



Planning & Development Services Activity Summary



Planning 101 Series #6 - Property Information Requests

A property information request, also known as a compliance letter, is a formal application to the municipality for specific property details. It typically includes information on:

- Permitted uses under the Town's Zoning By-law and related regulations.
- Building permit status, including any outstanding orders or permits, and confirmation of accessory apartment permits.
- Property standard violations.
- Heritage Act records, such as heritage designation, registered easements, or listing on the Town's Heritage Property Inventory.
- Legal inquiries regarding Town-related agreements registered on title to verify fulfillment of obligations.

These requests are commonly submitted by property owners, prospective buyers, real estate professionals, or legal representatives involved in property transactions or disputes.

Property information can be an important tool for making informed decisions, ensuring legal compliance, assessing risk, and facilitating transparency in real estate transactions.

For more information, please contact Planning Services at: PlanningServices@ajax.ca / 905-619-2529 ext. 3631.

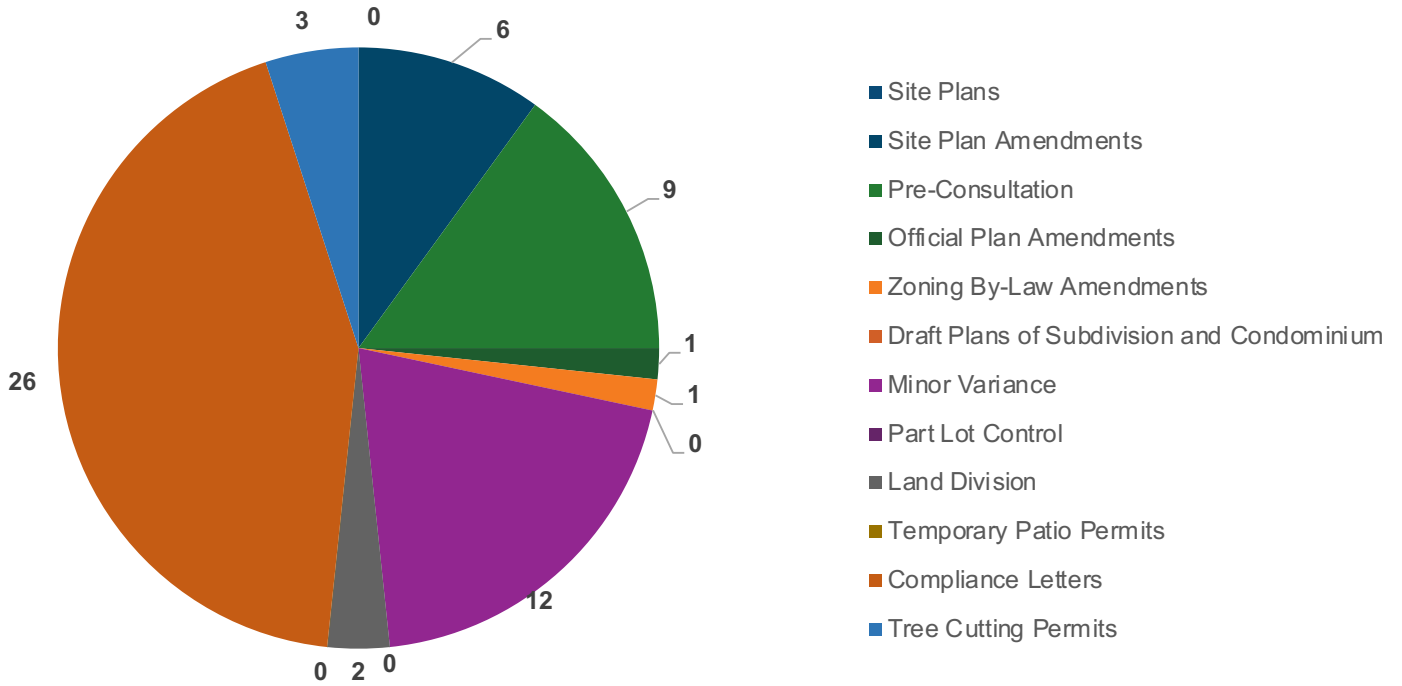




Development Planning Updates

Development Planning Applications

The breakdown below represents the number of Development Planning Applications under review and/or processed between January 1 – March 31, 2024.



