



Central Ajax Intensification, Servicing & Transportation (CAIST) Strategy

Public Meeting

January 13, 2022

ajax.ca



Public Meeting Overview

Due to the COVID-19 State of Emergency, physical attendance is not permitted at this meeting. This public meeting is being held electronically.

Presentation Etiquette

- **Be patient:** Virtual meetings don't always run as smoothly as planned.
- **Be respectful:** The Town of Ajax is an inclusive public organization. Discriminatory, prejudicial or hateful comments and questions will not be tolerated and you will be removed from the meeting.

We want to hear from you regarding the CAIST Strategy – please don't be shy!

- For ongoing updates, please visit the project website at: <https://imo.ajax.ca/CAIST> . If you have any questions or wish to be added to the mailing list, please email Sean McCullough.

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Indigenous Land Acknowledgement

- We acknowledge that the Town of Ajax is situated on the traditional territory of the Anishinaabe Mississauga, adjacent to The Mississaugas of Scugog Island First Nation and in the territory covered by the Williams Treaty.
- This place is and will continue to be home to Indigenous Peoples. Let us move forward together with kindness and respect.

Agenda

1. Project Overview
2. Phase 1 Key Findings
3. Phase 2 Key Findings
4. Phase 3 Proposed Land Use, Transportation, & Servicing Network
5. Next Steps
6. Questions and Answers Session



1 Project Overview

January 13, 2022

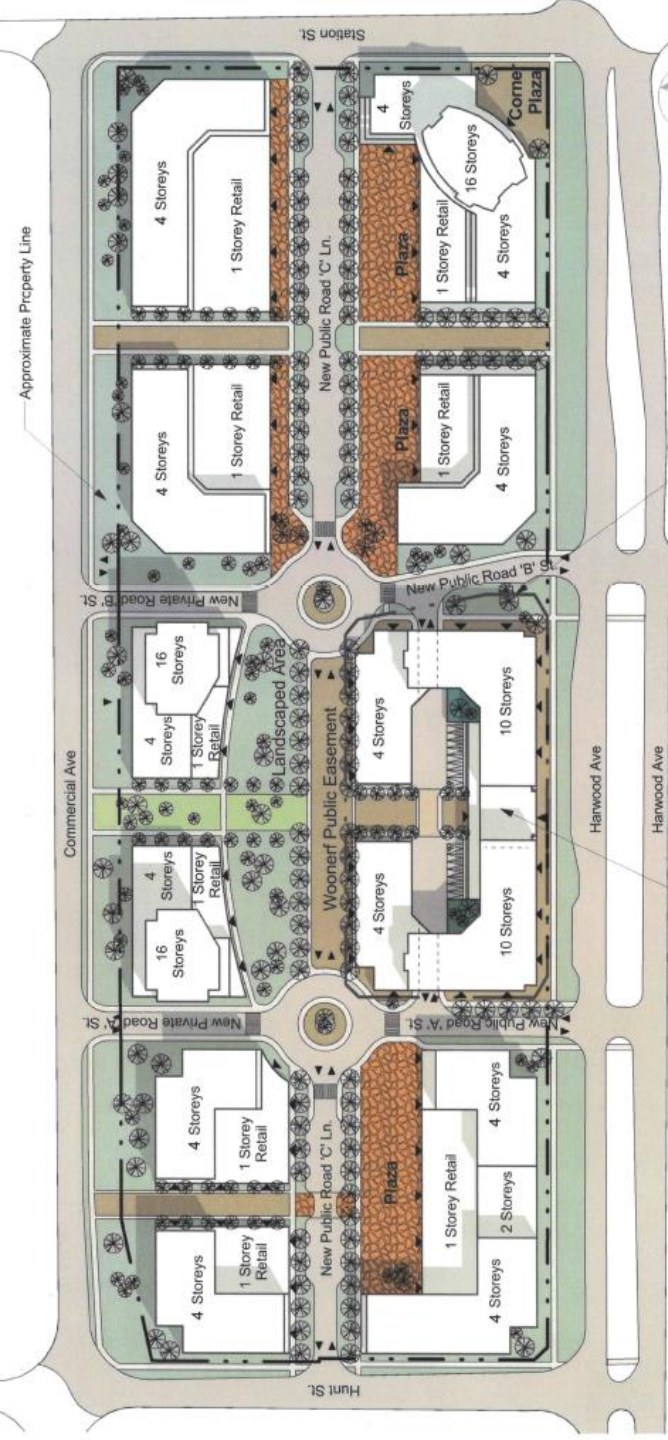
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Study Objectives

Examine growth potential in the study area, by:

- Determining realistic and envisioned development densities (residential and employment)
- Evaluating existing and future transportation system
- Evaluating existing and future servicing (water, sanitary and stormwater) system
- Comparing growth potential to determine and strategize system improvements
- Determining estimated costs of individual improvements



Three Scenarios (Phases) being Analyzed

Phase 1 – Official Plan Growth to 2031

Prepare existing servicing and transportation capacity report for approved growth to 2031. Completed October 2020.

Phase 2 – Ambitious Growth to 2031

Prepare servicing and transportation capacity technical report that considers pre-consultation and development applications, representing an ambitious growth scenario to 2031. Completed February 2021.

Phase 3 – Envisioned Future Growth to 2051

Prepare 2051 Development Opportunities Report that identifies servicing and transportation system upgrades for envisioned “full build out” growth. Draft completed December 2021.

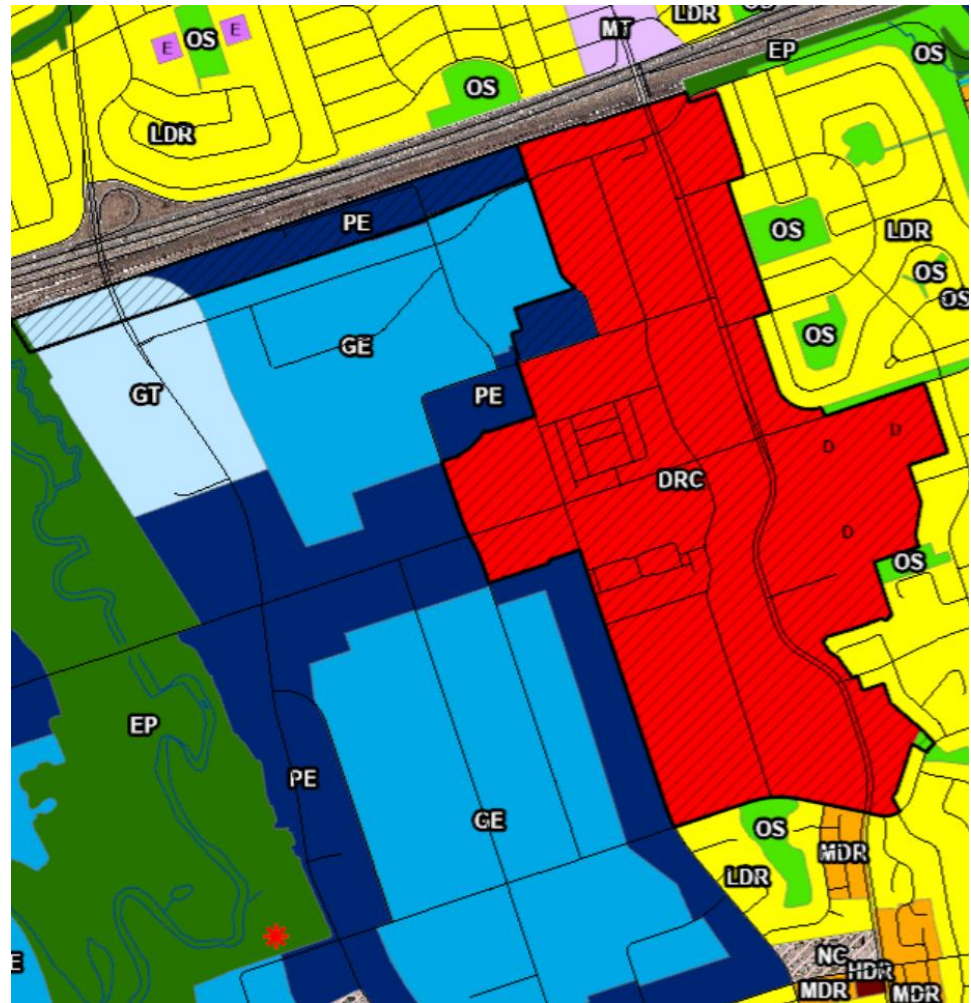
Municipal Comprehensive Review

- Review of Region of Durham Official Plan
- Projected growth to 2051
 - 1.3 million residents (+630k)
 - 460,000 jobs (+240k)
- Minimum 50% intensification
- Density targets in Strategic Growth Areas
- Process ongoing at Region



