



64 Jardin Drive, Unit 1B
Concord, Ontario
L4K 3P3
T.905.669.4055
F.905.669.0097
klmplanning.com

**PLANNING JUSTIFICATION REPORT
APPLICATIONS FOR DRAFT PLAN OF SUBDIVISION
AND ZONING BY-LAW AMENDMENT**

OAK RIDGES SEATON INC.
3160 SIDELINE 26
CITY OF PICKERING
REGIONAL MUNICIPALITY OF DURHAM

MARCH 2025

PREPARED BY:

KLM PLANNING PARTNERS INC.



FILE No: P-1977

TABLE OF CONTENTS

1.0	INTRODUCTION	1
2.0	SITE AREA AND CONTEXT	1
3.0	PROPOSED DEVELOPMENT	3
3.1	DEVELOPMENT PROPOSAL.....	3
3.2	PROPOSED POPULATION	6
4.0	PLANNING APPLICATIONS	7
4.1	DRAFT PLAN OF SUBDIVISION	7
4.2.1	ZONING BY-LAW AMENDMENT	7
5.0	SUPPORTING MATERIALS	7
5.1	ARBORIST REPORT	7
5.2	GEOTECHNICAL REPORT	7
5.3	PHASE ONE ENVIRONMENTAL SITE ASSESSMENT (ESA)	7
5.4	STAGE ONE AND STAGE TWO ARCHAEOLOGICAL ASSESSMENT	7
5.6	FUNCTIONAL SERVICING AND STORMWATER MANAGEMENT REPORT	8
5.7	ENVIRONMENTAL NOISE ASSESSMENT.....	8
6.0	PLANNING ANALYSIS.....	8
6.1	THE PLANNING ACT (R.S.O. 1990, C.P.13 AS AMENDED)	8
6.2	PROVINCIAL PLANNING STATEMENT (2024).....	11
6.3	ENVISION DURHAM – DRAFT OFFICIAL PLAN.....	15
6.4	CITY OF PICKERING OFFICIAL PLAN (Office Consolidation, 2022).....	16
6.5	SEATON URBAN AREA ZONING BY-LAW 7364/14.....	22
7.0	CONCLUSION.....	24

FIGURES, TABLES AND APPENDICIES

FIGURE 1 – LOCATION MAP

FIGURE 2 – DRAFT PLAN OF SUBDIVISION

FIGURE 3 – SURROUNDING APPROVED DRAFT PLAN OF SUBDIVISION 2009-02

FIGURE 4 – PICKERING OFFICIAL PLAN SCHEDULE 1 – LAND USE STRUCTURE

FIGURE 5 – MOUNT PLEASANT NEIGHBOURHOOD PLAN

FIGURE 6 – DRAFT ZONING BY-LAW SCHEDULE

TABLE 1 – DRAFT PLAN OF SUBDIVISION BLOCK SUMMARY

TABLE 2 – PERSONS PER UNIT TYPE

TABLE 3 – POPULATION BY NEIGHBOURHOOD SUMMARY

TABLE 4 – URBAN RESIDENTIAL AREAS – PERMITTED USES

TABLE 5 – RESIDENTIAL AREA SUBCATEGORY DENISTY REQUIREMENTS

1.0 INTRODUCTION

KLM Planning Partners Inc. (“**KLM**”) has been retained by Oak Ridges Seaton Inc. (the “**Owner**”) with respect to the proposed Draft Plan of Subdivision for a previously non-participating parcel referred to as “out-parcel A11” within the Seaton Community, adjacent to approved Draft Plan of Subdivision 2009-02. It is municipally known as 3160 Sideline 26 (“**Subject Property**”), in the City of Pickering (“**City**”), in the Region of Durham (“**Region**”).

This Planning Justification Report (“**PJR**”) has been submitted in support of applications for a Zoning By-law Amendment (the “**ZBA Application**”) and Draft Plan of Subdivision (the “**DPOS**”) which are required to facilitate the creation of 27.5 rear lane accessed townhouses together with a public rear lane and to expand on the existing Zoning By-law 7634/14 to include the subject lands in the amendment process.

The purpose of this report is to provide planning analysis and justification in support of the proposed development and associated applications through an analysis of the applicable Provincial, Regional, and Municipal land use policies and plans as they relate to the proposed development. The report will also provide planning rationale for the proposed development, detailing how the proposal represents an appropriate form of development and good land use planning.

2.0 SITE AREA AND CONTEXT

The Subject Property is an out-parcel abutting an approved Draft Plan of Subdivision (file SP-2009-02) also owned by the Owner. The out-parcel was under a non-participating ownership at the time of the processing of the abutting draft plan of subdivision. The property has a total area of 0.5137 hectares (1.27 acres). The Subject Property has approximately 69.12m (226.77ft) of frontage on the west side of Whites Road and 41.32m (135.56ft) on the proposed Alexander Knox Road. For context on the abutting approved Draft Plan of Subdivision, in 2016 an application for zoning by-law amendment (file A14/15) and a request for a red-line revision of draft plan of subdivision SP-2009-02 were submitted to the City to accommodate a revised location of the Regional Reservoir Block, which necessitated changes to the approved Draft Plan and implementing zoning.

An information report was presented to Planning & Development Committee on June 20, 2016. The redline plan changes to the surrounding Draft Plan of Subdivision do not have any effect on the proposed development of the out-parcel discussed in this Report but are being submitted concurrently so the subdivision can be reviewed holistically.

Figure 1 – Location Map



3.0 PROPOSED DEVELOPMENT

3.1 DEVELOPMENT PROPOSAL

This application for Draft Plan of Subdivision and Zoning By-law Amendment proposes to expand the existing zoning to include this out-parcel and develop it with a medium-density development in the form of 27.5 townhouses. The proposed development contributes to the completion of the Mount Pleasant Neighbourhood.

