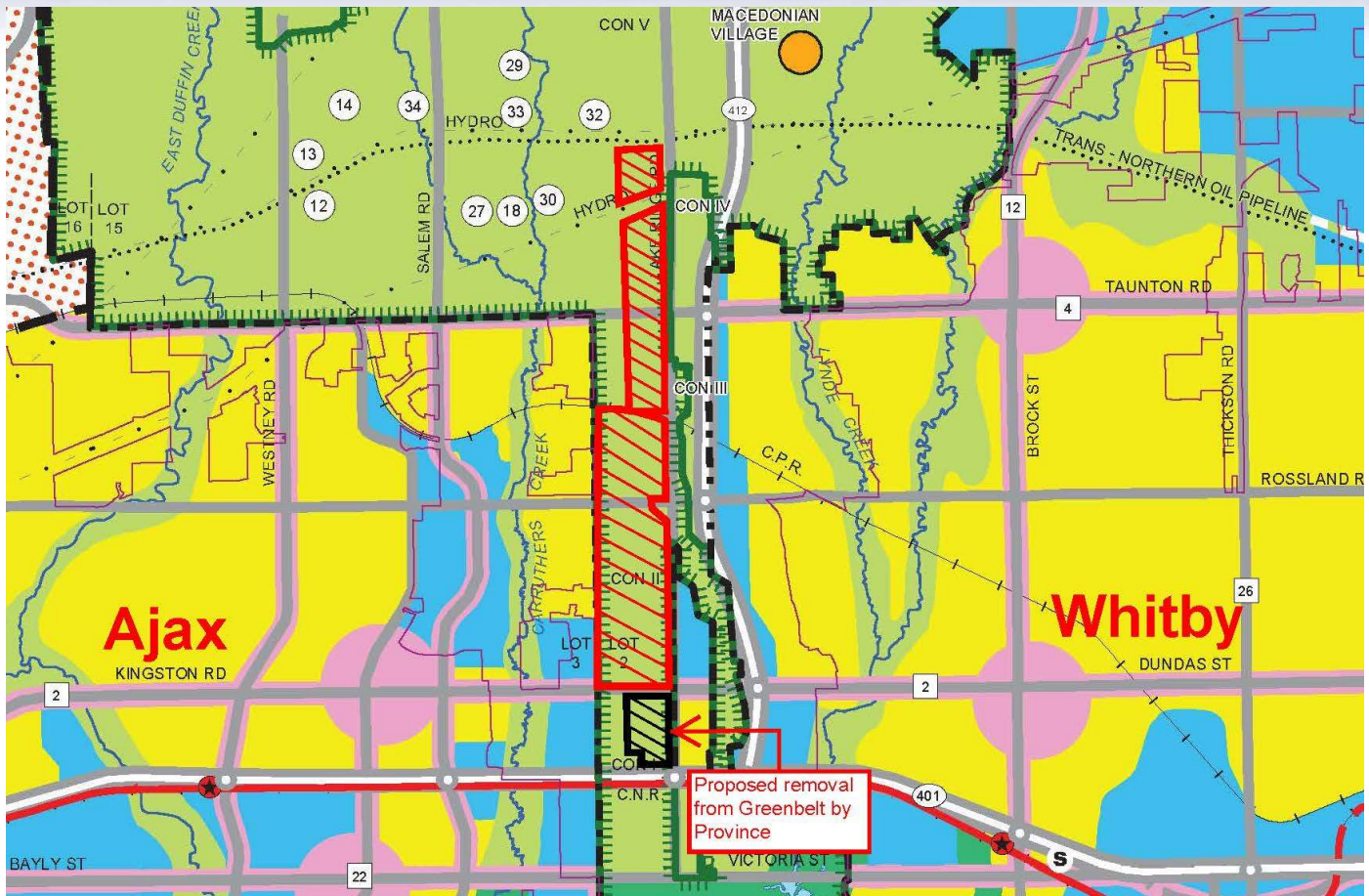


AJAX COMMUNITY BUILDERS GROUP

More Homes Built Faster



These proposed changes to the Greenbelt meet the following criteria, all of which must be met before a property is given consideration¹:

- ✓ Greater than 1:1 offset must be achieved to ensure overall Greenbelt expansion (assuming the proposed provincial land swap can accommodate these lands).
- ✓ Affected areas must have the potential for homes to be built in the near future.
- ✓ Affected areas must be adjacent to the existing Greenbelt boundaries.
- ✓ Affected areas must be adjacent to an existing urban area.
- ✓ Affected areas must be on or near readily serviceable land, with local infrastructure upgrades needed to service the projects to be funded entirely by the proponents.

¹Source: <https://ero.ontario.ca/notice/019-6216>

AJAX COMMUNITY BUILDERS GROUP

More Homes Built Faster

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Current Lands Proposed for Removal













Greenbelt Plan, Oak Ridges Moraine Conservation Plan

Maps are for Consultation Purposes Only

Proposed Modifications Map 7

LEGEND

Ontario

- | | |
|--|---|
|  Greenbelt Area* |  Proposed Modifications |
|  Protected Countryside |  Greenbelt Redesignation |
|  Natural Heritage System |  Greenbelt Removal |
|  Towns/Villages |  ORM Redesignation |
|  Urban River Valleys | |
|  Settlement Areas Outside the Greenbelt | |
|  Municipal Boundary | |
|  Road or Highway | |

0 0.1 0.2 0.4 Km
1 cm equals 132 m

Map North: 0°

Note: While every effort has been made to accurately depict the information, this map should not be relied on as being a precise indicator of locations of features or roads. For precise boundaries and locations of Settlement Areas, including Towns/Villages and Hamlets, the appropriate municipalities should be consulted.