Ajax Official Plan

- Strategic Growth Areas
 - Downtown Ajax Regional Centre
 - Ajax GO Station Mixed-use Area
- Employment Area
 - Prestige Employment
 - General Employment



Major Transit Station Area

- Ajax GO Station Mixed Use Area
- Expansion of GO Station Mixed Use Area
- MTSA Regional Official Plan Amendment adopted by Region of Durham in December 2021.
 - Mixed use areas
 - Transit Oriented Development
 - Minimum density targets



2 Phase 1 Key Findings

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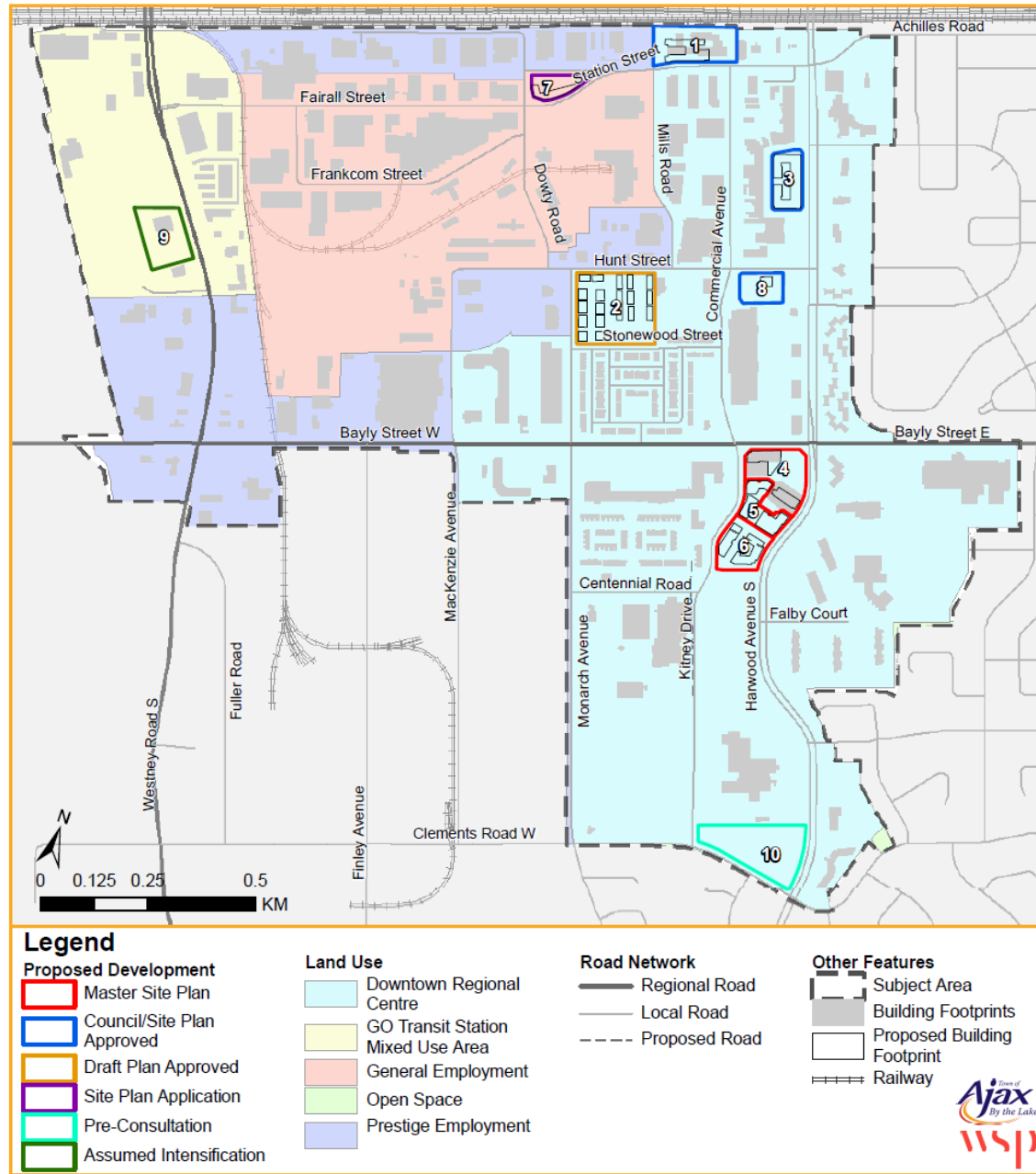
Phase 1

Overview

- Explored existing conditions and applied 10 approved developments
- Add ~2,500 units, 512 Long Term Care Beds, and 13,500 m² non-residential GFA

Servicing Report

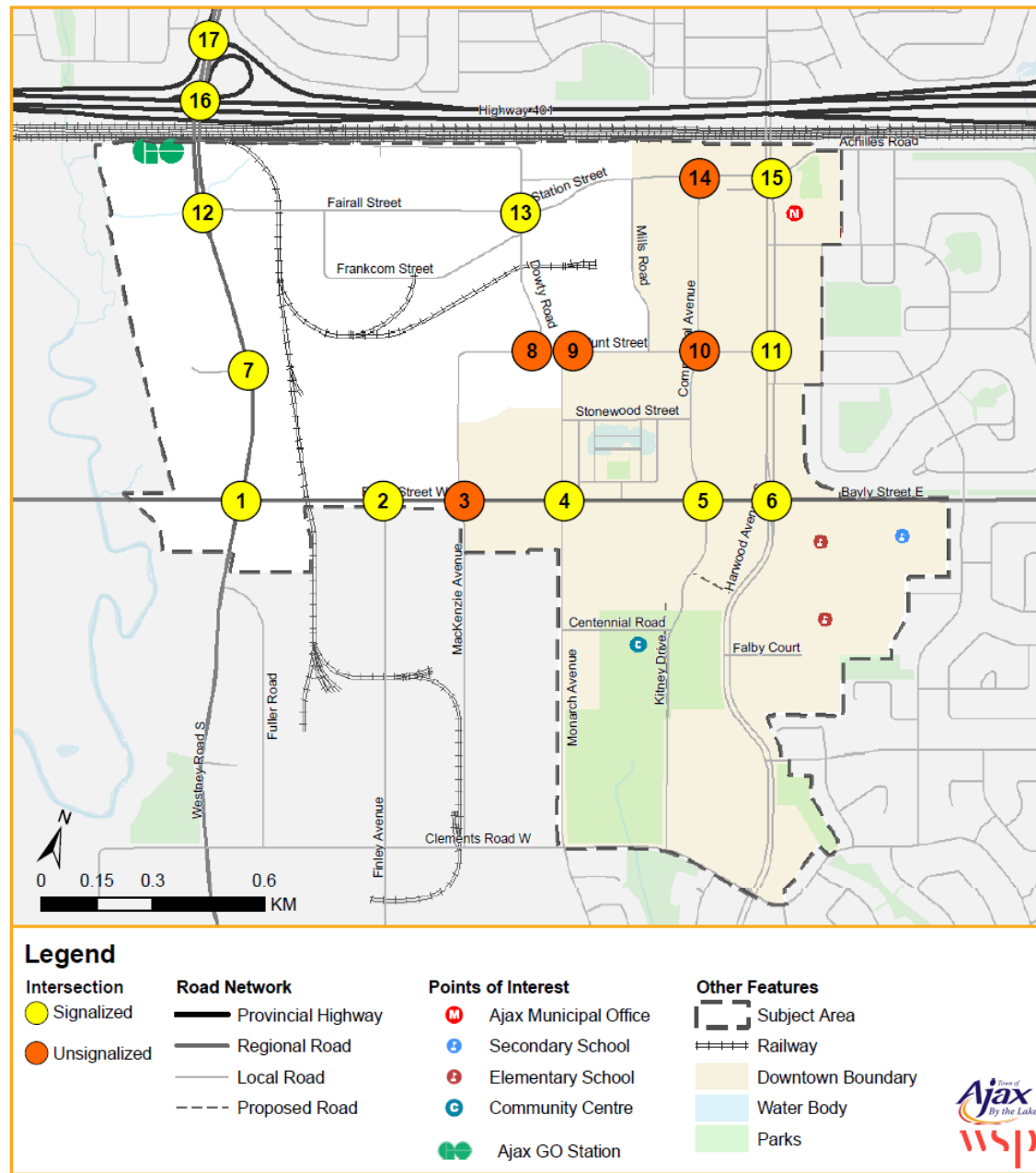
- Confirmed sanitary capacity for existing and approved developments
- Several constraints in the Minor System (5 & 10 year storm)
- No constraints identified in the Major System (100 year storm)
- No stormwater improvements needed as no constraints observed in Major System