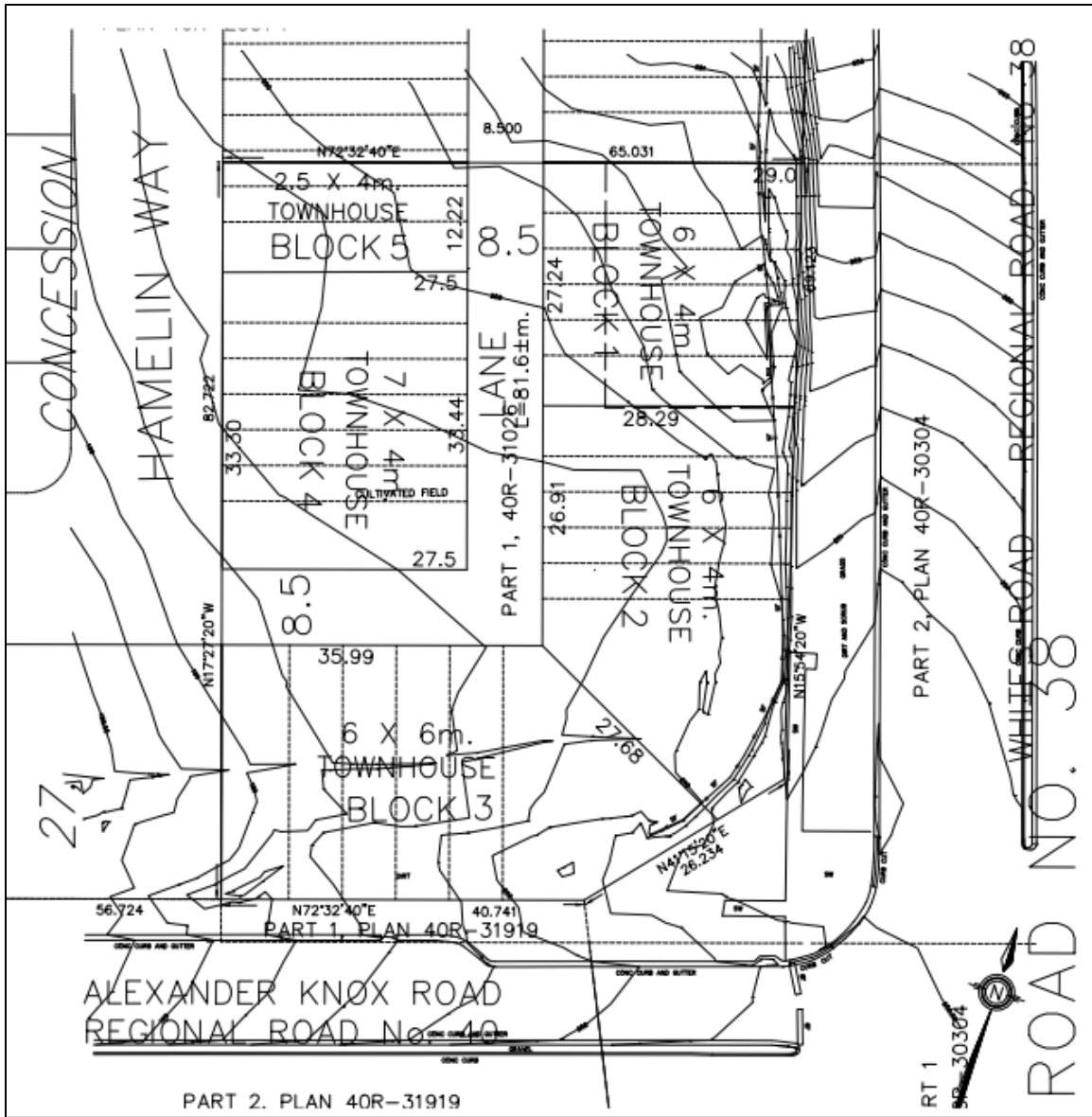
A statistical summary of the plan is detailed in the chart below:

Block Number	Land Use	Number of Units	Area
Blocks 1, 2, 4, 5	Street Townhouses (Lane Accessed)	21.5 units	0.31 ha (0.769 acres)
Block 3	Street Townhouses (Lane Accessed)	6 units	0.133 ha (0.329 acres)
Street	Public Lane	8.5 metre right-of-way	0.069 ha (0.171 acres)
TOTAL		27.5 Units (Proposed)	0.5137ha (1.27 acres)

Table 1 - Draft Plan of Subdivision Block Summary

The proposed development provides for a medium-density built form with a site-specific residential density of approximately 53.5 units per hectare. The proposed development completes the public lane and townhouse blocks of the surrounding approved draft plan of subdivision, completing this portion of the neighbourhood.

Figure 2 – Draft Plan of Subdivision



3.2 PROPOSED POPULATION

The City of Pickering Official Plan establishes population and growth forecasts to ensure that the City makes efficient use of land and infrastructure, fosters the creation of complete communities, supports investments in transit, and contributes to housing affordability. This section of the Report will demonstrate how the Proposed Development will contribute to the City’s population distribution targets.

Population growth is fueled by the combination of net immigration of people from other parts of the Greater Toronto Area (the “GTA”) along with natural increase of the existing population. The Development Charges Background Study for the City of Pickering was prepared by Watson & Associates Economists Ltd., dated July 13, 2022 (the “City’s DC Background Study”). Pursuant to Schedule 2 of the City’s DC Background Study, the City is expected to have a population of 189,200 by mid 2039, with approximately 18,001 multiple dwelling units. The population forecast provided in **Table 2** below with respect to the Proposed Development is based on the assumed Persons Per Unit (“PPU”) provided in Schedule 8 in the City’s DC Background Study.

