



Seaton Sustainable Place-Making Guidelines

Sustainability Brief

Oak Ridges Seaton Inc. – Part of Lot 27, Concession 4

PRE 07/23 – A11

City Development Department

Pickering, Ontario



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To:

Lalita Paray
Senior Planner, Sustainability
City Development Department
One the Esplanade
Pickering, Ontario

Sustainability Brief – Seaton Sustainable Place-Making Guidelines

Dear Lalita,

Oak Ridges Seaton Inc. submitted a proposal for a zoning by-law amendment and a draft plan of subdivision for the lands located west of Whites Road and south of Whitevale Road, specifically, Part of Lot 27, Concession 4. The lands are referred to as A11. A pre-consultation meeting was held on February 15th, 2023 – PRE 07/23 to discuss the proposal to facilitate 27.5 townhouse units and that would be developed in combination with the abutting approved draft plan of subdivision file SP-2009-02. The Seaton Community recognizes the importance of sustainable practices within new developments. The purpose of this brief is to provide an overview of how our proposal implements sustainable practices within the plan and greater subdivision. In addition, the required checklist – Seaton Sustainable Place-Making Checklist (Appendix A – Draft Plan) can be found following the brief on page 3.

For historical context, in 2016, applications for a 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. The need to revise the approved draft plan of subdivision was to accommodate a relocation of the Regional reservoir block and to address technical design matters for Whites Road and Whitevale Road By-pass. An information report was presented to the Planning & Development Committee on June 20th, 2016. The redline plan changes surrounding the proposed development of the subject block will not change. There has been no activity on the redline revision plan, however, Oak Ridges Seaton Inc., will move forward with addressing comments previously provided and requests that the existing and new application are reviewed concurrently.

The proposed draft plan of subdivision is bounded by the draft approved plan SP-2009-02. The approved plan provides a larger scope for community lands and sustainable features as the proposed development was a previous hold-out property measuring at 1.2 acres. Therefore, the proposed development to construct 27.5 townhouse units would share the same access to community features within SP-2009-02. A mix of housing typologies, architectural styles and elements are present within the proposed and abutting draft plans. The townhouses proposed will be a mix of back-to-back townhouses and street townhouses. The design will mirror the block on the east side of Whites Road and Alexander Knox offering a symmetrical streetscape of landscape and design.

The proposed plan is located within Neighbourhood 18 and is wholly within Phase 1 of the Central Pickering Development Plan (CPDP) designating the subject lands as Medium Density Areas. The purpose of the brief is to highlight sustainability as an integral part of the development proposed and surrounding draft plan approved subdivision SP-2009-02. Oak Ridges Seaton Inc. acknowledges the

importance of fostering a healthy natural environment by encouraging a healthy and resilient built community. The proposed development would have access to two neighbourhood parks within a short distance away. There are also two elementary schools proposed within SP-2009-02 allowing for shorter distances in travel times for vehicles or walkability transportation. Seaton Place-Making Guidelines addresses performance measures and benchmarks to establish energy conservation within a built-up neighbourhood plan. The guidelines are to provide clarity on the streetscapes, built form and sustainability initiatives within the community design. As part of the proposed draft plan of subdivision application, sustainability objectives are proposed or have already been implemented within the draft approved plan SP-2009-02. The urban settlement area is surrounded by the natural heritage system which provides multiple opportunities for walking, physical activity, and access to trail systems. The mix of built form is mostly compact to promote a sustainable community. In addition, the proposed plan and abutting plan SP-2009-02 will promote a walkable and active street, with access to parks, schools, neighbourhood shops, and social facilities. For more information related to streetscape and architectural design, please reference the following report completed by MBTW: *Streetscape/Architectural Control Guidelines*. Prospective homeowners will receive information packages according to Guideline E15.dp+sp, Section 3.3. The packages will provide a comprehensive guide on how to conserve energy and water. Recreational opportunities and available amenities will also be identified.

Summary of Levels: Sustainability Checklist – Appendix A

The Seaton Sustainable Place-Making Guidelines System follows a point system and certification levels to carry out sustainable practices. The proposed draft plan is certified in all three sections of the checklist, conforming to the Seaton Official Plan Amendment and neighbourhood plans within the community. To achieve an enhanced benchmark of sustainable development and features, the following certification levels were achieved.