Phase 1

Transportation Report

- Under existing conditions 2 intersections approaching capacity
- Planned road infrastructure improvements applied to analysis including Hunt Street Extension, and widening of Bayly Street and Westney Road
- Following development / improvements, 5 intersections slightly over targeted capacity during peak period.
Recommended additional improvements:
 - Optimize signal timing
 - Signalize Bayly Street and Mackenzie Road Intersection
 - Increasing signal length to permit pedestrian movement across wider roads



3 Phase 2 Key Findings

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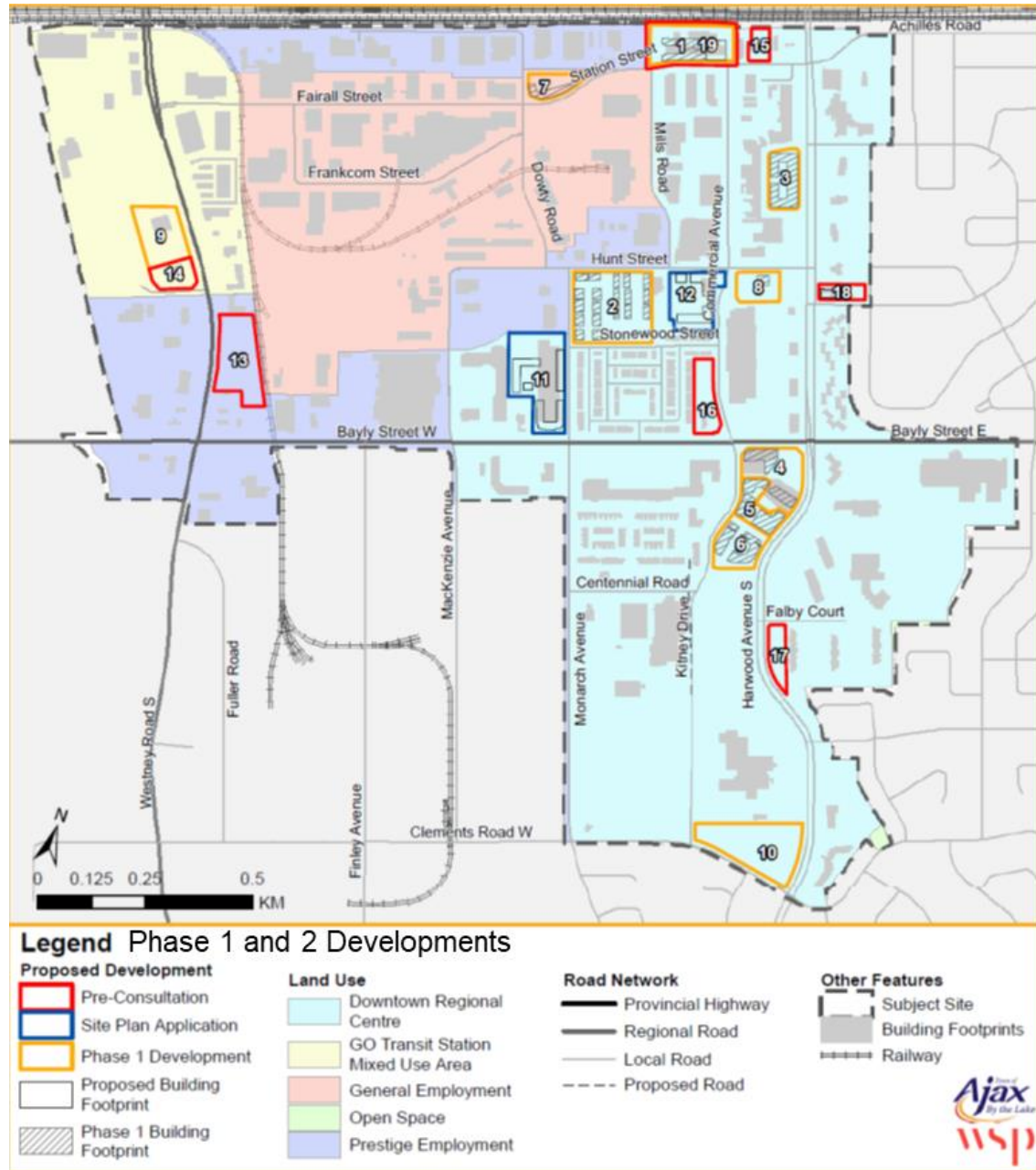
Phase 2

Overview

- Applied 9 additional developments to Phase 1 analysis
- Add ~3,900 units, and ~3,150 m² of non-residential GFA

Servicing Report









- Sanitary constraint confirmed, 4 alternative sanitary solutions evaluated
- Several constraints in the Minor System (5 & 10 year storm)
- No constraint identified in Major System (100 year storm)
- No stormwater improvements needed as the Major System is within targeted level of service