Produced by and using data sources from the: Ministry of Municipal Affairs and Housing; Ministry of Northern Development, Mines, Natural Resources and Forestry; Ministry of the Environment, Conservation and Parks; and, the Ministry of Agriculture, Food and Rural Affairs.

<https://www.ontario.ca/page/accessible-customer-service-policy>
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*Ontario Regulation 59/05, as amended. © 2022, King's Printer for Ontario

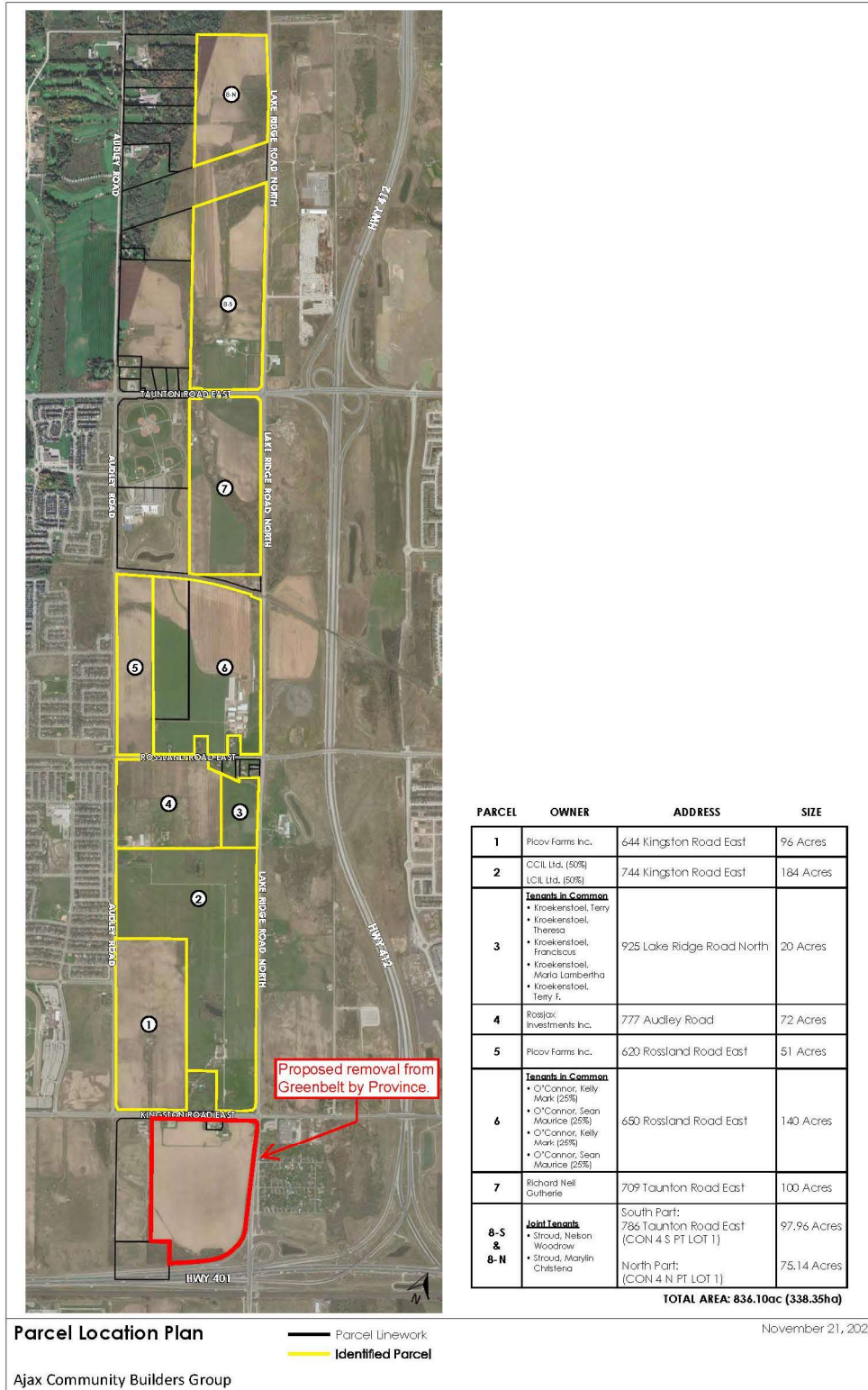


More Homes Built Faster in East Ajax

Proposal:

- “Ready to go” major grouping of contiguous privately owned land between two Built Boundaries on the edge of development area(s) in Ajax and Whitby.
- The Lands are predominantly free of designated environmental constraints.
- The Lands owned by the Ajax Community Builders Group total 835 Acres. Assuming 10% - 15% for environmental take-outs, there could be up to 710 Ac - 750 Ac developable.
- 710 Ac – 750 Ac of developable land could accommodate up to 10,000 units in a relatively short period of time with Provincial and Municipal support (“Fast-tracked”).
- The Lands are surrounded by Major Transportation services including east-west arterial roads, north-south arterial roads, an east-west 400 series highway, a north-south 400 series highway, and a proposed Scarborough-Durham Bus Rapid Transit Route (BRT) along Highway 2.
- The Lands can be serviced by expansion and/or twinning of existing infrastructure.
- All of the land in the area is owned by the Ajax Community Builders Group who are all aligned and supportive of fast-tracked urban development
- A Context Map and a Landowner’s Map follow (next 2 slides).