Based on the population projections outlined below, the Proposed Development of the Subject Lands will contribute approximately 75.43 people to the City’s share of the residential allocation to the 2039 horizon. Based upon a combined total of approximately 75.43 residents, and a net site area of 0.5137 hectares, the Proposed Development results in a density of 146.8 residents per net hectare. As such, the Proposed Development has a positive contribution to the Region and City’s population and density targets.

Area	Unit Type	Persons Per Unit (20 Year Average)	Proposed Units	Estimated Number of Persons	Units Per Hectare	Density (Residents/ha)
0.5137ha	Medium Density	2.743	27.5	75.43	53.5	146.8

Table 2 - Persons per Unit Type

4.0 PLANNING APPLICATIONS

4.1 DRAFT PLAN OF SUBDIVISION

The proposed Draft Plan of Subdivision application seeks to create the blocks and public streets required to facilitate the land uses identified in Section 3.1 above.

4.2.1 ZONING BY-LAW AMENDMENT

In order to permit the proposed development, a Zoning By-law Amendment is required. The following amendments to the Seaton Zoning By-law 7364/14 are required to implement the proposed development:

- Rezone the subject lands from the Agricultural (A) Zone under Zoning By-law 3037 to Medium Density – Multiple (MD-M) and (MD-M1) Zone to permit rear lane townhouse dwellings under the Seaton Zoning By-law 7364/14.

5.0 SUPPORTING MATERIALS

In addition to this Report, several additional studies/reports have been prepared by various professional consultants in connection with the Applications. A brief summary of each report is provided below:

5.1 ARBORIST REPORT

An Arborist Report dated June 1, 2023, has been prepared by Cosburn Giberson Landscape Architects which assessed trees on and around the site, advises of protection measures for trees to be retained, and outlines trees to be removed with associated compensation. The report identifies that most of the overgrowth on the site will be proposed for removal, as there are no significant trees on the Subject Lands.

5.2 GEOTECHNICAL REPORT

A Geotechnical Report dated March 28, 2023, has been prepared by EXP Services Inc. to determine the subsurface soil and groundwater conditions, which will provide geotechnical engineering guidelines for the design and construction of the Proposed Development. The report identifies processes for vegetation and soil removal from the proposed building and pavement areas, excavation, and adequate groundwater control measures. Finally, the report finds that the Subject Lands are suitable for construction of single-family dwellings, townhouses, schools, medium-density blocks and a mixed-use block.

5.3 PHASE ONE ENVIRONMENTAL SITE ASSESSMENT (ESA)

The Phase One Environmental Site Assessment (ESA) dated April 19, 2023, has been prepared by EXP Services Inc. The purpose of the Phase One ESA was to identify the presence of or absence of potentially contaminating activities on the Subject Lands or study area. The information acquired from the Phase One ESA determined that there are no potential environmental concerns identified on the Subject Lands or the study area.

5.4 STAGE ONE AND STAGE TWO ARCHAEOLOGICAL ASSESSMENT

A Stage One and Stage Two Archaeological Assessment dated October 26, 2023, has been prepared by Archaeological Consultants Canada to determine if archaeological potential exists for the Subject Lands. The Stage One assessment concluded with the

recommendation that the Subject Lands has general archaeological potential. The Stage Two assessment concluded that no artifacts or archaeological resources were identified and recommended that no further archaeological work was required.

5.5 TRAFFIC SENSITIVITY ANALYSIS

A Traffic Sensitivity Analysis dated December 17, 2024, has been prepared by the BA Group which assesses the proposed development in the context of the surrounding and proposed street networks. The report concludes that TDM measures are to be provided and that all intersections within the study area are projected to operate with acceptable levels of service and within capacity.

5.6 FUNCTIONAL SERVICING AND STORMWATER MANAGEMENT REPORT

A Functional Servicing and Stormwater Management Report (FSSR) dated October 2024 has been prepared by Sabourin Kimble & Associates Ltd. to demonstrate that the proposed servicing infrastructure for the Proposed Development conforms with the Region of Durham and City of Pickering standards. The FSSR analyzes the proposed storm, sanitary and water supply servicing concept for the Subject Lands with the design standards of the Region and City. The FSSR confirms that the site can be feasibly serviced.

5.7 ENVIRONMENTAL NOISE ASSESSMENT

An Environmental Noise Assessment dated November 2024 has been prepared by YCA Engineering Ltd., which concludes that the development is feasible, providing noise mitigation recommendations and measures that can be incorporated into the development to ensure it will satisfy Provincial, Regional and City noise and vibration requirements.

6.0 PLANNING ANALYSIS

6.1 THE PLANNING ACT (R.S.O. 1990, C.P.13 AS AMENDED)

The purpose of the *Planning Act* is to promote economically, environmentally, and socially sustainable development through a land use planning system guided by provincial policy. The *Planning Act* additionally aims to integrate matters of provincial interest in planning decisions and encourages cooperation and coordination of interests. Section 51(24) of the *Planning Act* provides specific criteria for the approval of a Draft Plan of Subdivision.

	Policy	Evaluation
(a)	<i>the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;</i>	The Zoning By-law Amendment and Draft Plan of Subdivision applications contemplate a community which accounts for matters of provincial interest and the requisite criteria.
(b)	<i>whether the proposed subdivision is premature or in the public interest;</i>	The subdivision is not premature as it is an out-parcel that will have the effect of filling in a vacant area of the previously approved Draft Plan of Subdivision 2009-02.