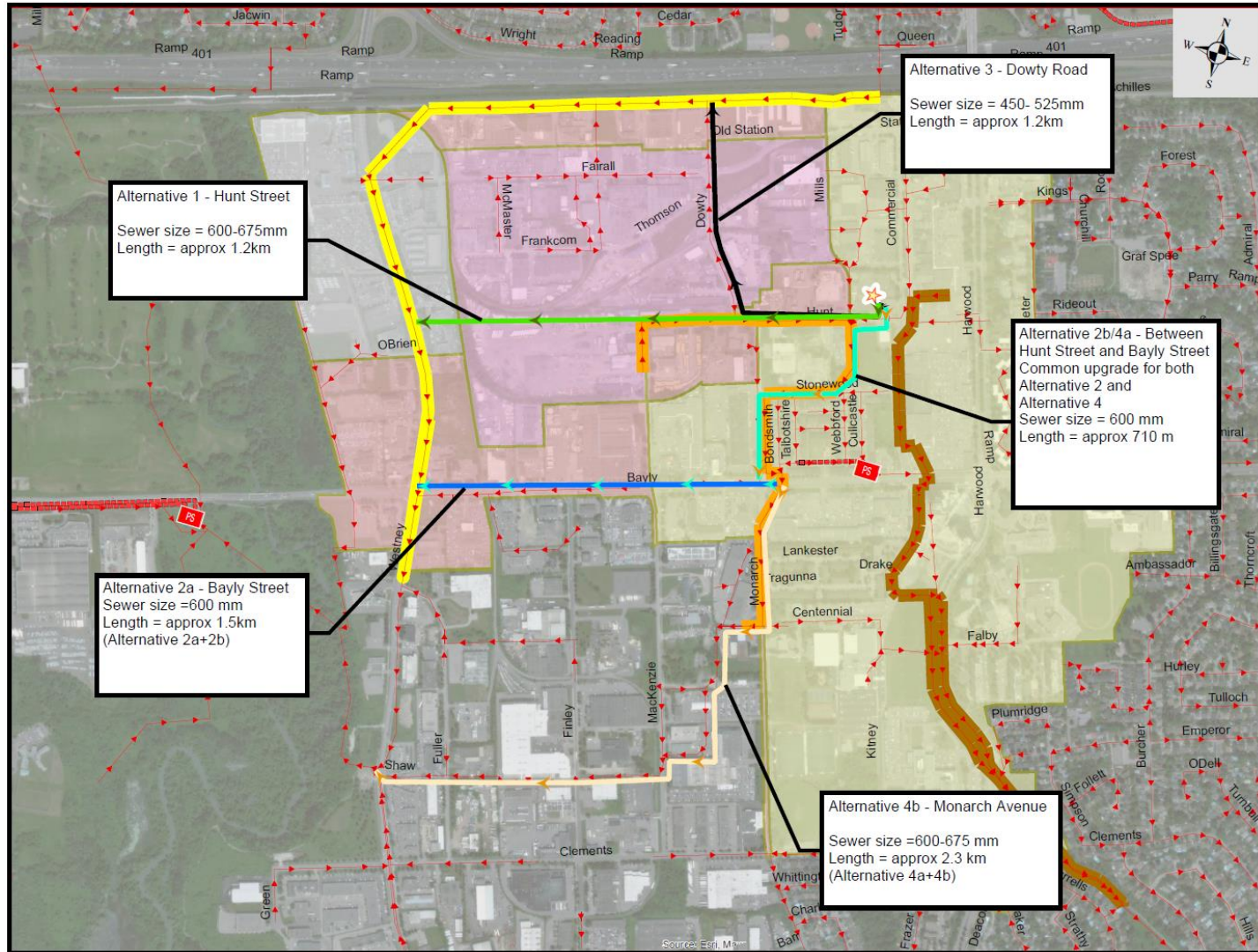


Phase 2

Servicing Report

Legend

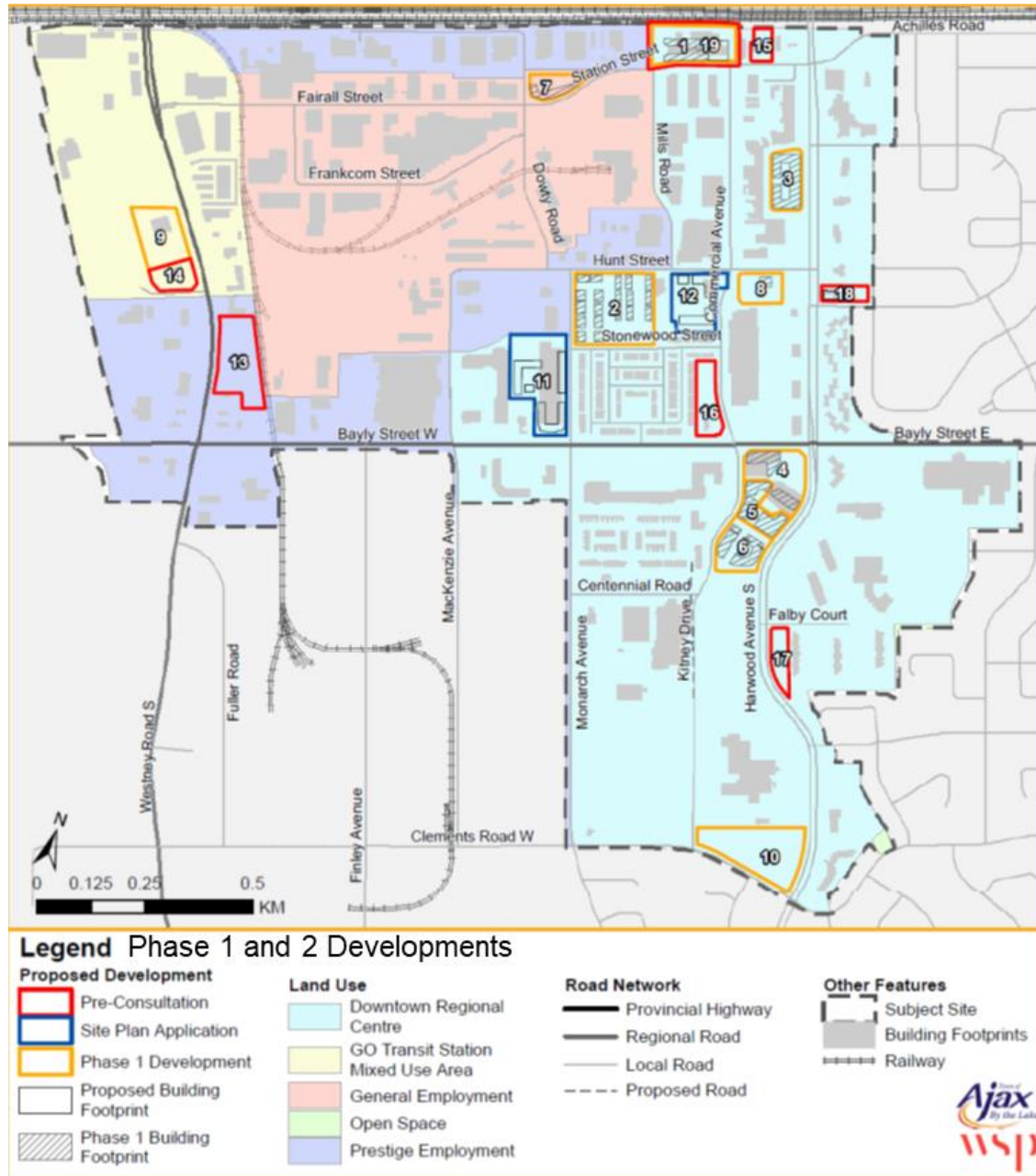
-  Ajax Textile Corporation
- Land Use**
-  Downtown Regional Centre
-  GO Transit Station Mixed Use Area
-  General Employment
-  Prestige Employment
-  Sanitary Gravity Sewer
-  Sanitary Pump Station
-  Sanitary Forcemain
-  Sewer Leg #1
-  Sewer Leg #2
-  Sewer Leg #3



Phase 2

Transportation Report

- 11 Intersections identified to experience capacity constraints during peak times
- Recommended additional improvements
 - Signal Improvements and Optimization
 - Reconsider dual left-turn at Westney Road and Fairall Street
 - Add protected left-turn phase for heavy left-turn movements
 - Increase signal length for pedestrians
 - Work with MTO to explore option of additional turn lane on eastbound 401 off-ramp
- 4 intersections to continue to experience capacity constraints during peak hour



Phase 2

Transportation Report

- Active Transportation projects recommended to be implemented within 2031 timeframe to help alleviate congestion:
 - Multi-use path along Bayly Street and Westney Road
 - Cycle track along Hunt Street
 - Bike Lanes on Harwood Avenue, south of Bayly Street
 - High Frequency Buses (10 & 20 min intervals)
- Policy Improvements:
 - Require sidewalk construction, and encourage secured bike storage and shower facilities through new development
 - Installation of benches



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Phase 3 Proposed Land Use, Transportation, & Servicing Network



Phase 3

Objectives

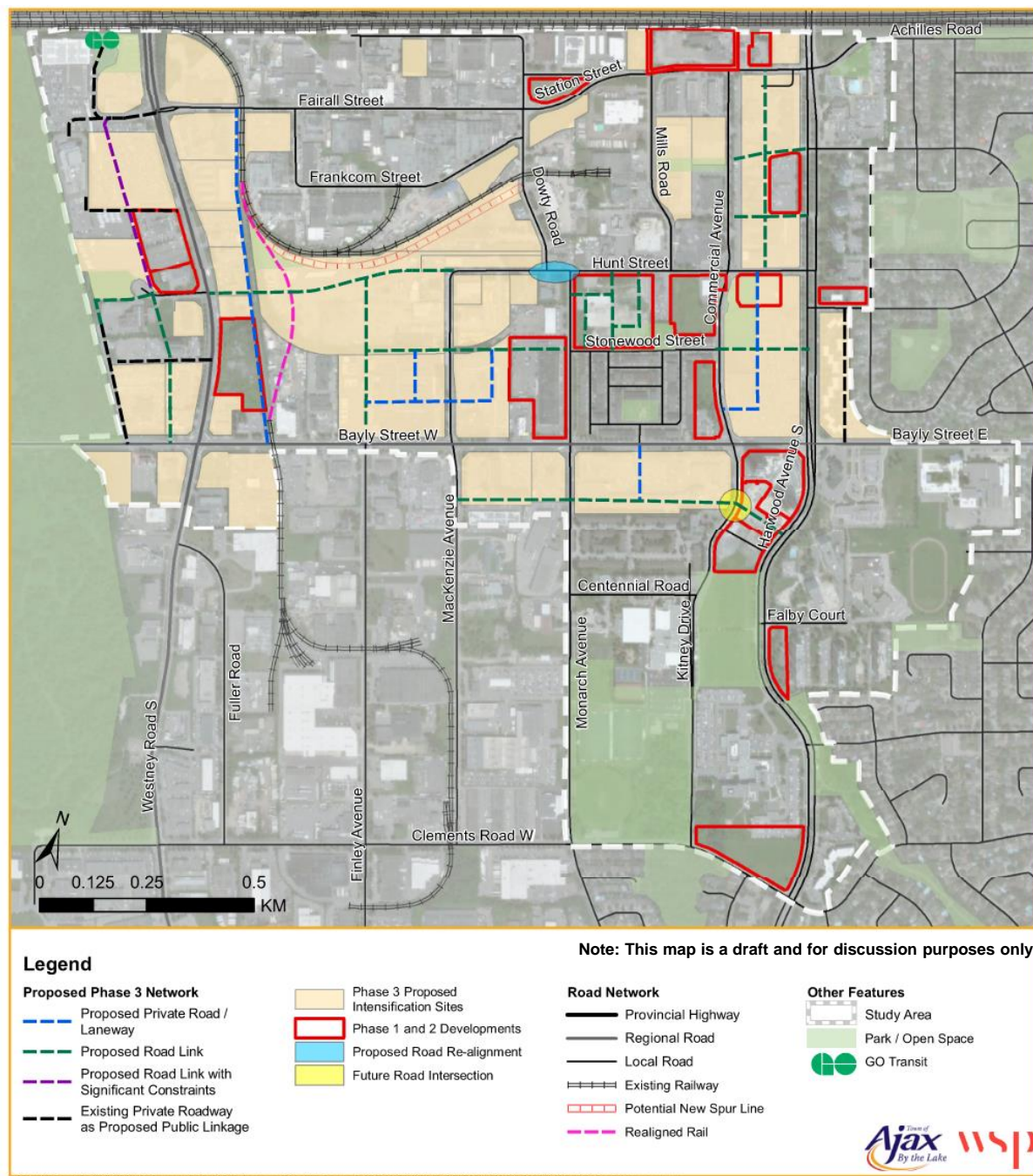
- Identify lands for redevelopment or intensification to develop the preferred “full build out” growth scenario to 2051
- Plan for an integrated transportation network
- Analyze servicing needs
- Consult with residents, landowners, and stakeholders on growth scenario options
- Develop a digital 3D Model