Land Ownership Map

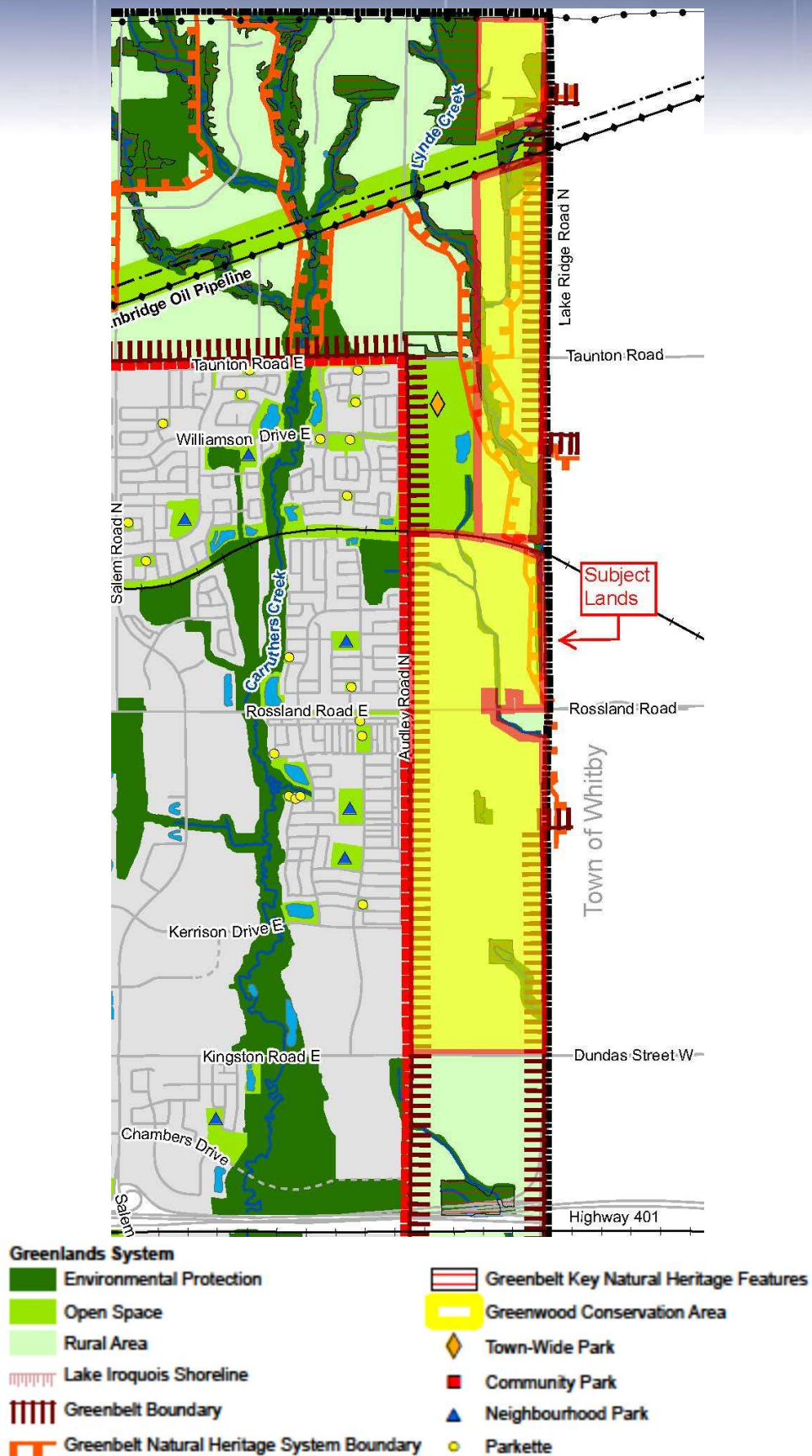


Greenbelt Boundaries and Designated Environmental Areas

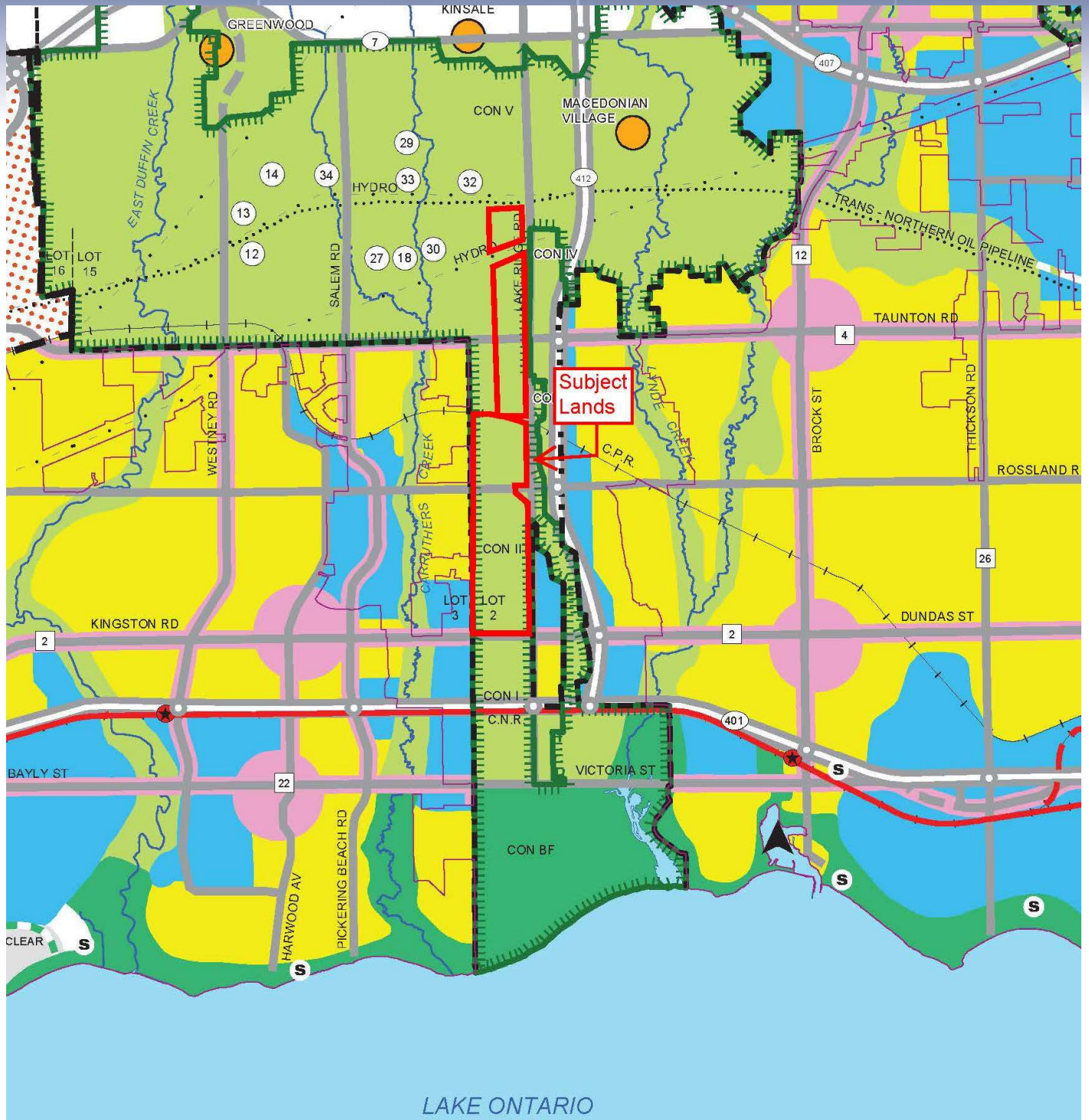
Greenbelt Boundaries and Designated Environmental Areas:

- The Lands are generally located between two Built Boundaries in Ajax and Whitby and are currently Greenbelt.
- The Greenbelt Boundaries are shown with the currently designated Environmental Areas outlined as per the Ajax Official Plan Schedule B and the Region of Durham Official Plan Schedule A (next 2 slides).
- While the Subject Lands are designated Greenbelt, the Region of Durham has consistently supported urban development for this area - despite Provincial pushback. In fact, the Region of Durham Official Plan included an appendix demonstrating that should the lands ever come out of the GB, then the Region would support urban development.
- The Lands represent 835 Acres overall with approximately 10% - 15% of the land likely to be preserved for environmental takeouts leaving roughly 710 Ac – 750 Ac of net developable area. This represents up to 10,000 residential units.

Ajax Official Plan – Schedule B – Environment (Excerpt)



Region of Durham Official Plan – Schedule A – Regional Structure (Excerpt)