As stated in the report, proposed draft plans can achieve levels of certification that demonstrate enhanced sustainability benchmarks. The evaluation is reflected within the Sustainability Checklist in Appendix A. The proposed plan to facilitate 27.5 townhouse units for the lands located west of Whites Road and south of Whitevale Road, referred to as A11, aims to meet the minimum requirements below:

- Enhanced Level 3, obtaining at least 40% of eligible enhancement points within **Section 3 Public Realm Guidelines**.
- Enhanced Level 3, obtaining at least 40% of eligible enhancement points within **Section 4 Built Form Guidelines**.
- Certified Level, complying with the official plan, within **Section 5 Green Infrastructure and Building Guidelines**.



Appendix A Sustainability Checklist

Draft Plan of Subdivision Applications

Section 3.0 Public Realm Guidelines

3.1.1 Block Design

E1.dp

At least 90% of the blocks within the plan are designed with a maximum block length of 200 metres.

YES

N/A

NO. OF POINTS

N/A

2

E2.dp

At least one passive recreational element is located a maximum 200 metres from 90% of the residences within the plan or adjacent plans. This distance is a linear measurement of the shortest, most direct walking route along sidewalks, public walkways and primary neighbourhood connecting trails through the Seaton Natural Heritage System.

2

2

E3.dp

At least one active recreational use is located a maximum 400 metres from 90% of the residences within the plan. This distance is a linear measurement of the shortest, most direct walking route along sidewalks, public walkways and primary neighbourhood connecting trails through the Seaton Natural Heritage System.

2

2

E4.dp

At least one retail store/commercial service is located a maximum 800 metres (10 minute walk) from 90% of the residences within the plan. This distance is a linear measurement of the shortest, most direct walking route along sidewalks, public walkways and primary neighbourhood connecting trails through the Seaton Natural Heritage System.

2

2

E5.dp

Minimum of 50% of street and block alignments within the draft plan are designed within 15-degrees of geographic east-west.

N/A

2

E6.dp

At least 75% of street and block alignments within a plan of subdivision are designed within 15-degrees of geographic east-west.

N/A

2

E7.dp+sp

Significant hedgerows within village greens and parks are maintained through minimal disturbance to grading adjacent to the hedgerows.

N/A

2

3.1.3 Streets

E8.dp

Lanes are used to provide for access to rear yard garage buildings.

2

2

E9.dp

Lanes are used to provide for access to rear yard garage buildings along Arterial Roads.

2

2

3.1.4 Streetscape Elements

E10.dp+sp

Additional street trees 10% or greater, are provided above the minimum required above by Section 3.1.4 b) of these Guidelines.

N/A

2

E11.dp+sp

Street trees with appropriate larger caliper widths, 10% or greater than the City standard are provided in the plan.

N/A

2

E12.dp+sp

The selected street trees achieve a minimum 40% canopy and shade within 10 years.

N/A

2

	YES	N/A	NO. OF POINTS
E14. dp+sp <i>Street furniture, which is provided, is manufactured from recycled material with a minimum of 25% recycled content.</i>		N/A	2
3.3 NATURAL HERITAGE			
E15.dp+sp <i>Prepare and distribute homeowner' and employees information packages.</i>	2		2
3.4.1 Parks General Guidelines			
E16 dp+sp <i>Trees are salvaged from the site or local area and are re-planted either in parks or the Natural Heritage System.</i>		N/A	2
3.4.3 Community Park / Recreation Centre			
E20.dp+sp <i>At least two sides 50% of the portion of the community park perimeter not bounded by the Natural Heritage System, is bounded by a public road</i>	2		2
3.4.4 Neighbourhood Park			
E21.dp+sp <i>In consultation with City staff, a developer/landowner agrees to provide at their cost, high quality elements such as seating and other furnishings.</i>	2		2
E22.dp <i>Neighbourhood parks are designed with at least three sides of public frontage.</i>		N/A	2
E23.dp+sp <i>In consultation with City staff, a developer/landowner agrees to provide at their cost, high quality character structures, such as gazebos</i>	2		2
3.4.5 Village Green			
E26.dp+sp <i>A Village Green has road frontage on four sides or other design alternatives are used to achieve public views and access such as front lotting of residential lane based units, side lotting of residential units where the main entrance is located along the Village Green property line, or to be located immediately adjacent to the Natural Heritage System, or a Storm Water Management facility</i>	5		5
3.4.7 Trail Head			
E28.dp+sp <i>In consultation with City staff, a developer/landowner agrees to make contributions to and/or build trail heads and entrance features.</i>	2		2
3.4.9 Cultural Heritage Landscapes			
E29.dp+sp <i>Significant views are protected and enhanced, and are made available to the public.</i>	2		2