(c)	<i>whether the plan conforms to the official plan and adjacent plans of subdivision, if any;</i>	The applications propose to implement the direction set out by the City's Official Plan and neighbourhood plan. The site layout and design has also considered the existing plan of subdivision surrounding the subject lands to ensure a cohesive community is achieved.
(d)	<i>the suitability of the land for the purposes for which it is to be subdivided;</i>	The Draft Plan of Subdivision has been coordinated to ensure that it conforms to the City of Pickering Official Plan (2018 Office Consolidation, as amended).
(d.1)	<i>if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing</i>	Affordable housing units are not proposed as part of this application. However, the proposed development of twenty-six (26) townhouse dwellings will contribute to housing diversity this subdivision and the City of Pickering, such that more housing choices and price points are available to purchasers.
(e)	<i>the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;</i>	The proposed lane will connect with the previously approved road network in the surrounding draft plan of subdivision.
(f)	<i>the dimensions and shapes of the proposed lots;</i>	The proposed development is situated on a generally rectangularly shaped corner lot with a site triangle on the south-east corner. The proposed townhouse blocks have been designed to adequately accommodate their intended dwelling type and create a consistent lot pattern across the draft plan area. The dwelling units will be reviewed in further detail through a future site plan approval process. The proposed development is compatible and has consideration for the existing and planned fabric of the surrounding community.
(g)	<i>the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;</i>	There are no restrictions or proposed restrictions on the subject lands or the buildings and structures proposed to be erected on it.
(h)	<i>conservation of natural resources and flood control;</i>	The proposed Draft Plan of Subdivision will not create any negative impacts to the natural environment. Stormwater

		management blocks have been provided in the surrounding Draft Plan of Subdivision which will provide flood control for the subject lands.
(i)	<i>the adequacy of utilities and municipal services;</i>	As part of this application, a Functional Servicing and Stormwater Management Report has been prepared to ensure efficient and adequate infrastructure will be provided for delivery of sewage and water services, and management of stormwater. Additionally, studies and plans have also been submitted with the application to demonstrate adequacy of movement through the site by various modes including pedestrian, cyclist, and vehicular alike, in a safe and efficient manner.
(j)	<i>the adequacy of school sites;</i>	The applications will be circulated to the local school board, utility providers and other stakeholders for comments to ensure that all necessary social and hard infrastructure are accounted and any concerns are addressed.
(k)	<i>the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;</i>	No land in this Draft Plan of Subdivision will be conveyed or dedicated for public purposes.
(l)	<i>the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and</i>	Development of the land in a high-quality built form will provide residential uses at the density prescribed by the applicable land use designation of the City's Official Plan and will contribute to achieving a complete community in a location deemed appropriate for such growth in a previously approved Draft Plan of Subdivision.
(m)	<i>the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the City of Toronto Act, 2006. 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4); 2016, c. 25, Sched. 4, s. 8 (2)."</i>	The proposal is not subject to site plan control at present, however blocks created through the applications may be subject to a site plan process at a future date.

The proposed Draft Plan of Subdivision takes into consideration matters of provincial interest. The proposed development will not have any impact on ecological systems, agricultural resources of the Province, natural resources, archaeological features, water/energy conservation, public health and safety, affordable housing or employment opportunities. The proposed development will provide for an adequate number of new residential dwelling units that will complement the surrounding approved Draft Plan of Subdivision (SP-2009-02) and complete the immediate neighbourhood. The proposed Draft Plan of Subdivision is consistent with the City of Pickering's Official Plan, provides for appropriate residential land use that assists the Province in meeting its density goals and will contribute to the completion of the overall Draft Plan of Subdivision for the area.

The proposed applications are consistent with and conform to Provincial Plans that are currently in effect as outlined in this report. It is our opinion that the applications satisfy the requirements of the Planning Act.

6.2 PROVINCIAL PLANNING STATEMENT (2024)

The Provincial Planning Statement 2024 (the "PPS") is a guiding document providing policy direction on matters of Provincial interest related to planning and development. The PPS seeks to set a policy foundation for regulations on land use and development while also supporting the Provincial goal to enhance the quality of life for Ontarians. The PPS includes policies that direct growth to existing urban areas which contributes to the creation of strong communities, healthy environments, and long-term economic growth. As noted above, Section 3 (5) of the Act states that all decisions respecting planning matters must be consistent with policy statements issued under the Act, including the PPS.

The PPS, issued under Section 3 of the Planning Act, came into effect on October 20th, 2024, replacing the previous version that came into effect on May 1st, 2020. The current PPS integrates the 2020 version as well as A Place to Grow: Growth Plan for the Greater Golden Horseshoe into a singular province-wide policy document.

A founding principle and theme throughout the PPS is building strong communities that are sustainable and resilient for people of all ages. Strong communities provide long-term prosperity and social well-being for all Ontarians. To achieve this objective, the PPS promotes efficient land use and development patterns that accommodates for a range of dwelling types and densities, which improves the financial viability of the province and its municipalities. By promoting the integration of land use planning, growth management, transit-supportive development and intensification, municipalities are able to meet growth projections and the needs of existing and future residents. Directing development and residential intensification within built-up areas which have sufficient infrastructure capacity to service new dwelling units, supports municipalities in achieving their density and population targets. These goals are also achieved by supporting development that is compact and which optimizes the use of land while maintaining appropriate levels of public health and safety. An analysis of the applicable policies of the PPS is below:

Policy:

2.1 Planning for People and Homes

1. *As informed by provincial guidance, planning authorities shall base population and employment growth forecasts on Ontario Population Projections published by the Ministry of Finance and may modify, as appropriate.*
2. *Notwithstanding policy 2.1.1, municipalities may continue to forecast growth using population and employment forecasts previously issued by the Province for the purposes of land use planning*
4. *To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:*
 - a) *maintain at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential development; and*
 - b) *maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned, including units in draft approved or registered plans.*
6. *Planning authorities should support the achievement of complete communities by:*
 - a) *accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, longterm care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;*
 - b) *improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and*
 - c) *improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.*

Response: The Proposed Development addresses the PPS regarding the efficient use of land. The Proposed Development represents a compact form of development, making efficient use of an underutilized parcel of land. The surrounding residential uses are predominantly single-detached dwellings, and the proposed townhouse typology adds to the available housing supply as well as diversifies the housing typology in the area, further contributing to meeting the current and long-term housing needs of Durham Region and the City of Pickering.