Development Planning Applications (January 1 – March 31, 2024)	Total Applications by Type
Site Plans	1
Site Plan Amendments	4
Pre-Consultation	5
Official Plan Amendments	1
Zoning By-Law Amendments	1
Draft Plans of Subdivision and Condominium	0
Minor Variance	6
Part Lot Control	0
Land Division	1
Temporary Patio Permits	0
Compliance Letters	47
Tree Cutting Permits	1
Total:	67

Noteworthy Development Applications under Review

1613935 Ontario Inc. (Ravenscroft JV Inc.) North Side of Ravenscroft Road, Northeast of Paulynn Park and South of the East Duffins Creek

In March 2024, Council approved Official Plan and Zoning By-law Amendment Applications for lands located on the north side of Ravenscroft Road, northeast of Paulynn Park and south of the East Duffins Creek submitted by 1613935 Ontario Inc. (Ravenscroft JV Inc.).

The applications are to facilitate the future development of the lands for 4 townhouse blocks containing 48 back-to-back stacked townhouse units. Amenity space is proposed in the form of rooftop terraces for the upper units, sunken patios for the lower units, and a communal amenity space at the north end of the site. Access is proposed from Ravenscroft Road, with residential and visitor surface parking provided at the rear of the property and partially below grade.

The proposed development makes efficient use of underutilized land within the Town and provides for housing diversification. The proposed development will help contribute towards the Town and Regional goal of providing a mix of housing types and sizes to serve residents of various household sizes, incomes, and ages.



Street Perspective Looking West Ravenscroft Road Frontage

Policy Planning Updates

Ajax Housing Pledge

The Province has established an ambitious target to construct 1.5 million new homes by 2031. To assist the Province in reaching this target, the Town was assigned a target of 17,000 housing units by 2031. On February 27, 2023, Ajax Council endorsed the 2031 Ajax Municipal Housing Pledge to support the construction of 17,000 new housing units. The Town's assigned target from the Province is 1,247 units for the 2023 calendar year, 1,417 units for the 2024 calendar year and 1,700 units per year from 2025 to 2031. Town staff have acknowledged that these are ambitious targets as the Town has averaged only approximately 700 units per year since 2006.

In an uncertain and turbulent economic environment, the Town achieved 90% of its ambitious 2023 housing target with 1,121 housing starts last year. The following Table illustrates the unit stats by housing type that align with parameters established by the Province.

Achieving over 80% of the assigned target makes the Town eligible for funding from the Province through the Building Better Fund. This is a \$1.2 billion fund that

has been established to help municipalities construct infrastructure that supports housing, such as roads, water, and sanitary pipes, etc. The Town continues to work with Provincial and Federal officials and is waiting for confirmation on the Town's eligibility for 2023 funding through the Building Better Fund.

Dwelling Type	Total Applications by Type (2023)
Single Detached	56
Semi-detached	16
Row Dwelling (e.g. townhouse)	111
Apartments	551
Accessory Apartments	195
Long-term Care Facility (Beds)	192
Total	1,121
2023 Pledge Target	1,247
2023 Pledge Target Progress	90%

Housing Accelerator Fund

On January 19, 2024, the Government of Canada and the Town of Ajax announced that they reached an agreement to fast track more than 580 housing units over the next three years. The agreement under the Housing Accelerator Fund (HAF), will provide almost \$22 million to the Town to eliminate barriers to building housing faster and construct infrastructure to support that housing. Over the next 4 years, the Town will work on 7 initiatives:

1. Ajax GO Station Secondary Plan, an Official Plan Amendment and Zoning By-law Amendment designed to transition the employment lands surrounding the GO Station into a vibrant, mixed-use community that continues to promote employment opportunities.
2. Official Plan Review, a comprehensive review of the Ajax Official Plan which will reexamine the planned urban structure, as well as maximum heights and densities, with the goal of constructing more housing.
3. Inclusionary Zoning By-law, establishing a by-law around the Ajax GO Station to require new development to provide a minimum amount of affordable ownership and/or affordable rental units.

4. Development Partnership Model and Pilot Project, creating a framework for establishing public-private partnerships to develop underutilized public lands, while constructing new public facilities.
5. E-permitting Online Development Application Portal, to help reduce approval timelines by introducing e-permitting for planning applications and building permits.
6. Publicly Owned Surplus Land Assessment and Inventory, creating a list of all publicly owned surplus land in the Town using an objective set of criteria to be established during the project.
7. Additional Dwelling Units, updating the Town's zoning by-law to permit up to 4 units on a property containing a detached, semi-detached or townhouse dwelling, while reducing parking standards to promote the units

These initiatives will help the Town achieve its goals outlined in the Ajax Housing Strategy to deliver more housing and diversify the housing stock to meet the needs of all existing and future residents in Ajax.