	YES	N/A	NO. OF POINTS
E30.dp+sp <i>Cultural heritage landscapes are protected to the extent practical in accordance with Section 11.61 of the Official Plan.</i>	2		2
E31.dp+sp <i>A developer/landowner agrees to make contributions to a themed cultural heritage signage program.</i>	2		2
3.4.10 Storm Water Management Facilities			
E32dp+sp <i>The stormwater management site is designed as a key focal/visual feature.</i>		N/A	2
E33.dp+sp <i>The stormwater management site is designed to blend with the natural landscape.</i>		N/A	2
E34.dp+sp <i>The stormwater management site is designed with living fences and barrier plantings where public access is discouraged.</i>		N/A	2
TOTAL POINTS FOR SECTION 3.0 Public Realm Guidelines			
Total Possible Points: Application points will vary depending on the type, size and/or location of the development		31	57

Section 4.0 Built Form Guidelines

4.1.1 Housing Mix and Diversity

E35.dp

Live-work units are proposed as a unit type in the draft plan of subdivision.

E36.dp+sp

Housing specifically designed for seniors (ie. bungalows housing types) are offered.

4.1.2. Housing Types

b) Townhouses and Back to Back Townhouses

E37.dp+sp

All townhouses 6.0 metres and greater are lane-based.

4.1.3 Residential Density

E40.dp

The plan, or the plans where there is more than one concurrent plan in a Neighbourhood, is designed to achieve a minimum density of at least 35 units per net hectare in Low Density Areas.

E41.dp

The plan, or the plans where there is more than one concurrent plan in a Neighbourhood, is designed to achieve a minimum density of at least 60 units per net hectare in Medium Density Areas.

E42.dp+sp

The plan, or the plans where there is more than one concurrent plan in a Neighbourhood, is designed to achieve a minimum density at least 200 units per net hectare in High Density Areas.

E43.dp+sp

The plan, or the plans where there is more than one concurrent plan in a Neighbourhood, is designed to achieve a minimum density of at least 100 units per net hectare in Mixed Corridors.

4.2.3 Live-Work Units

E54.dp+sp

The identification of a block on a draft plan and zoned for live-work units or the submission of a site plan, which identifies live-work units.

TOTAL POINTS FOR SECTION 4.0 Built Form Guidelines

Total Possible Points:

Application points will vary depending on the type, size and/or location of the development

YES	N/A	NO. OF POINTS
	N/A	2
2		2
2		2
5		5
5		5
	N/A	5
	N/A	5
	N/A	5
	N/A	5
	14	31



Section 5.0 Green Infrastructure and Building

5.1 ENERGY EFFICIENCY

E71.sp + dp

A district energy system is connected to the development.

YES

N/A

NO. OF POINTS

20

E72.sp + dp

A community energy system is connected to the development.

N/A

20

E87.sp + dp

Solar thermal, and/or photo voltaic facilities are “roughed in”.

N/A

5

E88.sp + dp

Solar thermal, and/or photo voltaic facilities are provided.

N/A

10

E89.sp + dp

Geothermal facilities are provided.

N/A

10

5.2 WATER EFFICIENCY & MANAGEMENT

E102.dp+sp

Permeable driveway paving material is provided to 25% of grade related units in a specific development.

2

2

E103.dp+sp

Permeable driveway paving material is provided to 50% of grade related units in a specific development.

N/A

5

E107.dp+sp

25% of all new residential units in a specific development are designed for grey-water pipe infrastructure.

2

2

E108.dp+sp

50% of all new residential units in a specific development are designed for grey-water pipe infrastructure.

N/A

5

E109.dp+sp

75% of all new residential units in a specific development are designed for grey-water pipe infrastructure.

N/A

10

E110.dp+sp

25% of all new residential units in a specific development reduce water consumption through the installation and use of water-efficient fixtures, fittings and appliances.

2

2

E111.dp+sp

50% of all new residential units in a specific development reduce water consumption through the installation and use of water-efficient fixtures, fittings and appliances.

5

5

E112.dp+sp

75% of all new residential units in a specific development reduce water consumption through the installation and use of water-efficient fixtures, fittings and appliances.