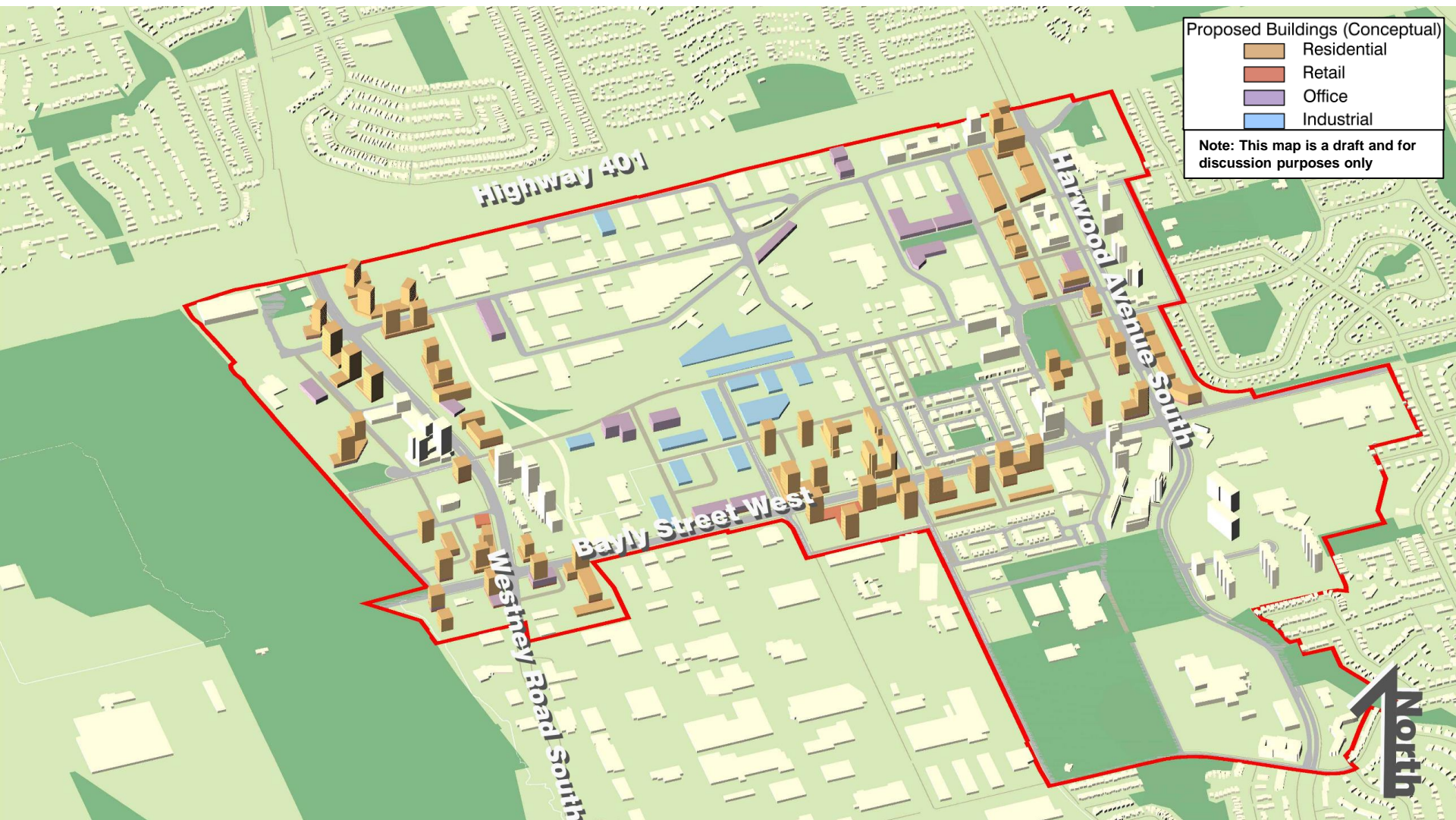
Phase 3

Potential Future Redevelopment and Intensification

- A site-by-site analysis was completed for 38 sites within the study area.
- Existing Floor-Space Index, densities and/or building heights were respected in developing these population and employment forecasts:
 - New Jobs: >10,000
 - New Residents: >22,000



Phase 3 – Potential Future Built Form (Study Area)



Phase 3 – Potential Future Built Form (Northeast Quadrant)



Phase 3 – Potential Future Built Form (Southeast Quadrant)



Phase 3 – Potential Future Built Form (Southwest Quadrant)



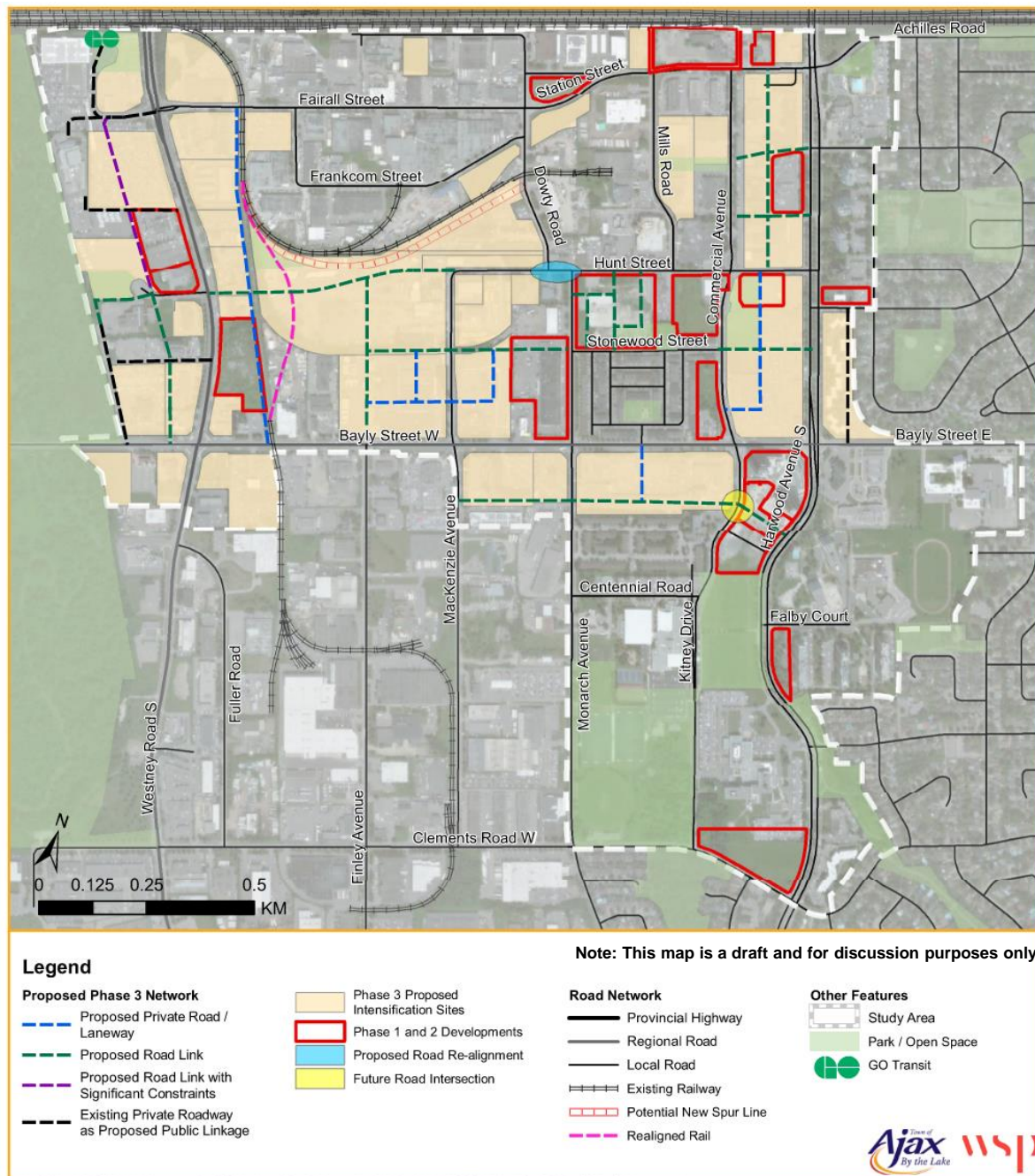
Phase 3 – Potential Future Built Form (Northwest Quadrant)