Policy:

2.2 Housing

1. *Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:*
 - a) *establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;*
 - b) *permitting and facilitating:*
 1. *all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and*

2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;

- c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and
- d) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.

Response: The Proposed Development offers a residential dwelling type that will help to meet the housing needs in the City of Pickering. The townhouse typology adds to the proposed housing mix in the surrounding area, providing future residents of different age, family structure and income the opportunity to live, work and age in the City. Although the development will not be marketed as affordable housing; the townhouse form is inherently more affordable than single detached dwellings, expanding upon the housing options in the area, meeting the needs of current and future residents.

Policy:

2.3 Settlement Areas and Settlement Area Boundary Expansions

1. Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.

2. Land use patterns within settlement areas should be based on densities and a mix of land uses which:

- a) efficiently use land and resources;
- b) optimize existing and planned infrastructure and public service facilities;
- c) support active transportation;
- d) are transit-supportive, as appropriate; and
- e) are freight-supportive.

3. Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.

4. Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions.

5. Planning authorities are encouraged to establish density targets for designated growth areas, based on local conditions. Large and fast-growing municipalities are encouraged to plan for a target of 50 residents and jobs per gross hectare in designated growth areas.

Response: The Subject Lands are within the urban boundary of the City of Pickering and are therefore intended to accommodate growth and development. The Proposed Development will make efficient use of an underutilized parcel of land within the urban boundary. The townhouse form represents an appropriate level of intensification, helping to address the growing population projections of the Region and City. The Subject Lands will make efficient use of future infrastructure and services resulting from the development of the surrounding subdivision.

Policy:*2.9 Energy Conservation, Air Quality and Climate Change*

1. Planning authorities shall plan to reduce greenhouse gas emissions and prepare for the impacts of a changing climate through approaches that:

- a) support the achievement of compact, transit-supportive, and complete communities;*
- b) incorporate climate change considerations in planning for and the development of infrastructure, including stormwater management systems, and public service facilities;*
- c) support energy conservation and efficiency;*
- d) promote green infrastructure, low impact development, and active transportation, protect the environment and improve air quality; and*
- e) take into consideration any additional approaches that help reduce greenhouse gas emissions and build community resilience to the impacts of a changing climate.*

Response: The Proposed Development is transit oriented as the Subject Lands are within walking distance of Whites Road, a Type A Arterial Road and Alexander Knox Road, a Type B Arterial Road as per Schedule II of the Pickering Official Plan. These arterials roads will provide future connections to public transportation which will help to reduce single occupancy vehicle trips, reduce greenhouse gas emissions and build community resilience to climate change.

Policy:*3.6 Sewage, Water and Stormwater*

2. Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. For clarity, municipal sewage services and municipal water services include both centralized servicing systems and decentralized servicing systems.

8. Planning for stormwater management shall: a) be integrated with planning for sewage and water services and ensure that systems are optimized, retrofitted as appropriate, feasible and financially viable over their full life cycle; b) minimize, or, where possible, prevent or reduce increases in stormwater volumes and contaminant loads; c) minimize erosion and changes in water balance including through the use of green infrastructure; d) mitigate risks to human health, safety, property and the environment; e) maximize the extent and function of vegetative and pervious surfaces; f) promote best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development; and g) align with any comprehensive municipal plans for stormwater management that consider cumulative impacts of stormwater from development on a watershed scale.

Response: The Proposed Development will be serviced by municipal services. Pursuant to the reports prepared by Sabourin Kimble & Associates, dated October 2024, the Proposed Development can be feasibly serviced.

Policy:*3.9 Public Spaces, Recreation, Parks, Trails and Open Space*

1. Healthy, active, and inclusive communities should be promoted by:

- a) planning public streets, spaces and facilities to be safe, meet the needs of persons of all ages and abilities, including pedestrians, foster social interaction and facilitate active transportation and community connectivity;*

Response: The Subject Lands are well supported by future arterial roads, which will provide for public transit stops. Parks and amenities will be readily accessible to future residents as part of the surrounding subdivision.

In consideration of the foregoing, it is our opinion that the Proposed Development is consistent with the Provincial Planning Statement (2024).

6.3 ENVISION DURHAM – DRAFT OFFICIAL PLAN

In May 2018, the Region of Durham began the Municipal Comprehensive Review (MCR) Process. Envision Durham includes the release of a new Regional Official Plan, which was approved by the Province of Ontario on December 13, 2024.

The Regional Official Plan designates the subject property as “Community Areas” which are intended to offer a complete living environment for Durham’s residents. They are comprised of housing, commercial uses, offices, institutional uses, community services and public service facilities.

Section 5.6 of the Draft Official Plan discusses the Seaton Community which is planned to be developed as “*an urban community surrounding by a protected natural heritage system*”. Section 5.6.3 of the Draft Official Plan indicates that the Region aims to “*plan and implement servicing and infrastructure arrangements for the Seaton Urban Area based on a population of 61,000 people and 30,500 jobs, and with the potential for up to 70,000 residents and 35,000 jobs through intensification over the long-term*”.

The proposed Draft Plan of Subdivision contributes to the range and mix of housing options within the complete community offered in the approved surrounding Draft Plan of Subdivision 2009-02. The proposed townhouse dwellings are compact and are an efficient land use pattern that contribute to the surrounding community. The development of this out-parcel assists the Region in achieving its population and household numbers outlined above and in Section 5.6.3 and provides for appropriate density to support future transit and utilize infrastructure and public service facilities.

In consideration of the foregoing, it is our opinion that the Proposed Development conforms to the applicable policies of the Region of Durham Official Plan.