10

10

E113.dp

For all ground-related units, low maintenance landscaping packages, such as xeriscaping, are provided as a standard to all new homes in a specific development at the time of purchase.

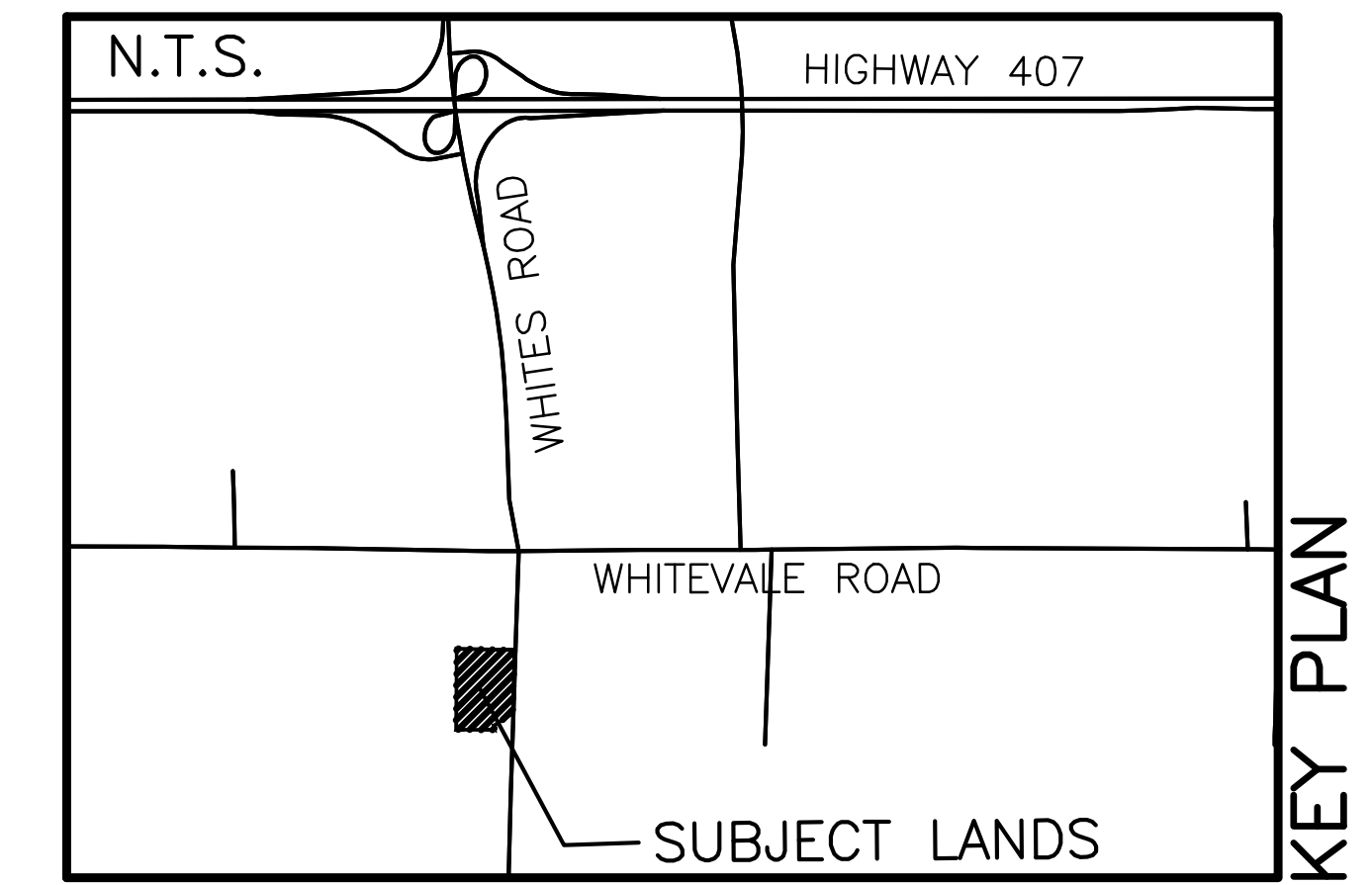
N/A

5

	YES	N/A	NO. OF POINTS
5.3 MATERIAL RESOURCES & SOLID WASTE			
E114.dp+sp <i>25% of new development in a specific development is made from new green building material.</i>		N/A	2
E115.dp+sp <i>50% of new development in a specific development is made from new green building material.</i>		N/A	5
E116.dp+sp <i>At least 25% of the total mass of building materials for new development in a specific development is made from of recycled content.</i>	2		2
E117.dp+sp <i>At least 50% of the total mass of building materials for new development in a specific development is made from of recycled content.</i>		N/A	5
5.4 LIGHTING			
E120.dp+sp <i>At least 50% of lighting is high efficiency lighting in a specific private development.</i>		N/A	2
E121.dp+sp <i>100% of lighting is high efficiency lighting in a specific private development.</i>		N/A	5
E122.dp+sp <i>50% of external residential building lights have lighting controls that use motion sensors and/or timers in a specific development.</i>		N/A	2
5.5 SUSTAINABLE PROGRAMS			
E123.dp+sp <i>Education packages are provided to new home purchasers in a specific development regarding household activities to conserve household energy and water resources, access to transit, recycling and composting programs and depots.</i>	2		2
E124.dp <i>At least 1 lot is donated to Habitat for Humanity in a specific development.</i>		N/A	5