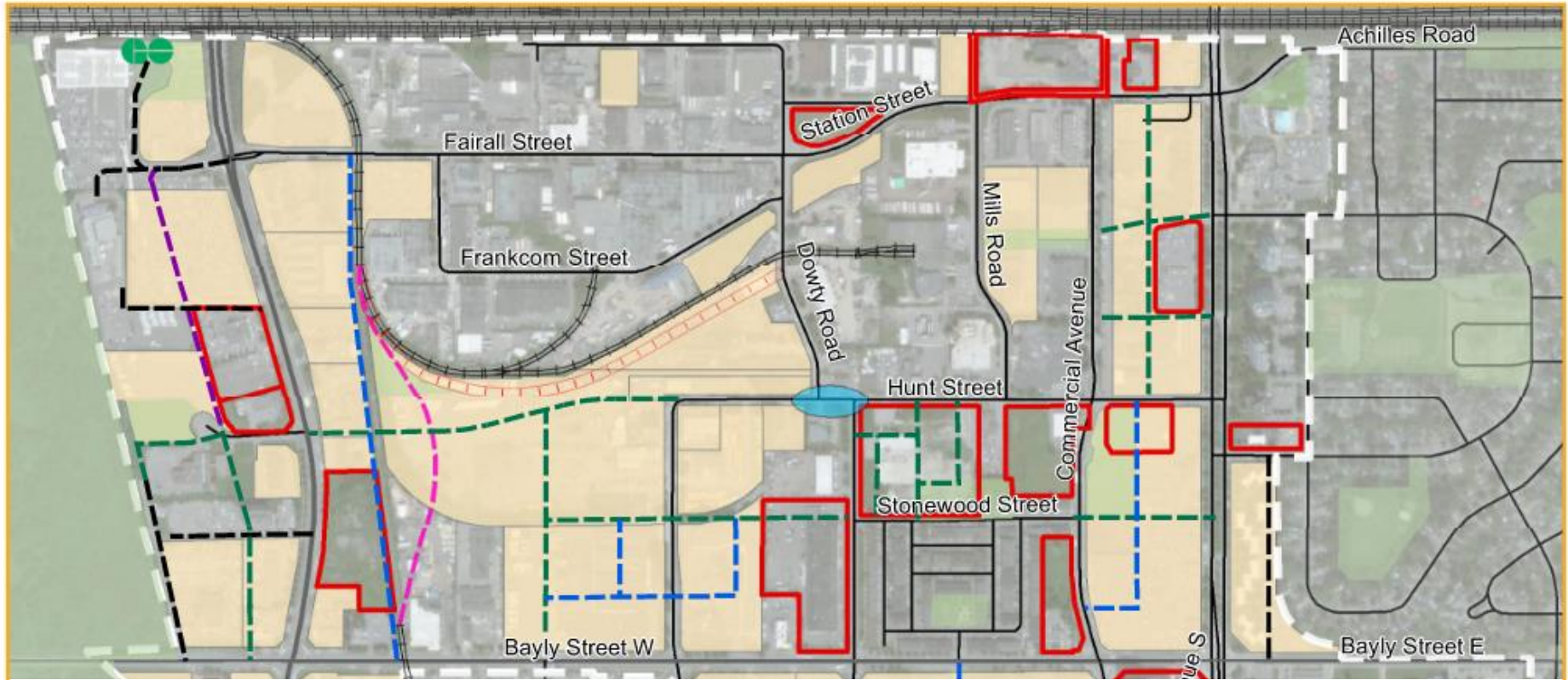
Phase 3

Envisioned Road Network

- 3 types of road linkages are proposed:
 - Proposed road link
 - Proposed road link with significant constraints
 - Existing private roadway as a proposed public linkage
- Other road network elements proposed:
 - Proposed road re-alignment
 - Future road intersection



Phase 3 – Envisioned Road Network (North Section)



Legend

Proposed Phase 3 Network

- Proposed Private Road / Laneway
- Proposed Road Link
- Proposed Road Link with Significant Constraints
- Existing Private Roadway as Proposed Public Linkage

- Phase 3 Proposed Intensification Sites
- Phase 1 and 2 Developments
- Proposed Road Re-alignment
- Future Road Intersection

Road Network

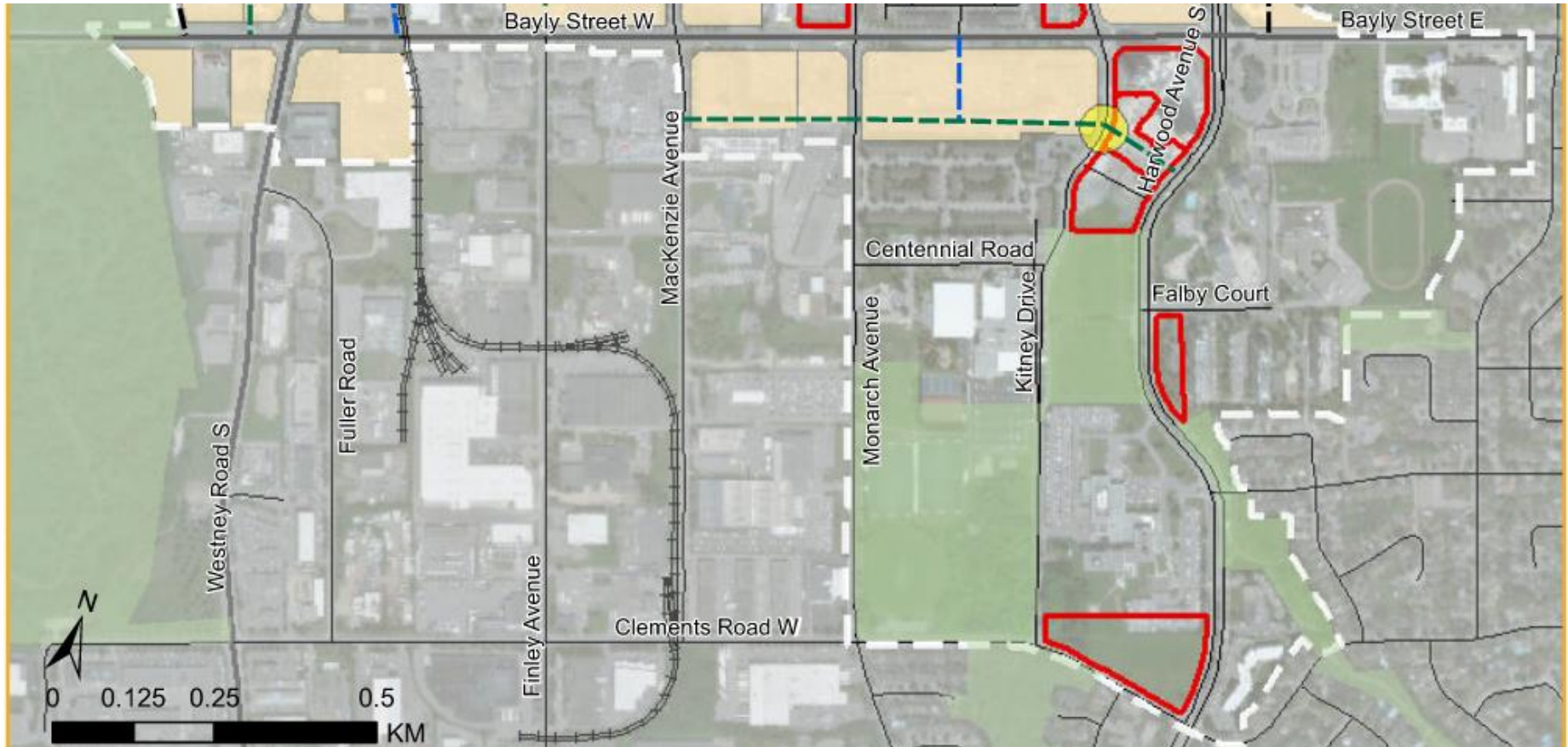
- Provincial Highway
- Regional Road
- Local Road
- Existing Railway
- Potential New Spur Line
- Realigned Rail

Other Features

- Study Area
- Park / Open Space
- GO Transit

Note: This map is a draft and for discussion purposes only

Phase 3 – Envisioned Road Network (South Section)



Note: This map is a draft and for discussion purposes only

Legend

Proposed Phase 3 Network

- Proposed Private Road / Laneway
- Proposed Road Link
- Proposed Road Link with Significant Constraints
- Existing Private Roadway as Proposed Public Linkage

- Phase 3 Proposed Intensification Sites
- Phase 1 and 2 Developments
- Proposed Road Re-alignment
- Future Road Intersection

Road Network

- Provincial Highway
- Regional Road
- Local Road
- Existing Railway
- Potential New Spur Line
- Realigned Rail

