



64 JARDIN DRIVE, UNIT 1B  
CONCORD, ONTARIO L4K 3P3

T 905.669.4055  
KLMPLANNING.COM

KLM File: P-3144

April 22, 2024

**mmahzoningorders@ontario.ca**  
**Municipal Services Office - Central Ontario**  
16th floor, 777 Bay Street  
Toronto, ON, M7A 2J3  
Canada

**Attention: Ministry of Municipal Affairs and Housing**

**Re: Environmental Registry Ontario – ERO # 019-8511  
Comments on Minister’s Zoning Order for 1401 Harwood Avenue North  
Town of Ajax, Regional Municipality of Durham  
Landowner: Stokegrove Developments Inc.**

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KLM Planning Partners Inc. (“KLM”) is the land use planning firm retained by Stokegrove Developments Inc. (“Stokegrove” or “Tribute Communities”), the owner of a 3-hectare parcel of land located at 1401 Harwood Avenue North in the Town of Ajax (“Town”), in the Regional Municipality of Durham.

On March 24, 2023, the Town of Ajax submitted a Minister’s Zoning Order (“MZO”) package to the Ministry of Municipal Affairs and Housing (“Ministry”) that included the following materials in support of a residential townhouse development consisting of 134 units:

1. A Planning Rationale in support of an MZO, prepared by KLM Planning Partners Inc., which contained:
  - o A Context Map;
  - o A Site Plan;
  - o A Draft Zoning By-law;
  - o Contact information of individual planning consultants that Ajax staff are to correspond with at KLM Planning Partners Inc.; and,
  - o All information that is relevant to the MZO.
2. A Site Plan, illustrating setbacks and other relevant zoning information, prepared by Cassidy and Company Architectural Technologists;
3. Confirmation that the project will not be developed in phases; and,
4. Information that the day-to-day management of this file will be conducted by Susan Zucchero, Director, Land Development at Tribute Communities and that correspondence should be directed to her and copied to Lucy Stocco, Executive V.P. at Tribute Communities.

**We understand that the Ministry has posted ERO # 019-8511 and is seeking comments on our client’s MZO from April 10 to May 10, 2024. On behalf of our client, KLM Planning Partners Inc. supports the Minister’s approval of ERO # 019-8511 (1401 Harwood Avenue North, Ajax) as the MZO would implement the residential housing proposed for these lands,** which is consistent with the Town of Ajax Council’s motion on January 23, 2023, to expedite the residential development of this parcel on one of the last remaining vacant parcels in the vicinity that is otherwise surrounded by residential and institutional development.



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Over the past few years, our client has donated 0.61 ha of their original 6.07 ha landholding to Grandview Children's Centre, who are located immediately to the west to provide much-needed additional land required for the provision of on-site parking. Grandview has submitted a Site Plan application to the Town of Ajax to initiate this institutional development. On the east side of our client's property, 2.47 ha was severed and is now owned by Schlegel Villages Inc. who will be constructing a private long-term care facility, which will be providing 192 Long-Term Care beds and 320 retirement suites. The balance of the property consisting of 2.99 ha (i.e. 3 ha) will remain in our client's ownership for the proposed medium density residential development. We look forward to the Minister's approval of the MZO for 1401 Harwood Avenue North that will assist to generate much needed new housing in the Town of Ajax and fulfill the need for housing in the Province of Ontario.

Should you have any questions with respect to the above, please do not hesitate to contact the undersigned or Susan Zuccherro, Director of Land Development at Tribute Communities.

Yours truly,  
KLM PLANNING PARTNERS INC.

A handwritten signature in black ink that reads 'Grant Uyeyama'.

Grant Uyeyama, BAA, MCIP, RPP  
Principal Planner

Copy: Lucy Stocco, Tribute Communities (lucy.s@mytribute.ca)  
Susan Zuccherro, Tribute Communities (susan.z@mytribute.ca)  
Jacob Dosman, Tribute Communities (jacob.d@mytribute.ca)  
Billy Tung, Partner, KLM Planning Partners Inc.