E125.dp+sp <i>Provide 1 pass per unit and/or 1 pass per employee at least half the regular cost, during the first three years of occupancy.</i>		N/A	5
5.6 INNOVATION IN DESIGN			
E135.dp+sp <i>Points for innovation elements in specific developments will be determined by the City based on the proposed innovation.</i>		N/A	20
TOTAL POINTS FOR SECTION 5.0 Green Infrastructure & Building		25	166
Total Possible Points: <i>Application points will vary depending on the type, size and/or location of the development</i>		70	254

DRAFT PLAN OF SUBDIVISION PART OF LOTS 27 CONCESSION 4 (GEOGRAPHIC TOWNSHIP OF PICKERING) CITY OF PICKERING REGIONAL MUNICIPALITY OF DURHAM

DRAFT PLAN T-



SECTION 51, PLANNING ACT, ADDITIONAL INFORMATION

- A. AS SHOWN ON DRAFT PLAN
- B. AS SHOWN ON DRAFT PLAN
- C. AS SHOWN ON DRAFT PLAN
- D. SEE SCHEDULE OF LAND USE
- E. AS SHOWN ON DRAFT PLAN
- F. AS SHOWN ON DRAFT PLAN
- G. AS SHOWN ON DRAFT PLAN
- H. MUNICIPAL PIPED WATER AVAILABLE AT TIME OF DEVELOPMENT
- I. CLAY-LOAM
- J. AS SHOWN ON DRAFT PLAN
- K. SANITARY AND STORM SEWERS, GARBAGE COLLECTION, FIRE PROTECTION
- L. AS SHOWN ON DRAFT PLAN

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AS SHOWN ON THIS PLAN, AND THEIR RELATIONSHIP TO THE ADJACENT LAND ARE ACCURATELY AND CORRECTLY SHOWN.

DATE -----, 2024

GARY B VANDERVEEN
OLS

OWNER'S CERTIFICATE

I AUTHORIZE KLM PLANNING PARTNERS INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF PICKERING FOR APPROVAL.

OWNER

OAK RIDGES SEATON INC.

30 FLORAL PARKWAY
UNIT 300
VAUGHAN
L4K 4R1

Robert De Gasperis
A.S.O.