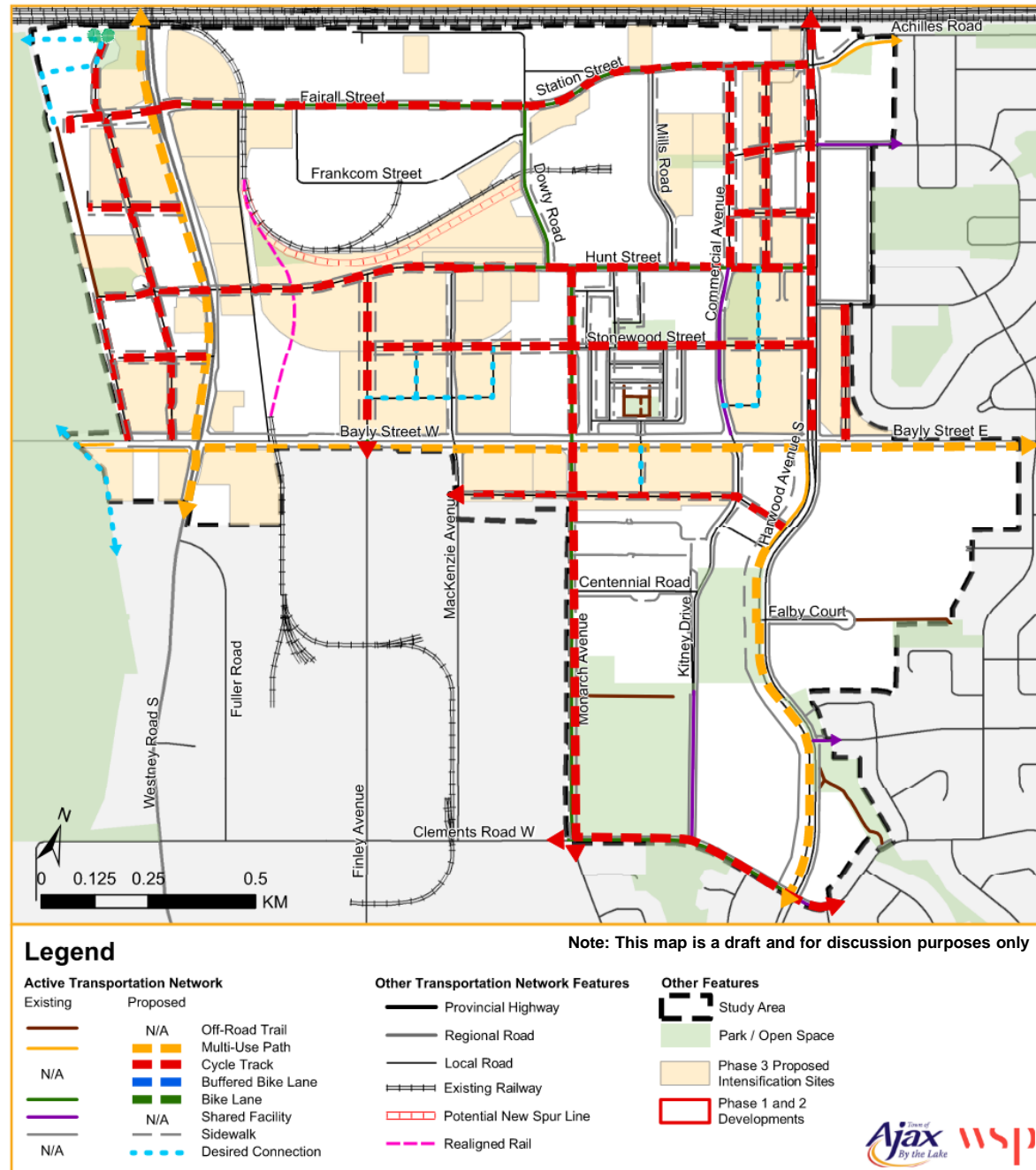
Other Features

- Study Area
- Park / Open Space
- GO Transit

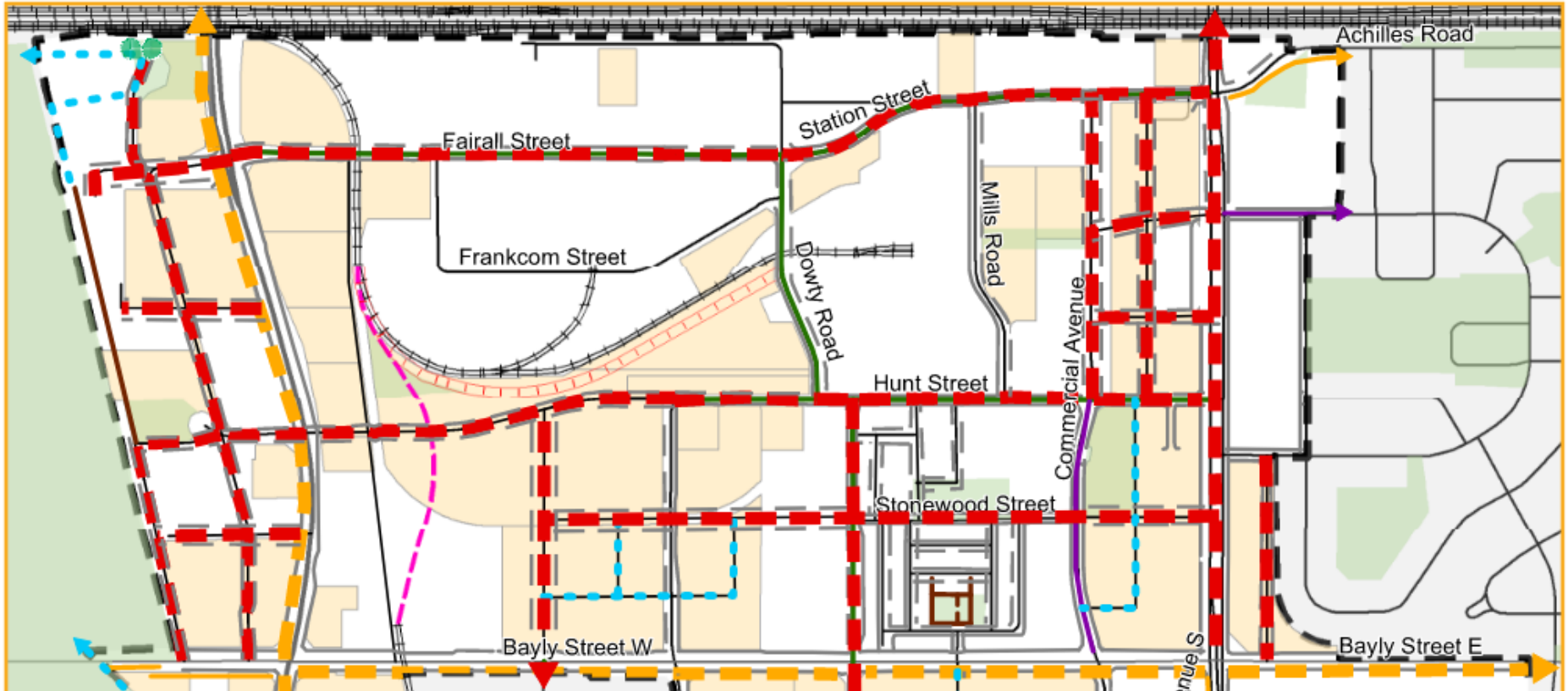
Phase 3

Envisioned Active Transportation Network

- Comprehensive, connected sidewalk network with sidewalks on both sides of all public roadways
- Comfortable, dedicated cycling facilities that form a continuous network within the study area and integrated with the surrounding area
- Walking and cycling supportive programs and initiatives that encourage more active movement



Phase 3 – Envisioned Active Transportation Network (North Section)



Legend

Active Transportation Network

Existing	Proposed	
	N/A	Off-Road Trail
		Multi-Use Path
N/A		Cycle Track
		Buffered Bike Lane
		Bike Lane
	N/A	Shared Facility
N/A		Sidewalk
N/A		Desired Connection