6.4 CITY OF PICKERING OFFICIAL PLAN (Office Consolidation, 2022)

The City of Pickering Official Plan (“**POP**”) is on its 9th Edition, which was released in March 2022. This Plan provides a vision for the City of Pickering, identifies how the vision can be achieved and presents city policies in order to guide development to fulfill this vision. The Official Plan provides further direction from the Region of Durham Draft Official Plan for the Seaton Area, through additional details policies and land use schedules.

The City of Pickering Official Plan discusses the importance of the “Urban System”, with goals in mind to establish and encourage a complete urban area with a wide mix and diversity of uses, activities, experiences and hobbies. These areas should be safe and accessible and should involve any interested groups and individuals in making decisions regarding the urban areas. Section 2.7 of the POP indicates that in regards to the Urban System, City Council shall:

- a) Encourage a variety of uses in close proximity to one another through a well designed, compact urban form;
- b) Make efficient use of infrastructure, land and services, and facilitate the local economic and social interactions between people;
- c) Increase overall the number and variety of housing, employment, educational, cultural, recreational, and other opportunities and experiences within the urban area;
- g) Improve the physical design of neighbourhoods, streets and public realm, making them safer, more attractive, more comfortable, more human in scale, and more respectful of cultural and natural heritage.

Section 2.8 of the POP indicates that the Urban System is comprised of three adjoining areas in Pickering:

- b) The Seaton Urban Area, extending northerly from the C.P. (Belleville) rail line to Highway 7, generally between the West Duffins Creek and the 16th side road but also including lands north of Highway 7 generally between the West Duffins Creek and North Road as shown on Map 2.

In addition, the following area shall be considered part of the urban system:

- i. Lands between the C.P. (Belleville) rail line and up to the Federal Airport lands (generally Highway 7), west of Sideline 16/Ajax-Pickering boundary, east of the West Duffins Creek, generally known as the Seaton Urban Area.

Section 2.12 of the POP specifies that City Council shall plan the Seaton Urban Area as a sustainable urban community which shall be compact, walkable and pedestrian focused and contain a mix of uses that can adapt and evolve over time. It shall be based on the following key sustainability principles:

- a) create walkable, transit supportive neighbourhoods through compact development; integration of mixed-use development; and distribution of parks and recreational facilities;
- b) create a transit, cycling and pedestrian supportive urban system with pedestrian-oriented roads, and fully integrated cycling and walking networks;
- c) promote environmentally sustainable building and design practices;

- d) provide for a range of housing types and densities that meet the needs of a diverse population;
- f) protect cultural heritage resources and archaeological resources; and
- g) create an adaptive and resilient urban community

In terms of population, Section 2.13 a) states that the “development of an urban community that will accommodate 61,000 people by 2031 and be planned to accommodate up to 70,000 people through long-term intensification. This population is based on the policy direction for compact development, higher densities and the direction to use land and services more efficiently. The Community Nodes and to a lesser extent the Mixed Corridors may develop first with primarily commercial uses and intensify over time with a broader mix of uses, which will contribute to long-term intensification. The 2031 population by Neighbourhood, within the Seaton Urban Area, is set out in Table 1B”;

Table 1B (Excerpt) of the POP	
Seaton Urban Area Neighbourhoods	2031 Population
18 Mount Pleasant	18,000

Table 3 - Population by Neighbourhood Summary

The Subject Property is designated as “Urban Residential Areas” and furthermore as “Medium Density Areas” as per Schedule 1 – Land Use Structure of the POP. The Urban Residential Areas are primarily used for housing and related uses. Table 8 of the POP, as summarized below, indicates the permitted uses in the Urban Residential designation:

Designation	Permissible Uses
Urban Residential Areas	Residential uses, home occupations, limited offices servicing the area, and limited retailing of goods and services servicing the area; Community, cultural and recreational uses; Community gardens; Farmers’ markets; Compatible employments uses, and compatible special purpose commercial uses servicing the area.

Table 4 - Urban Residential Areas - Permitted Uses

The POP sets out the maximum and minimum net residential density requirements of the low-, medium- and high-density subcategories of the Urban Residential Areas, these ranges are outlined in the summary of Table 9 of the POP below:

Residential Area Subcategory	Maximum and Minimum Net Residential Density (in dwellings per net hectare)
Low Density Area	Up to and including 30
Medium Density Area	Over 30 and up to and including 80
High Density Area	Over 80 and up to and including 140

Table 5 – Residential Area Subcategory Density Requirements

The proposed development of this out-parcel makes efficient use of the land through an appropriate land use and a density of 53.5 units per hectare, which achieves and surpasses the minimum required density for Medium Density Areas. The proposed development will make efficient use of infrastructure and public service facilities that are located within the surrounding approved Draft Plan of Subdivision. The proposed development implements the Urban Residential Areas designation by proposing an appropriate land use within the overall Draft Plan of Subdivision and as generally envisioned by the Mount Pleasant Neighbourhood Plan.

Section 11 of the POP discusses the policies surrounding the Seaton Urban Area. This area is intended to be a walkable, pedestrian oriented community built at a relatively compact density. While the built forms are anticipated to be modest in scale, densities should be significant enough to support an active community and street life. The POP states that it is the objective of City Council to:

- a) Develop urban neighbourhoods that create a sense of community, promote social interaction, and create an attractive destination for residents of the surrounding neighbourhood;
- c) Create a walkable and transit-supportive community from the earliest stages of development by establishing a minimum density for residential development through the creation of a vibrant and safe street life;
- d) Ensure that neighbourhood plans define a street network based on a modified grid that provides a high degree of connectivity, permeability and access to key locations (parks, natural features, public features, landmarks), and supports pedestrian and bicycle movement;
- e) Provide an appropriate number of facilities and potential locations to meet open space and recreational needs;
- f) Ensure that facility locations are accessible by a variety of modes of transportation;
- g) Ensure that facility locations are centrally located to the populations they are serving, wherever possible; and,
- h) Use public facilities as gateways into the Natural Heritage System, wherever possible and appropriate, thereby linking the community with the Natural Heritage System, by providing trailheads, shared services such as parking, and other amenities for community residents.