URBAN SYSTEM

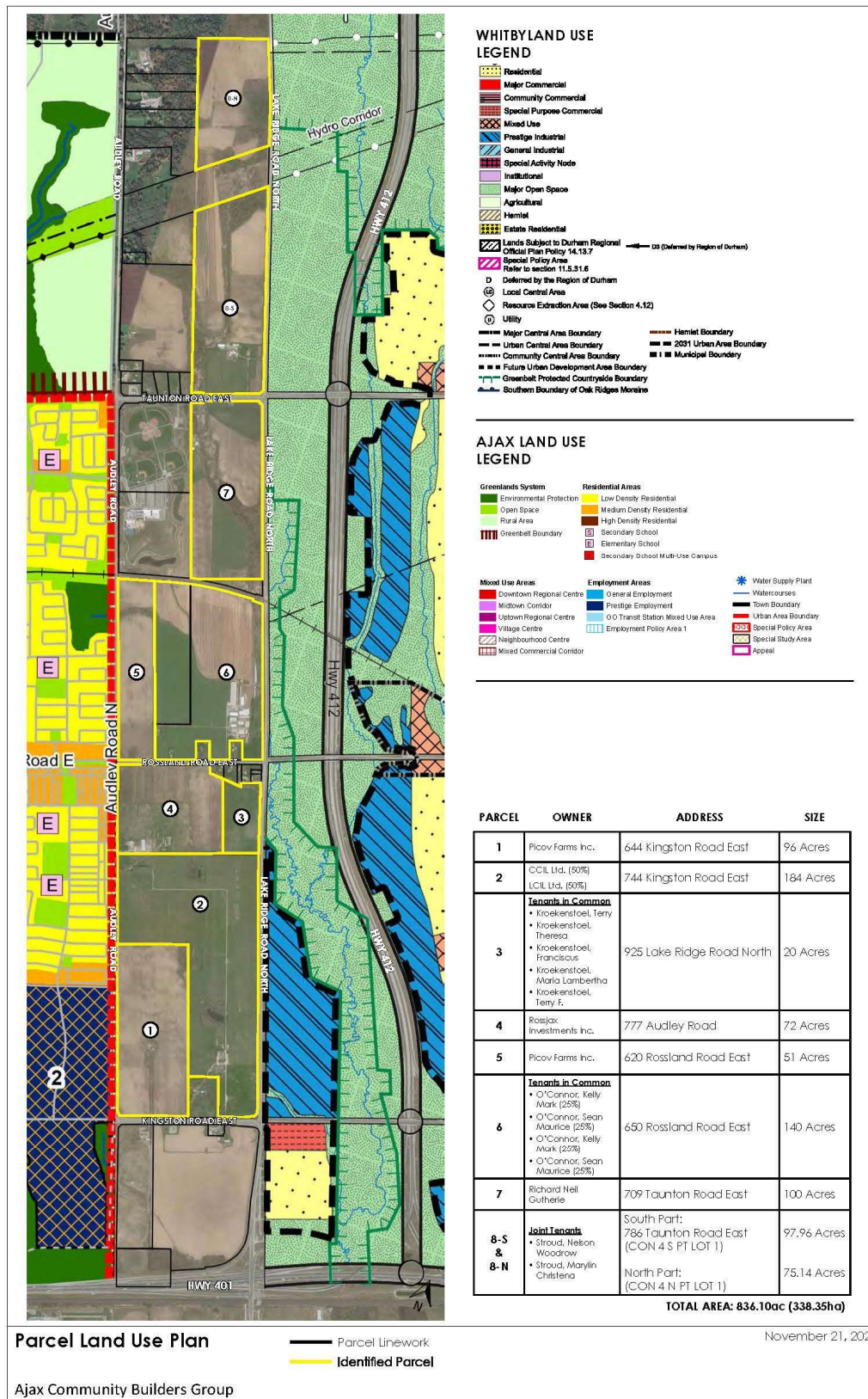
- | | |
|--|---|
| --- URBAN AREA BOUNDARY | ● REGIONAL CENTRE |
| * URBAN GROWTH CENTRE | ■ REGIONAL CORRIDOR |
| ■ LIVING AREAS | ■ EMPLOYMENT AREAS |
| ■ AREAS DEVELOPABLE ON FULL/PARTIAL MUNICIPAL SERVICES | ■ AREAS DEVELOPABLE ON MUNICIPAL WATER SYSTEMS & PRIVATE WASTE DISPOSAL SYSTEMS |