Other Transportation Network Features

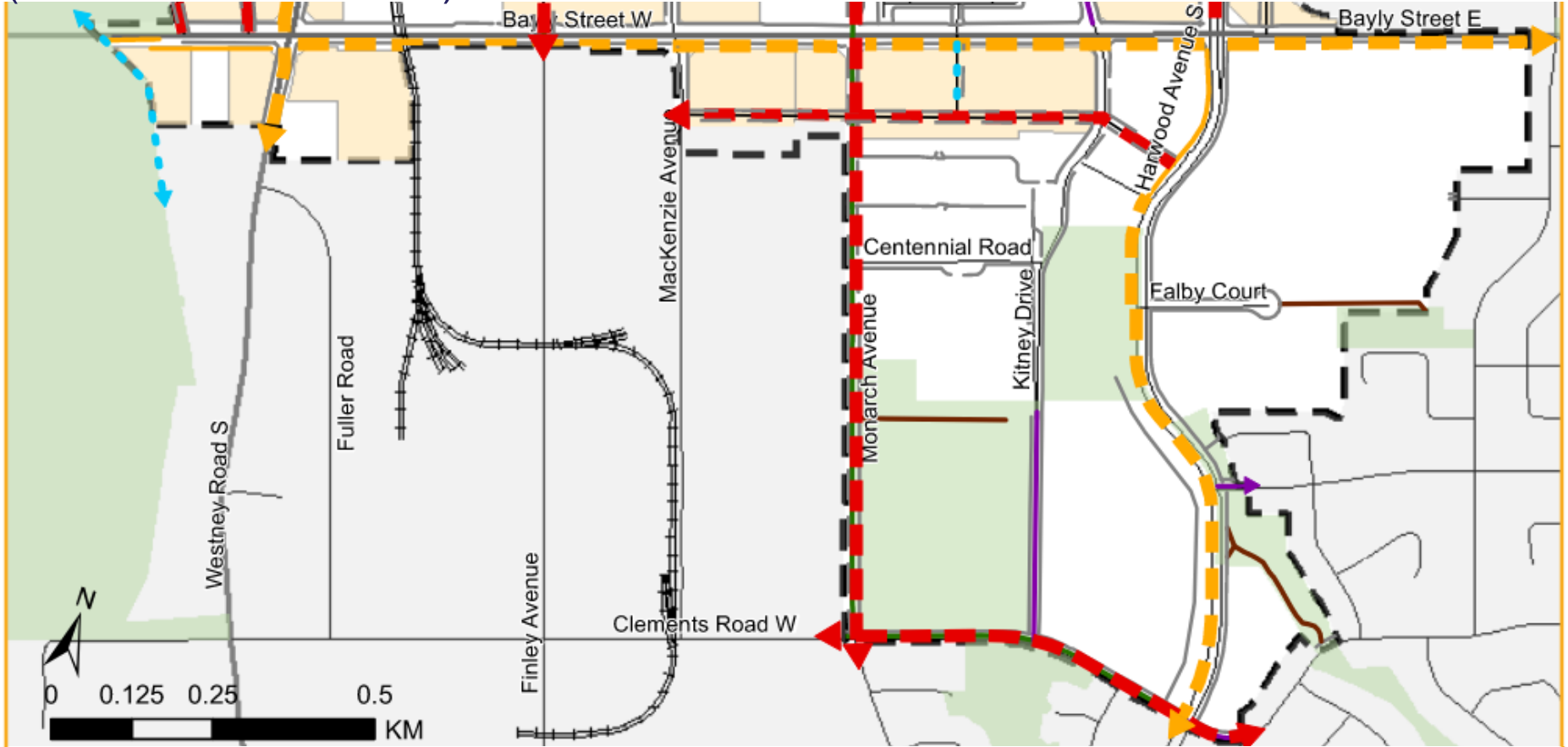
	Provincial Highway
	Regional Road
	Local Road
	Existing Railway
	Potential New Spur Line
	Realigned Rail

Other Features

	Study Area
	Park / Open Space
	Phase 3 Proposed Intensification Sites
	Phase 1 and 2 Developments

Note: This map is a draft and for discussion purposes only

Phase 3 – Envisioned Active Transportation Network (South Section)



Legend

Active Transportation Network

Existing	Proposed	Description
	N/A	Off-Road Trail
		Multi-Use Path
N/A		Cycle Track
N/A		Buffered Bike Lane
		Bike Lane
	N/A	Shared Facility
		Sidewalk
N/A		Desired Connection

Other Transportation Network Features

	Provincial Highway
	Regional Road
	Local Road
	Existing Railway
	Potential New Spur Line
	Realigned Rail

Other Features

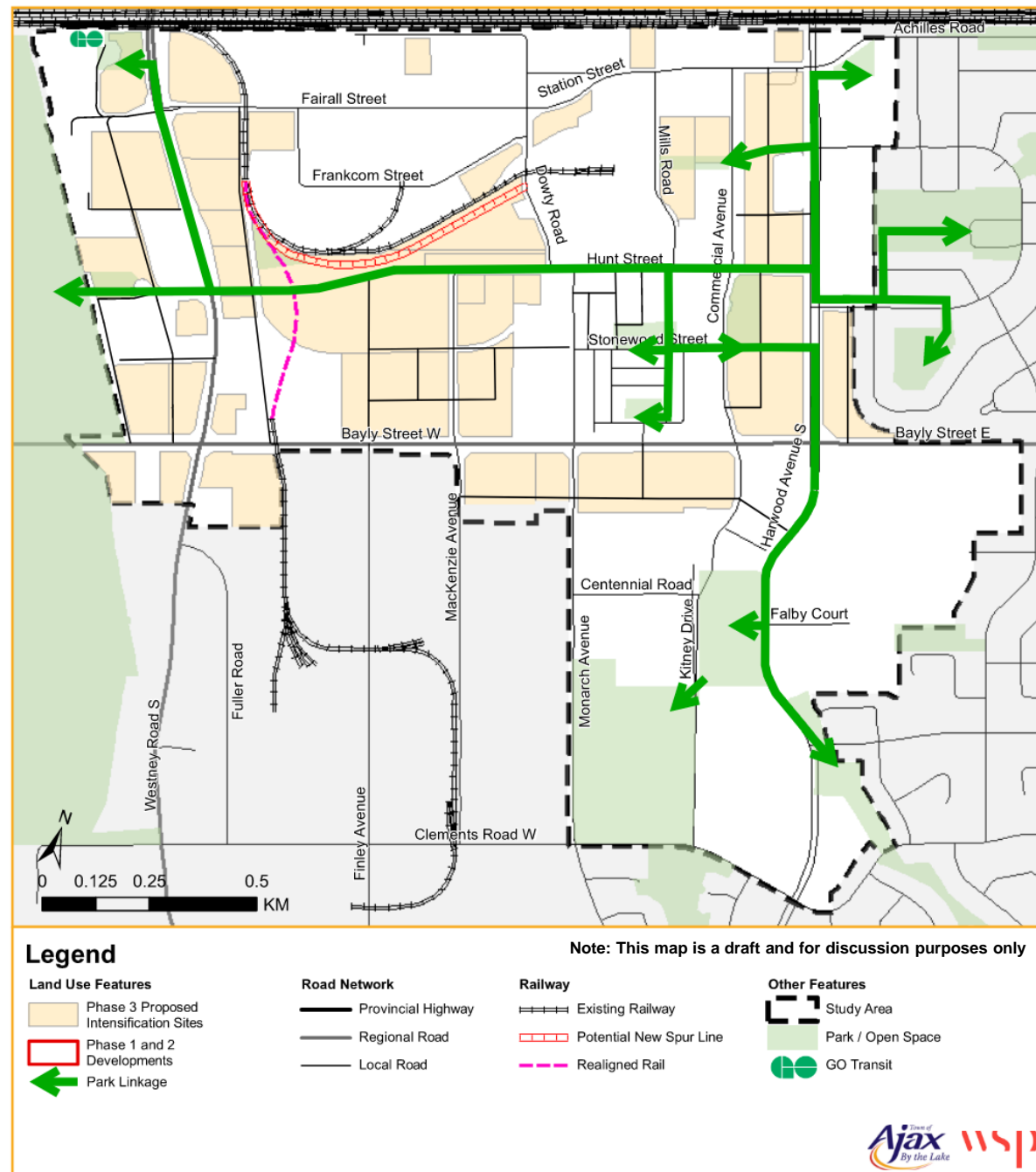
	Study Area
	Park / Open Space
	Phase 3 Proposed Intensification Sites
	Phase 1 and 2 Developments

Note: This map is a draft and for discussion purposes only

Phase 3

Envisioned Park Network

- Existing and proposed parklands connected by the cycling and walking network
- Connections to parklands outside study area



Phase 3 – Servicing

Water

- Proposed upgrades to water system identified along Station Street and Commercial Avenue
- Maintain required water pressure within study area

Sanitary Sewer

- Three major sewer legs evaluated with Phase 3 developments
- Upgrades to Hunt Street extension sanitary sewer during Phase 2
- Several sanitary sewer upgrades identified to meet Phase 3 demand

Stormwater

- Stormwater Major System meets required level of service
- Some constraints identified in Stormwater Minor System – can be accommodated by Major System
- Recommendation to upgrade aging storm sewers in study area during regular construction projects

Note: Servicing Reports still require consultation with Region of Durham on proposed solutions.



5 Next Steps

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THANK YOU!

Next Steps

- Summarize and incorporate feedback
- Stakeholder meetings with Durham Region
- Council Report
- Visit <https://imo.ajax.ca/CAIST> to stay involved!

Questions?



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6 Questions & Answers Session

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Question & Answer Session

What do you think about the redevelopment opportunities identified?



**We want to
hear from you!**

Are there other sites that could be redeveloped?

Are there additional walking, cycling, or road connections we could make?

Do you have questions about water, sewer, or stormwater systems?

Are there any other items of concern?