The POP brings forward further density policies for the Seaton Urban Area, indicating that *“despite the policies of 3.9 and Table 8, shall require the following residential densities (in units per hectare) to apply within the Seaton Urban Area neighbourhoods:”*

- ii. Medium Density Area: over 40 and up to and including 80.

The POP discusses the need for housing variety in Section 11.46 which outlines that objective of City Council to *“provide for an adequate range of housing opportunities that respond to existing and future needs and characteristics of the anticipated population in terms of form, location, size, cost and tenure”*. Further to the density requirements of the POP, Section 11.47 outlines the mix of housing that is sought after for the Seaton Urban Area, in particular that *“The Seaton Urban Area should be planned overall to achieve a target of approximately 40 percent of the housing in single and semi-detached housing forms, approximately 40 percent in townhouse and similar low rise multiple unit houses and 20 percent in apartments. The proposed development*

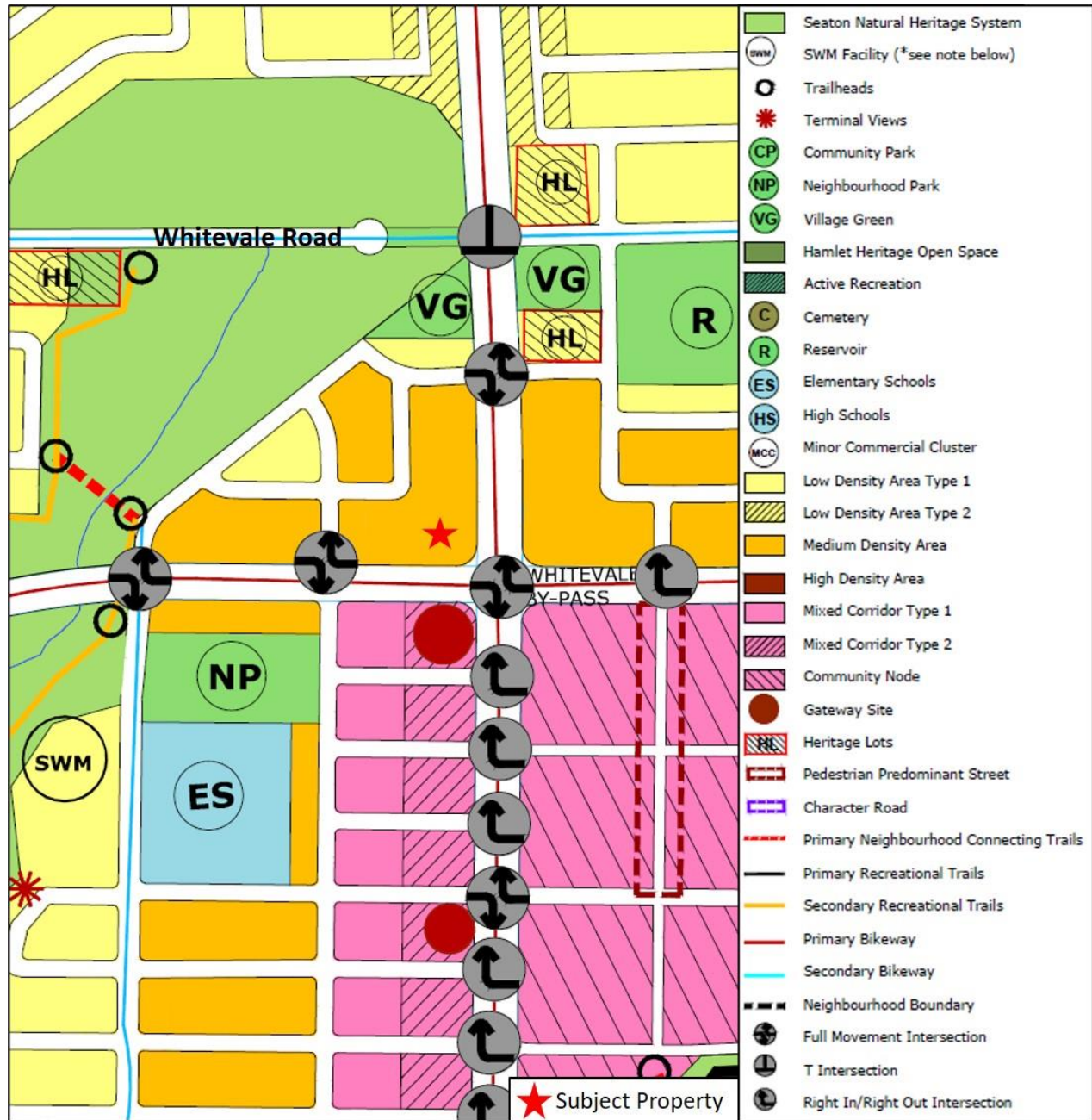
implements the medium density residential designation and contributes to the overall housing mix within Seaton

The Subject Property is located within the Mount Pleasant Community (Neighbourhood 18) as per Schedule X of the POP. This area is the westernmost neighbourhood in the Seaton Urban Area and is generally surrounding by the Seaton Natural Heritage System on all four sides of the neighbourhood. This neighbourhood is planned to have a broad range of land uses and densities, including commercial and mixed use, and a variety of residential and mixed use built-forms. Schedule I of the of the POP designates the subject property as “*Medium Density Areas*”.

Section 12.20 of the POP states that City Council shall “*provide greater direction on housing types within Medium Density Area designation by permitting single detached and semi-detached dwellings to comprise no more than 25 percent of all unit types within the designation.*”

This proposal provides for a medium density development in the form of lane accessed street townhouse dwellings with a site specific density of 53.5 units per hectare. The proposed development achieves and surpasses the minimum density requirements for the Medium Density Area subcategory as outlined in Table 9 and furthermore in Section 11.2 of the POP. Based on the foregoing, the proposed development conforms to the City of Pickering Official Plan.