| ■ AREAS DEVELOPABLE ON PRIVATE WELLS & MUNICIPAL SEWER SYSTEMS | ■ AREAS DEVELOPABLE ON PRIVATE WELLS & PRIVATE WASTE DISPOSAL SYSTEMS |
| S MUNICIPAL SERVICE | --- BUILT BOUNDARY |

Land Use Designations and Adjacency to Built Boundaries

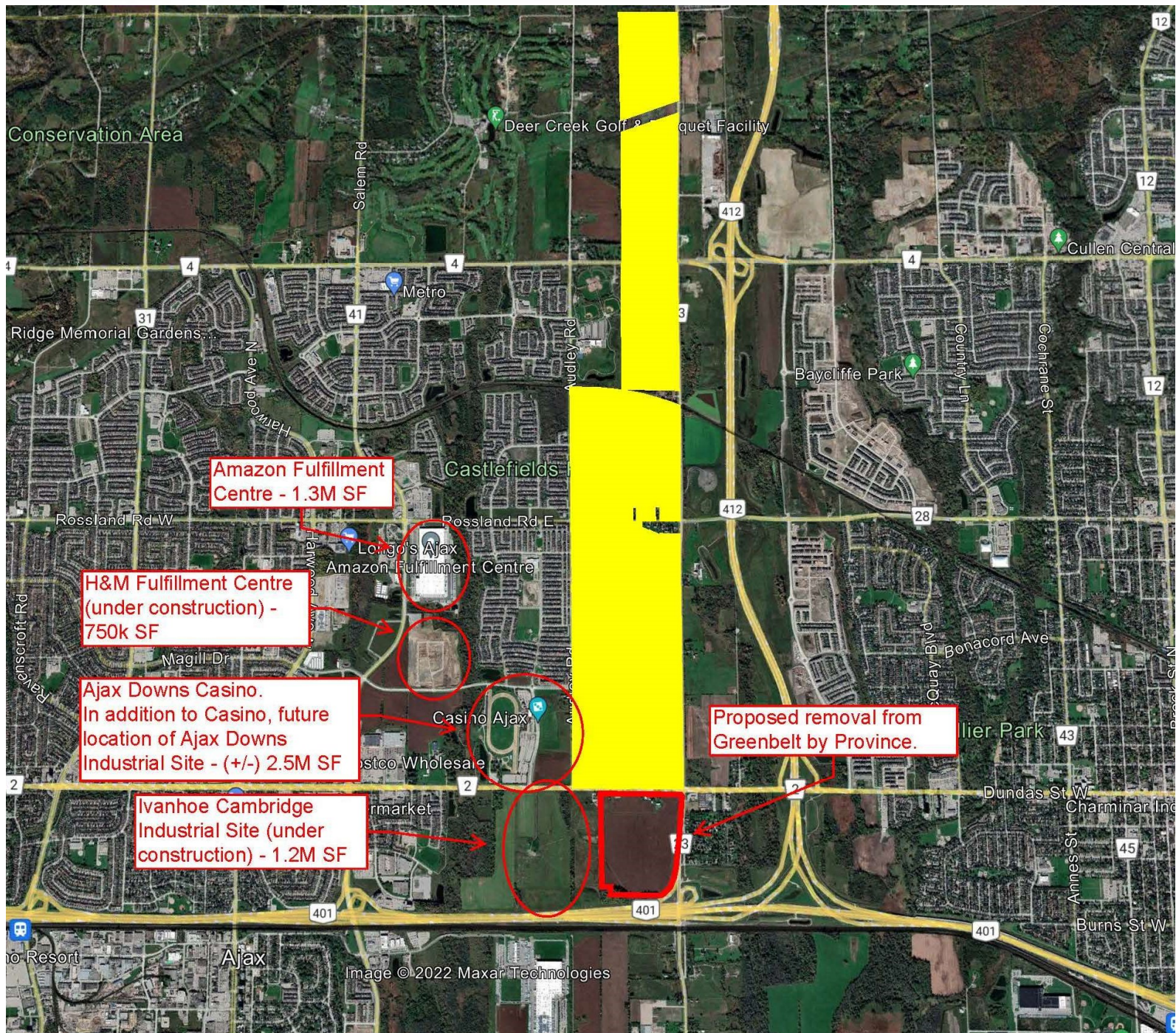
Land Use Designations and Adjacency to Built Boundaries:

- The Lands are generally located between two Built Boundaries with multiple modes of transportation on the edge of development area in Ajax and Whitby and are currently Greenbelt.
- Lands to the immediate west are predominantly built as multiple residential subdivisions fronting onto the west side of Audley Road in Ajax.
- Most of the portions of land to the west that are along Kingston Road are currently either undergoing planning approvals or in the grading stage for Prestige Employment Uses.
- The Lands to the west also include Ajax Downs Casino, the 1.2M square foot Amazon Fulfillment Center, the newly constructed 750K square foot H&M building, and the new 1.2M square foot Ivanhoe Cambridge industrial building under construction. An additional 2.5M square feet of employment development is expected adjacent to the subject lands. New fast-tracked residential growth areas on the Ajax Community Builders Group Lands could readily supply a strong workforce of approximately 7,500 employees for these new employers.
- Lands to the east are predominantly Major Open Space, Highway 412 Prestige Industrial Uses with some Residential sprinkled in at the north and south fringes, and residential further east in West Whitby.
- The agricultural/farming benefits of these lands have been severely impacted by nearby urban development and the expansion of Highways 407 & 412. The local water supply has nearly dried up and the use of standard farming materials (fertilizer, manure & etc) have raised issues with the nearby urban communities.
- As illustrated on the next 2 slides, the Lands are immediately adjacent to⁸ existing developed lands.