Sustainability & Climate Change Updates

ACRRP Implementation Strategy: 5-Year Update

The Town is committed to conducting a 5-year update of the Ajax Climate Risk & Resiliency Plan (ACRRP) Implementation Strategy in 2024. This update prioritizes reviewing existing strategies, evaluating new risks, and ensuring continued relevance in our ever-changing environment.

To start this process, the Town has analyzed the emerging climate-related challenges compared to 2019 and launched a [community survey](#).

The purpose of this survey is to help inform Town staff about residents' main concerns regarding the changing climate and steps that need to be taken to adapt. Your input matters. Together, let's work towards a resilient future for Ajax. Further details about the plan update can be found at <https://imo.ajax.ca/climate-adaptation-plan>.

Help keep Ajax green this spring with Ajax Green Living Days

Celebrate Earth Month with ten ways to participate online and in-person

The Town's annual Ajax Green Living Days (GLD) programming encourages residents to work together as a community for a cleaner and greener Ajax. There are many free activities available to participate in May with a focus on workshops about reducing the usage of plastics, various tips on gardening, a community tree planting event, picking up litter during the Spring Clean-Up Challenge and more! For more information, and to register, visit ajax.ca/GLD.



TOA receives award for energy efficient pool cover

In January 2024, the Town of Ajax received an award of appreciation during the Durham Greener Buildings Program launch event for its outstanding commitment to sustainability with the implementation of Ajax Community Centre's new pool cover. This pool cover is the first of its kind in Canada which decreases evaporation of pool water and lowers water heating expenses during pool closure times. Since its installation in January 2023, the Town has saved about \$20,000 in annual energy costs through continuous use of the pool cover. This has also resulted in annual greenhouse gas emissions reductions of approximately 45 tonnes of CO₂e, with energy savings equivalent to powering 30 homes for a year.

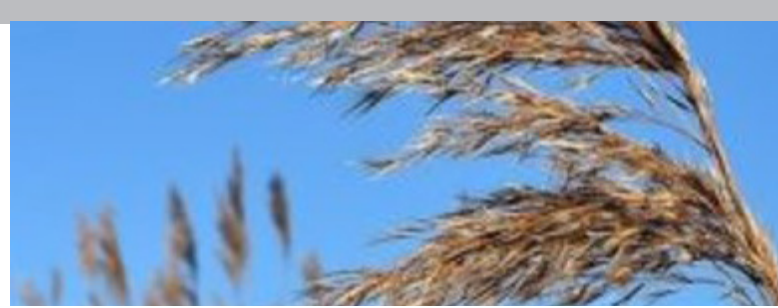
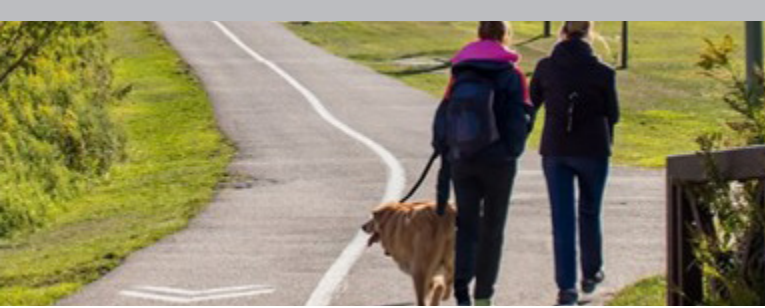
Salt Vulnerable Areas Assessment

The Town recently completed a Salt Vulnerable Areas (SVA) Assessment, an important step in our efforts to balance road safety with environmental sustainability.

The SVA Assessment is an analysis designed to identify salt vulnerable areas and rank them based on their level of vulnerability. By identifying and ranking these vulnerable areas, the Town can enhance its road maintenance strategies while reducing the adverse effects of road salts on the environment and public health.

Integrated with the Town's Salt Management Plan (SMP), this assessment aims to protect vulnerable areas from excessive concentrations of road salt while ensuring that winter roads are kept safe.





Pet Waste Diversion in Parks Feasibility Study

In February 2023, Ajax Council approved the Pet Waste in Parks Feasibility Study, which will see in-ground dog waste recycling containers installed in designated parks throughout the Town this summer/fall. Proposed locations include all of Ajax’s leash-free parks and several popular locations across the Waterfront Trail. The collected pet waste will be diverted to an Anaerobic Digestion (AD) facility to be processed into clean energy.