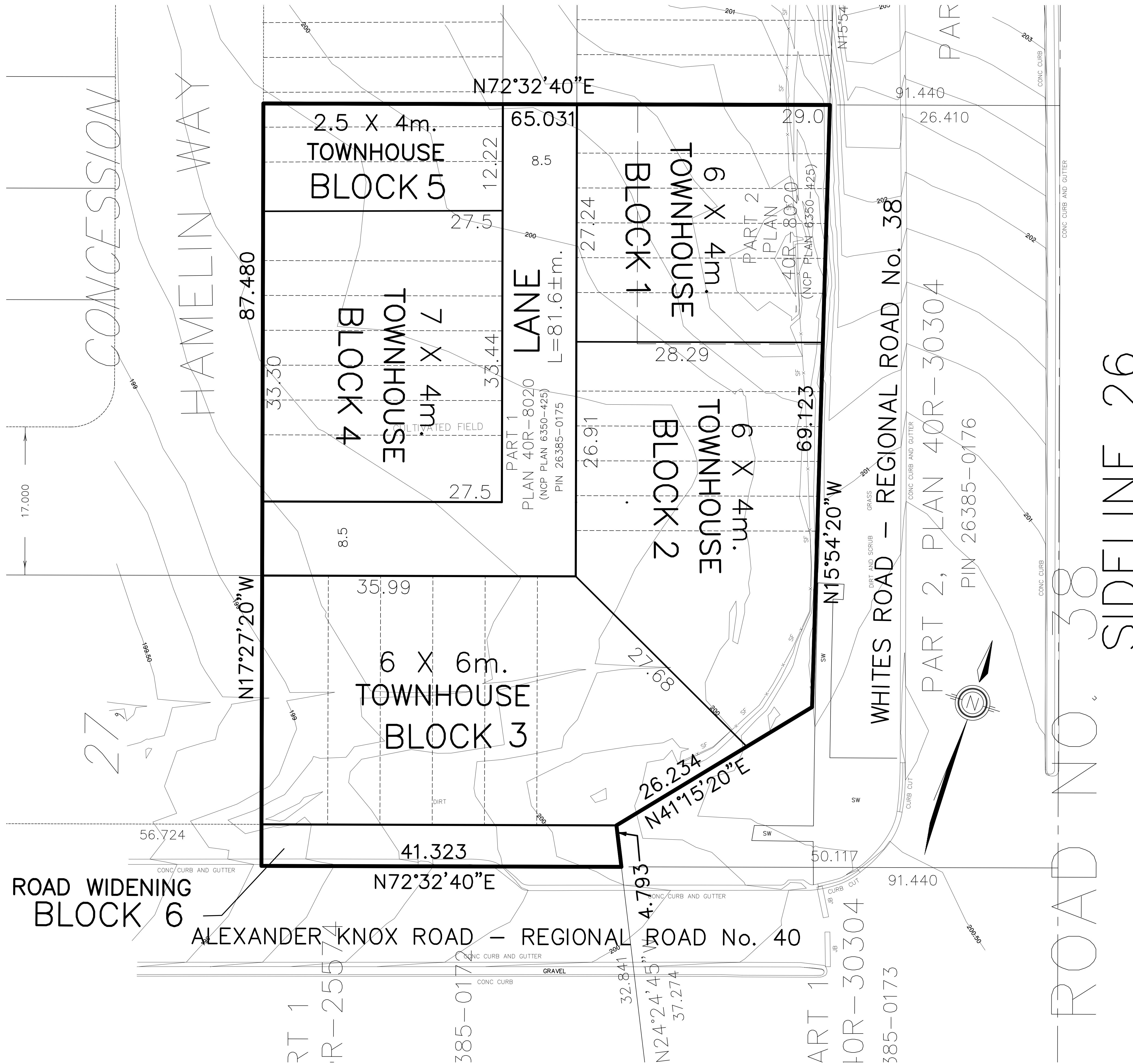
SCHEDULE OF LAND USE

TOTAL AREA OF LAND TO BE SUBDIVIDED = 0.532±Ha. (1.316±Acs)

STREET TOWNHOUSES	BLOCKS	LOTS	UNITS	±Ha.	±Acs.
BLOCKS 1,2,4,5 MIN. LOT FRONTAGE=4m	4		21.5	0.311	0.769
BLOCKS 3 MIN. LOT FRONTAGE=6m	1		6	0.133	0.329
SUBTOTAL	5		27.5*	0.444	1.098
BLOCKS 6 - ROAD WIDENING	1			0.019	0.047
STREETS 8.5m. WIDE TOTAL LENGTH= 81.6±m. AREA= 0.069 ±Ha.				0.069	0.171
TOTAL	6		27.5*	0.532	1.316

* NOTE - UNIT COUNT SUBJECT TO FINAL CALCULATION THROUGH SITE PLAN APPROVAL

NOTE - ELEVATIONS RELATED TO CANADIAN GEODETIC DATUM



PROJECT No. P-1977 (A11)
SCALE 1:200 April. 03 2024
(1977DES31) X-REF: (1977MAS1-A11 & 1977TOPO1-A11)
KLM DWG. No. - 24:1
PLANNING PARTNERS INC. 64 JARDIN DRIVE - UNIT 1B, CONCORD ONTARIO L4K 3P3
TEL: (905)669-4056 FAX: (905)669-0097 design@klmplanning.com
Planning • Design • Development

HAMELIN WAY

BLOCK 4

LANE

BLOCK 2

WHITES ROAD

< 55

BLOCK 3

ALEXANDER KNOX ROAD