Figure 5 – City of Pickering Official Plan (POP) Schedule X - Neighbourhood 18

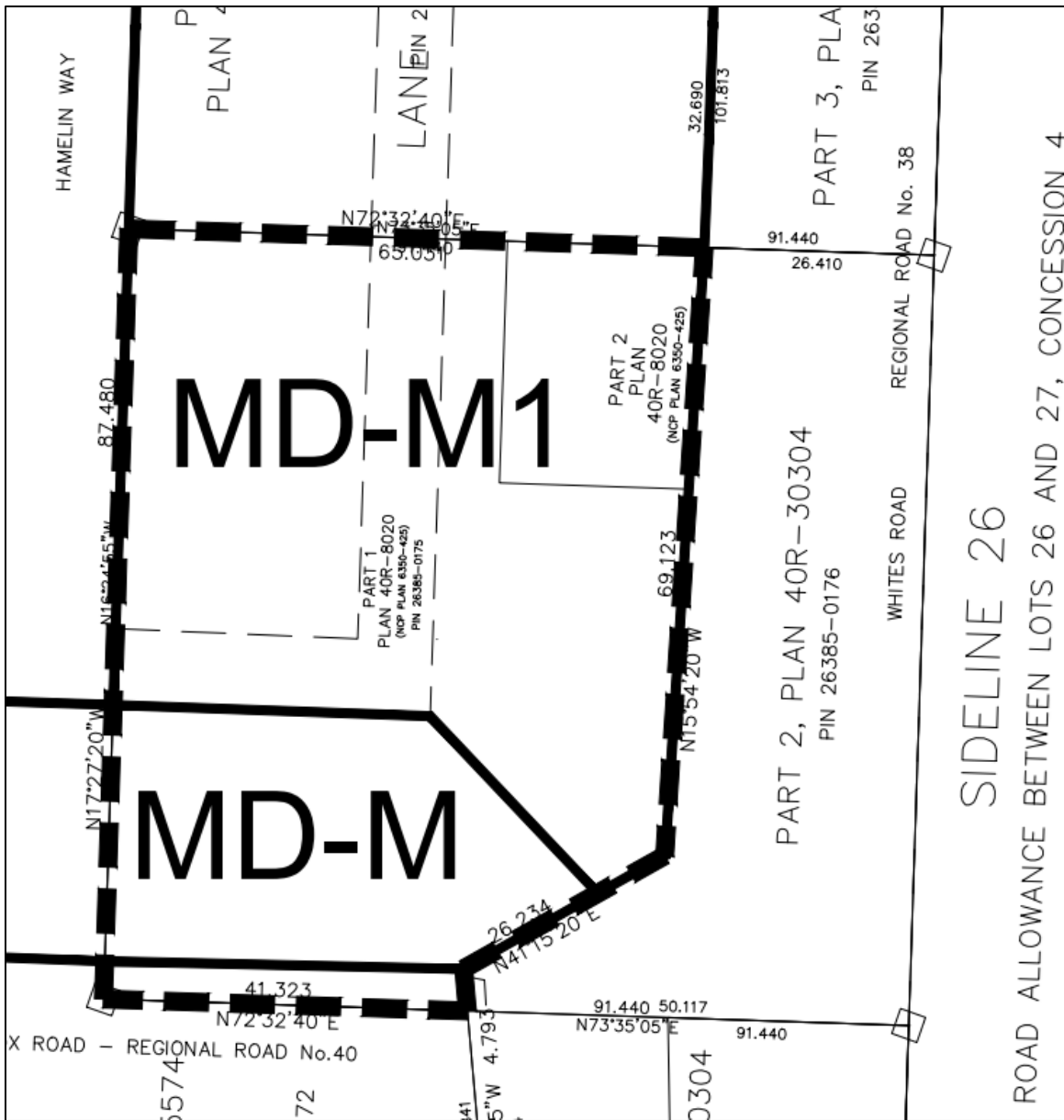


6.5 SEATON URBAN AREA ZONING BY-LAW 7364/14

This application for a Zoning By-law Amendment looks to expand on the existing Zoning By-law 7634/14 (“The Seaton Zoning By-law”) to include the subject lands as they are currently still within the limits of the City’s Zoning By-law 3037. The Subject Property is currently vacant, rural residential land and zoned as Agricultural as per Zoning By-law 3037. The proposed Zoning By-law Amendment would have the intent of removing the lands from Zoning By-law 3037 and placing them into the Seaton Zoning By-law as Medium Density – Multiple (MD-M) and (MD-M1) Zones to match the existing zoning of the neighbouring blocks.

It is our opinion that the proposed amendments to the Zoning By-law are appropriate to facilitate the implementation of the proposed use and building type, achieving a medium-density target and having regard for good urban design principles.

Figure 6 – Draft Zoning By-law Schedule



7.0 CONCLUSION

Based on the analysis included within this Report and the conclusions and recommendations of the reports submitted in connection with the Applications, the Proposed Development is consistent with and in conformity to the relevant policy framework outlined in the Provincial Planning Statement (2024). The Proposed Development also conforms to the policies of the Durham Region Official Plan and the City of Pickering Official Plan. The design and layout of the Proposed Development has been undertaken in a manner to ensure compatibility with the proposed built form and character of the surrounding subdivision and provides a functional improvement to an underutilized parcel of land.

The Proposed Development makes efficient use of an underutilized out-parcel within a draft approved plan of subdivision. It is our opinion that the Proposed Development is appropriate and represents good land use planning in the public interest

KLM PLANNING PARTNERS INC.



Billy Tung, MCIP, RPP
Partner



Ian Franklin, BPhil, BURPI, MCIP, RPP
Senior Planner