall and will be distributed throughout many Town events and pop-ups

Upcoming Active Transportation Events & Initiatives for 2025



2025 Shared E-scooter and E-bike Pilot Program



Wayfinding Strategy Implementation: Additional cycling wayfinding signs



Signed bike route to be installed on Ravenscroft Road between Rossland Road and Westney Road

The image features a stylized logo for AJAX. It consists of a large, light gray triangle on the left side, pointing towards the right. To its right is a dark blue shape that resembles a stylized letter 'A' or a similar geometric form. This blue shape is defined by two parallel dark blue lines, creating a white negative space in the center. The text 'ajax.ca' is positioned in the lower right portion of the blue shape.

ajax.ca