




**TOWN OF AJAX**  
65 Harwood Avenue South  
Ajax ON L1S 3S9 [www.ajax.ca](http://www.ajax.ca)

Hon. Steve Clark  
Minister of Municipal Affairs and Housing  
17<sup>th</sup> Floor, 777 Bay Street  
Toronto ON M7A 2J3  
[minister.mah@ontario.ca](mailto:minister.mah@ontario.ca)

**Sent by E-Mail**

January 25, 2023

 Corporate Services Department <b>Legislative Services Division</b>	
Date & Time Received:	January 27, 2023 11:51 am
Original To:	CIP
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Take Appropriate Action	<input type="checkbox"/> File <input type="checkbox"/>
Notes/Comments:	

**Re: Accelerating Development of Thousands of New Housing Units**

The following resolution was passed by Ajax Town Council at its meeting held on January 23, 2023:

**WHEREAS** the Ontario government has recognized that there is a housing crisis and has established a goal to have 1.5 million homes built in the next ten (10) years, and has additionally set a specific target of 17,000 new homes for the Town of Ajax by 2031;

**AND WHEREAS** on February 11, 2021, Ajax Council supported five (5) Employment Area Conversion Requests to advance residential growth in the Town;

**AND WHEREAS** these requests were endorsed by Durham Region Council on December 22, 2021 for inclusion within a new Regional Official Plan;

**AND WHEREAS** up to 4,100 housing units and 50 jobs per hectare could be created through developments proposed in the following Employment Area Conversion Requests:

- a) CNR-07 - 8.8 hectares - located at the southeast corner of Salem Road North and Kerrison Drive East,
- b) CNR-15 - 2.99 hectares - located at 1401 Harwood Avenue North,
- c) CNR-19 - 3.8 hectares - located at 250 Rossland Road East,
- d) CNR-20 - 0.69 hectares - located at 650 Beck Crescent, and
- e) CNR-33 - 1.11 hectares - located at 1541 Harwood Avenue North;

**AND WHEREAS** these lands are located within an existing Settlement Area Boundary;

**AND WHEREAS** the development of these urgently needed housing units could be delayed for years while final approvals are sought;

**AND WHEREAS** Durham Region's Official Plan process is in question due to changes to the regional planning framework implemented by the More Homes Built Faster Act, 2022;

**AND WHEREAS** by accelerating the timeline, landowners can take advantage of developing at today's costs and interest rates, while conversely, further delaying the process could put development at risk due to the unknown future rate of inflation;

**AND WHEREAS** through inclusion in the Durham Region Official Plan process, these parcels have been subject to review and public consultation;

**NOW THEREFORE BE IT RESOLVED THAT:**

1. Council requests the Minister of Municipal Affairs and Housing enact Minister's Zoning Orders (MZOs) as follows:
  - a. CNR-07 to permit a mixed-use development with approximately 2,873 apartment dwelling units and a minimum of 40,000 m<sup>2</sup> non-residential gross floor area within multiple buildings up to a maximum height of 25 storeys;
  - b. CNR-15 to permit a residential development with approximately 150 townhouse dwelling units with a minimum height of 3-storeys;
  - c. CNR-19 to permit a mixed-use development with approximately 800 apartment dwelling units and a minimum of 9,300 m<sup>2</sup> non-residential gross floor area within buildings up to a maximum building height of 25 storeys;
  - d. CNR-20 to permit a mixed-use development with approximately 200 apartment dwelling units and a minimum of 5,400 m<sup>2</sup> non-residential gross floor area within one building with a maximum height of 25 storeys; and
  - e. CNR-33 to permit a residential development of between 33 and 77 townhouse dwellings units;
2. Affordable and below market rent options shall be included in the housing mix where feasible;
3. Council requests the Ministry of Municipal Affairs and Housing engage Town of Ajax planning staff to establish site specific development standards incorporating Town of Ajax Official Plan policies and other technical elements to ensure land use compatibility, good urban design, and appropriate project phasing;
4. Should the negotiation between all parties not achieve the outcomes in clause 1 and 2, that specific MZO request not move forward;
5. Council be empowered to request the revocation of any MZO approved in response to this motion if a site plan application or plan of subdivision application is not submitted within one year of the issuance of the MZO;
6. Staff be directed to deliver a presentation to Council detailing the contents of MZOs issued by the Minister in response to this motion; and
7. This motion be circulated to the Minister of Municipal Affairs and Housing Steve Clark, Ajax MPP Patrice Barnes, and Durham Region Chair John Henry.

CARRIED

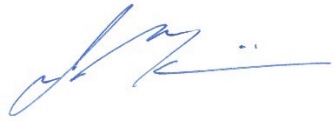
Recorded Vote

In Favour: Mayor Collier, Regional Councillor Crawford, Councillor Henry, Councillor Tyler Morin, Regional Councillor Lee

Opposed: Councillor Bower, Regional Councillor Dies

If you require further information please contact me at 905-619-2529 ext. 3342 or [Jason.McWilliam@ajax.ca](mailto:Jason.McWilliam@ajax.ca).

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jason McWilliam', with a long horizontal stroke extending to the right.

Jason McWilliam  
Manager of Legislative Services/Deputy Clerk

Copy: Mayor Collier  
Regional Councillor M. Crawford  
MPP Patrice Barnes  
John Henry, Durham Region Chair