Ajax Invasive Phragmites Strategic Management Plan

In late 2023, the Town was successful in securing external funding, through the Invasive Phragmites Control Fund, to develop the Invasive Phragmites Strategic Management Plan. This management plan includes mapping of existing populations of invasive Phragmites across the Town and development of a management plan to prioritize these locations for strategic and effective management. The plan provides implementation priorities and recommendations related to ongoing monitoring and education.

Building Updates

Adding an Additional Dwelling Unit

Adding an additional dwelling unit (ADU) is a great way to provide independent living for a family member or help pay down your mortgage. Prior to deciding to construct an ADU, it is important to first contact the Town’s planning and building departments to find out what is permitted and what the requirements are for applying for a building permit.

Obtaining a building permit ensures the ADU is a safe, legal and a healthy place to live by meeting the requirements of the Ontario Building Code, Ontario Fire Code and Zoning By-law. Your home insurance provider can also provide you with information on the benefits to obtaining a building permit and the potential implications if you don’t.

Among the important components of an ADU that are reviewed as part of the building permit and inspection process are:

- **Fire Safety** – A fire separation is required between dwellings units to act as a physical barrier to slow the spread of fire and provide extra time for occupants to escape. The placement of required smoke alarms is also assessed to ensure adequate early warning to fire is provided for occupants.
- **Exits** – Egress and exiting from the dwelling units is evaluated to make certain that, in an emergency, occupants are able to evacuate in a safe and timely manner.

The building permit also helps the Town identify the location of the ADU. This information is shared with the Ajax Fire & Emergency Services Department, and in the event of an emergency, first responders will know that there are more than one dwelling units at the address.

It is recommended that you hire a qualified professional designer that is registered with the Ontario government. These professionals are knowledgeable in the building code requirements which can help you save time in getting all the necessary approvals, including a building permit. For more information on the Town’s building requirement and to apply for a building permit, please visit: [Building Requirements and Permits - Town of Ajax](#).



Major Building Permits Issued – January 1 to March 31, 2024

Description	Location	Area (sq. m.)	Value (\$)
Residential Condominium Sales Office	101 Pickering Beach Road	76	180,000

Major Building Permit Applications Under Review

Description	Location	Area (sq. m.)	Value (\$)
One Storey, Multi-Unit Industrial Building	9 Barr Road	1,800	2,700,000
Marriot Fairfield - 6 Storey, 120 Suite Hotel	650 Beck Crescent	6,300	12,600,000
Spotlight Developments -			
6 Storey, 111 Senior Apartments	290 Old Harwood Avenue	8,000	30,000,000
Carwash, Fueling Canopy, C-Store & Restaurant	400 Salem Road North	737	1,750,000
Suncity Building 'G'	1120 Salem Road North	547	350,000
Suncity Building 'A'	1130 Salem Road North	2,468	1,800,000
Suncity Building 'B'	1160 Salem Road North	1,717	1,100,000

Q1 Building Permit Statistics

January 1 to March 31, 2024			
Permit Type	No. of Permit Applications		Construction Value (\$)
	Received	No. of Permits Issued	
Residential	119	114	8,383,571
Commercial	33	36	7,692,309
Industrial	6	3	3,050,000
Servicing	6	1	2,162,041
Total	164	154	21,287,921





Transportation Updates

Traffic Update

In Spring/Summer 2022, traffic calming measures were implemented on 13 streets in Ajax. To facilitate winter maintenance activities, flexible signs and flexible bollards were removed in Fall 2023. These flexible bollards and signage will be re-installed in late April 2024 or beginning of May 2024, depending on weather conditions.

Traffic Safety / Road Watch Program

ROAD WATCH is a community-based program, run by volunteers who live in our community and in conjunction with the Durham Regional Police Service (DRPS). DRPS monitors and enforces the speed limit and other traffic law violations in Ajax and Pickering. Please visit: <http://www.ajaxpickeringroadwatch.com/> for more information.



Residents can report aggressive driving behaviour by collecting the make, model, colour and license plate of the offending vehicle using a Citizen Report Form. The Citizen Report Form can be filled out online at <https://forms.drps.ca/Online-Services/Road-Watch>. The printable version of a Citizen Report Form is available on <http://www.ajaxpickeringroadwatch.com/> and can be filled out and dropped off at identified locations within the Region. Complaints will be forwarded to a Traffic Safety Officer for a follow-up.



Automated Speed Enforcement (ASE)

The ASE cameras were moved to the next set of locations during the week of March 11th. The new set of locations includes Magill Drive, Parkes Drive, and Turnerbury Avenue. As of February 29, 2024, a total of 10,536 speeding charges have been laid since the beginning of the program in 2022.