Adjacency to Built Boundaries Map



Context Map

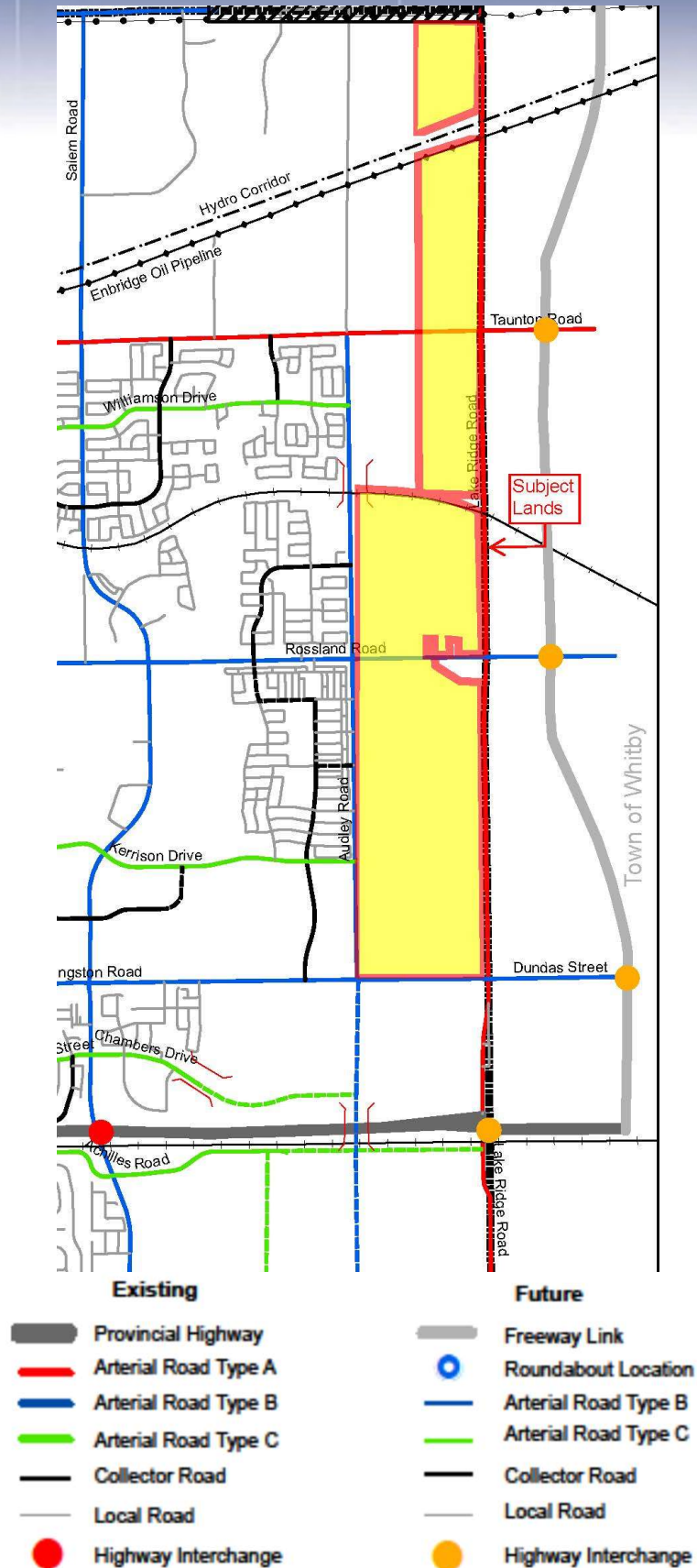


Major Transportation

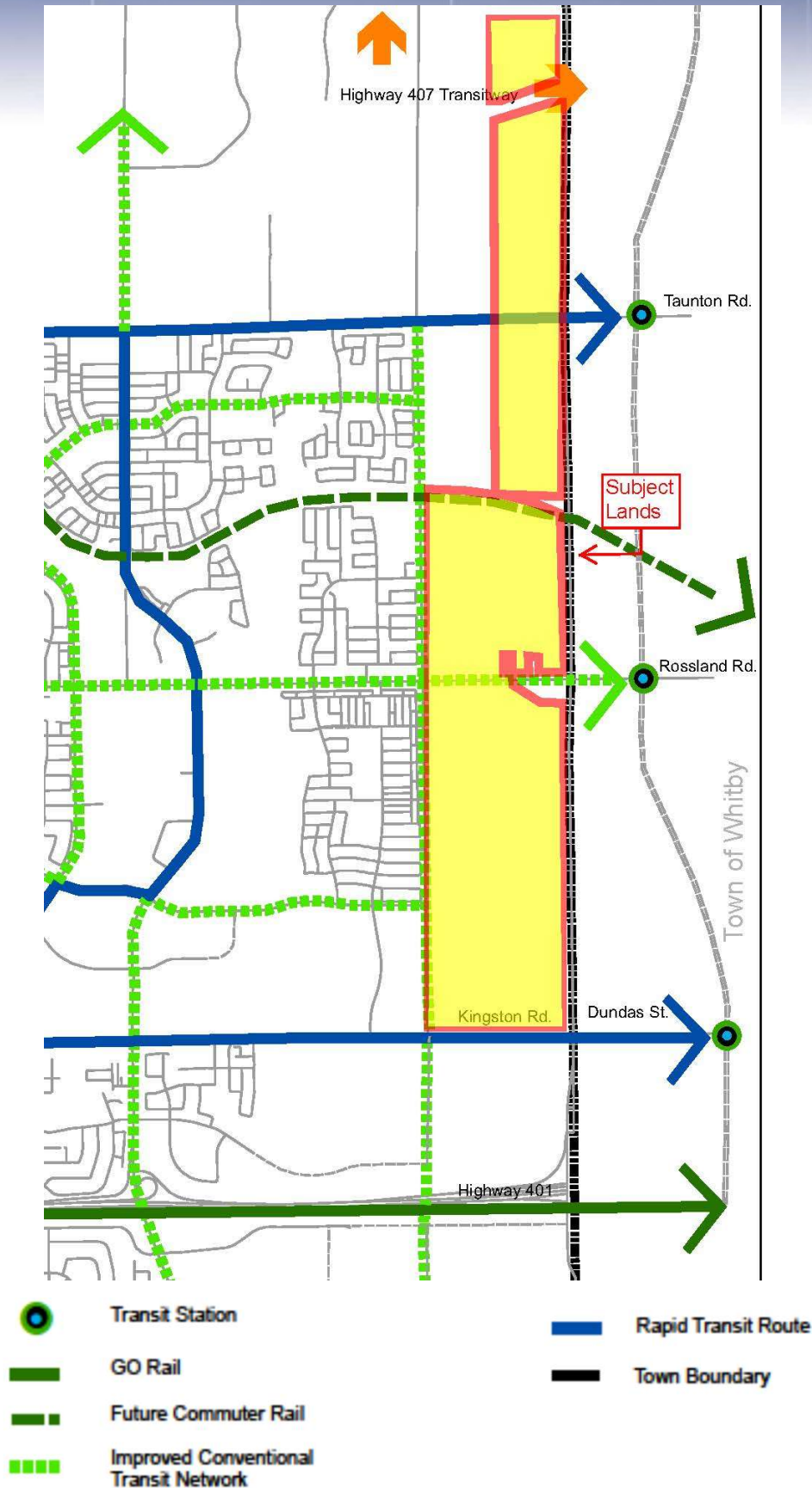
Major Transportation:

- The Lands are generally located directly between two urban areas with convenient access to major arterials and 400 series highways.
- East-West arterials include Highway 2 (Kingston Road), Rossland Road, and Taunton Road. Environmental Assessment underway regarding Rossland Road widening to 4 lanes over to Lakeridge (where it is currently 4 lanes).
- North-South arterials include Audley Road and Lakeridge Road.
- The Lands are directly north of Highway 401 with an access at Lakeridge.
- The Lands are directly west of Highway 412 with one access at Taunton Road and one at Dundas Street.
- There is also the Scarborough-Durham Bus Rapid Transit Route (BRT) currently being designed for the Kingston Road/Dundas Street (Highway 2) corridor.
- As illustrated on the two plans (excerpts) taken from the Town of Ajax Official Plan (Schedule C1 - Road System and Schedule C2 - Transit Priority System (next 2 slides)), **the Lands are amongst the best served lands in Ontario as far as multiple modes of transportation are concerned.**

Ajax Official Plan – Scheduled C1 – Road System (Excerpt)



Ajax Official Plan – Scheduled C2 – Transit Priority System (Excerpt)

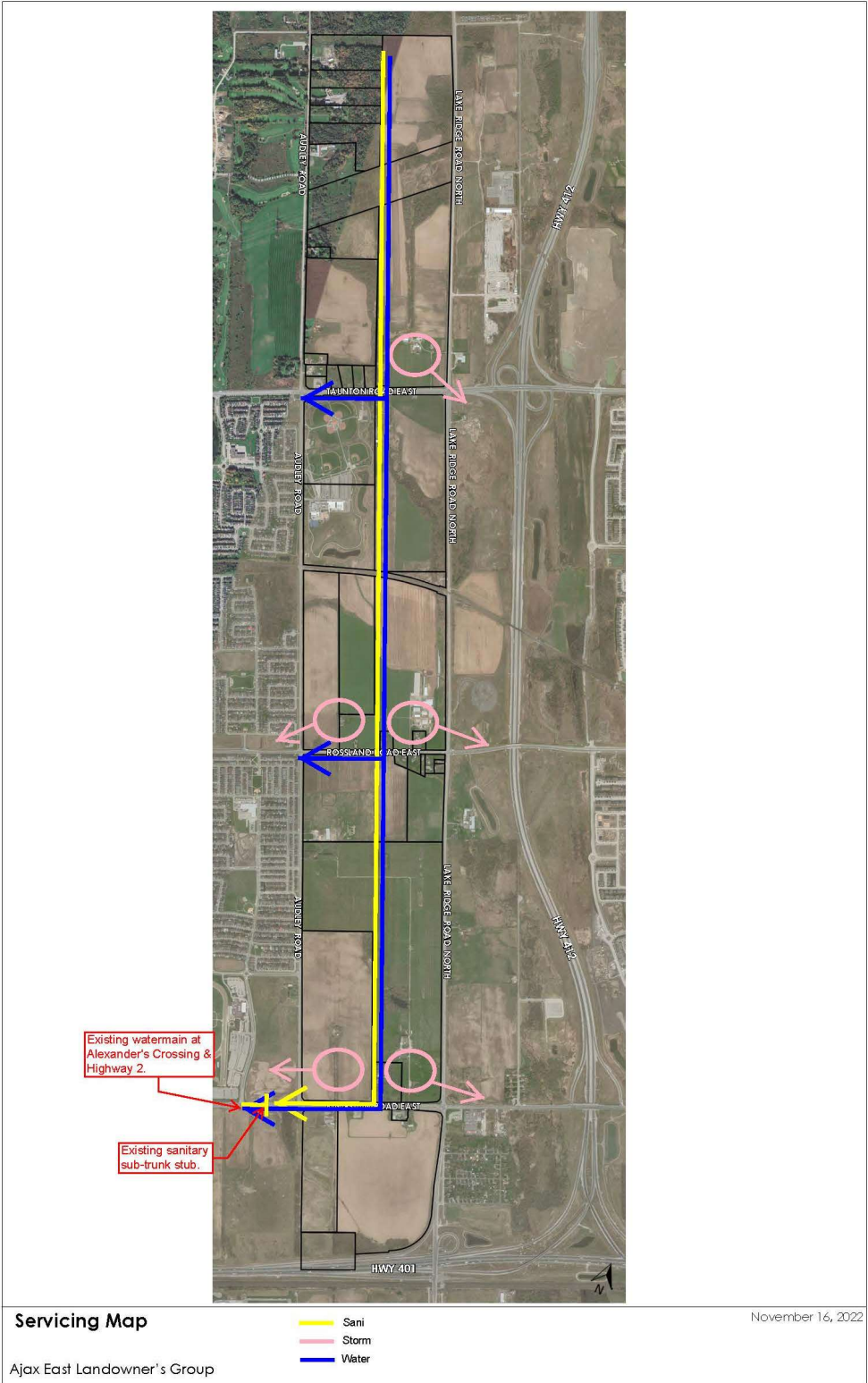


Major Servicing

Major Servicing:

- The Lands are located directly east of existing development in Ajax and west of existing development in Whitby.
- Sanitary – An existing sanitary sub-trunk is currently stubbed just west of the boundary of the Subject Lands (east of Alexanders Crossing along Highway 2). Given its proximity to existing sanitary sewers, future development can likely take advantage of existing capacity (throughout the eastern fringe of Ajax) and/or provide additional capacity through the twinning of existing sanitary sewers.
- Water – Preliminary investigations indicate that the existing water lines could be expanded and looped throughout the Lands to provide adequate water service.
- Storm – Each development block would accommodate its own storm water through storm sewers, local stormwater management ponds, and Low Impact Development techniques to ensure adequate storm water servicing.
- A preliminary servicing drawing showing potential Water & Sanitary connections as well as Storm runoff is enclosed (next slide).

Preliminary Servicing Drawing



Thank You

Questions & Comments