Hunt Street Extension – EA Addendum

The Environmental Assessment (EA) Addendum for the Hunt Street Extension is complete. The ESR Addendum was filed for a 30-day public comment period on February 8, 2024, and was available for review and comment until March 9, 2024. The Project Team received a wide range of comments from landowners, stakeholders, residents, active transportation users, and indigenous communities. The Project Team has addressed all the comments and inquiries. A Request for Qualification (RFQ) has been issued to retain the design consultant for the Hunt Street Extension detailed design.





Active Transportation Updates

Shared E-scooter & E-bike Pilot Program Re-launch

The Town of Ajax relaunched the Shared E-Scooter and E-Bike Pilot Program on April 15, 2024. The Town is collaborating with the Canadian National Institute of the Blind to raise awareness on the capacities and barriers faced by pedestrians with sight loss while encouraging people using e-scooters & e-bikes to be respectful. Find out more at our upcoming pop-up booths to learn more. The pop-up booths are scheduled on:

<p>Thursday June 6</p> <p>2:00 – 7:00 p.m.</p> <p>Ajax Community Centre North Parking Lot</p>	<p>Sunday June 23</p> <p>8:30 a.m. – 1:00 p.m.</p> <p>Audley Recreation Centre during Trailfest</p>	<p>Saturday July 13</p> <p>11:00 a.m. – 2:00 p.m.</p> <p>Waterfront Trail, Lions Point</p>
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For a beginner's guide, upcoming demonstrations, and FAQ, go to ajax.ca/emobility. To shape the future of the program, leave a comment at ajax.ca/eMobilityPilot.



At this time, CNIB does not believe that E-scooters and E-bikes should be introduced in Canadian municipalities due to the high-risk factor for pedestrians with sight loss.

2024 Bike Facilities Project

On-road bike facilities (such as bike lanes and sharrows) provide routes for residents to bike, enabling biking as a more feasible option for getting around Ajax. Different from multi-use paths, on-road bike facilities provide separation between cyclists and pedestrians, cost less to implement, and involve less time and disruption for installation. A shared facility is a type of bike route in which motorists and cyclists are expected to share the lane. Implementing a shared facility involves painting symbols with a bicycle and chevrons pointing in the direction of travel in addition to installing a number of road signs. Different from bike lanes, shared facilities do not involve removing on-street parking.

As part of the implementation of the Integrated Transportation Master Plan, the Town of Ajax is implementing shared bike facilities at ten locations:

WARD 1

- Lachlan Drive /Hetttersley Drive (Rotherglen Road to Westney Road)

WARD 2

- Lloydminster Avenue (Rossland Road to Formosa Avenue)
- Formosa Avenue (Lloydminster Avenue to Turnerbury Avenue)
- Turnerbury Avenue (Formosa Avenue to Kerrison Drive)
- Hurst Drive (Stannardville Drive to Church Street)
- Beck Crescent (Chambers Drive to Chambers Drive)
- Hollier Drive/Whitlock Crescent/Hilton Gate (Rushworth Drive to Rossland Road)

WARD 3

- Mills Road (Station Street to Hunt Street)
- Hickman Road (Michaelman Road to Pickering Beach Road)
- Michaelman Road (Bayly Street to Hickman Road)

This project also includes repainting the bike lanes on Stannardville Drive (Rossland Road to Church Street).

Staff provided various opportunities for resident input including:

- IMO page with a description and flyer at ajax.ca/BikeFacility2024 which received 541 visits and 407 aware visitors
- Social media promotion
- In-person public consultation on January 18, 2024 with 5 attendees
- Virtual public consultation on January 23, 2024 with 9 attendees
- Correspondence with an affected school and school board
- Calls and e-mails sent to businesses on Mills Road
- Presentation to Durham Region Cycling Coalition on February 5, 2024

Installation is expected to start in June and will add 4.6km to the Town's overall bike network.





Engineering Updates

Stormwater Management Ponds – Safety

Stormwater Management ponds may be at higher-than-normal levels during the Spring. The public should always exercise extra caution when walking near these facilities. They are designed to fluctuate upwards of several meters vertically, meaning that areas that are normally high-and-dry, can become flooded.

During 2024, several stormwater management ponds are scheduled to undergo extensive rehabilitation. This work will include removal of accumulated sediment. The ponds are designed to remove this sediment from stormwater runoff in order to protect the streams and creeks within the Town of Ajax.



Carruthers Creek Stormwater Management Pond



ajax.ca/PlanningNews



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