

Seaton TFPM Inc. is proposing a draft plan of subdivision SP-2023-02 (located north of Alexander Knox Road, west of Sideline 20). The proposal includes a series of blocks for residential uses including 227 detached dwellings, 92 street townhouses, 52 back-to-back townhouses, and a medium density block. These lands will also contain a block for an elementary school, park, stormwater management, two trail heads, and new public streets. The applicant seeks to rezone portions of the lands to facilitate the implementation of the revised draft plan of subdivision.

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Draft Plan of Subdivision Memo - Richard Holborn	14-Aug-24	Development Services / General Comments	122	1	As per the Development Services User Fee Schedule, please provide payment in the amount of \$8,035.00 for the review of the Functional Servicing and Stormwater Management Report (FSSR).	Mattamy	Mattamy will coordinate payment
			123	2	As per City of Pickering Standards, all roads with a 17.0 m right-of-way (ROW) are required to have a 1.5 m concrete sidewalk on both sides of the road.	Burnside	Noted. This will be updated during the detailed design stage.
		Draft Plan of Subdivision	124	3	Ensure 0.3 m reserves are provided on all flange lots, where achievable.	Korsiak	Applicability of reserves will be reviewed on a lot by lot basis at detailed design.
		Functional Servicing and Stormwater Management Report	125	4	Provide the contact information of the current owner in the report.	Burnside /Mattamy	Andrew Sjogren - andrew.sjogren@mattamycorp.com
		Functional Servicing Plan	126	5	As per the City of Pickering criteria, all storm sewers are to be located to the south or west of the road centreline. Sanitary sewers and watermains are to be located to the north or east of the centre line of the road. Refer to the applicable City Standards P-700 Series. For example, Street 3 and Street 4.	Burnside	Acknowledged. This has been revised on the proposed plans.
			127	6	Maintenance holes should be staggered by 1.5 m at locations where more than two are located at the same chainage, to allow for proper compaction. For example, Street 4.	Burnside	Acknowledged. This has been revised on the proposed plans.
		Functional Grading Plan	128	7	Identify the correct City of Pickering benchmark that was used to obtain the topographical information.	Burnside	The City of Pickering benchmark that was utilized to obtain the topographical information was control points SCP 00819830450, and SCP 00819830447 as identified on the plan provided by the OLS RPE.
		Preliminary On-street Parking Plan	129	8	Development Services has no comments at this time.	BA Group	Understood.
		Geotechnical Investigation	130	1	Development Services has no comments at this time.	Burnside	Understood.
		Hydrogeological Assessment	131	2	Development Services has no comment at this time.	Burnside	Understood.
		Environmental Noise Assessment	132	3	Development Services has no comments at this time.	Burnside	Understood.
		Archaeological Assessment	133	4	Development Services has no comments at this time.	Burnside	Understood.
		Phase One Environmental Site Assessment Update	134	5	Development Services has no comments at this time.	Burnside	Understood.
		Water Resources Comments / Functional Servicing and Stormwater Management Report (FSSR)	135	1	Comment 12 from the previous memo dated November 23, 2023 has not been addressed and is repeated. Specify the drainage area in the Wet Pond Permanent Pool calculations (Appendix H).	Burnside	Our apologies, this item has now been addressed within the permanent pool calculations.
			136	2	Provide calculations that show the drawdown time over the 400hr period, and the percent of the erosion volume released. The calculations should reflect that sufficient volume is available in the pond to accommodate consecutive storm events.	Burnside	These calculations will be provided as part of the detailed design submission.
			137	3	There are several inconsistencies with respect to water levels noted in the calculations and figures. The 100-year water level varies between 183.40 and 183.45 on the drawings, report and calculations. Review and confirm the 100-year water level.	Burnside	All drawings, calculations & report text has been reviewed and all inconsistencies have been corrected.
			138	4	The details such as orifice sizes and invert information will be further reviewed during the detailed design stage.	Burnside	Understood.
		Capital Projects Comments	139	1	There are no comments at this time. Additional comments are to be provided at detailed design stage.	Burnside	Understood.
		Transportation & Traffic Comments	140	1	There are no comments at this time. Additional comments are to be provided at detailed design stage.	Burnside	Understood.
		Landscape & Parks Development Comments	141	1	There are no comments at this time.	Burnside	Understood.
		Comments are to be addressed at Detailed Design / General Comments	142	1	Provide confirmation from Ministry of Environment Conservation & Parks (MECP) that they have no concerns with respect to endangered species.	Burnside	Approval from MECP and MNR was obtained prior to removal of the trees within the development limit. Trees were removed over the winter of 2024.
		Draft Plan of Subdivision	143	2	A cul-de-sac must be provided where roads are to be extended in the future. Indicate the cul-de sac for Street 8, west of Sideline 22. A reference plan will be required to indicate the lands outside of the draft plan for the cul-de-sac.	Burnside	Noted. This will be addressed during the detailed design stage.
		Functional Servicing and Stormwater Management Report	144	3	Additional cleanouts will be required for the infiltration gallery (IG43). On Figure 10.3, indicate the cleanouts on Section A-A.	Burnside	Specifics on cleanouts will be refined during the detailed design stage. For functional purposes the cleanouts in plan have been reflected in the profile view.
			145	4	Provide a figure clearly detailing the proposed discharge location for the downspouts for each lot.	Burnside	This will be provided as part of the lot grading plan stage after approval of the detailed design.
Functional Servicing Plan	146	5	Easements will be required for any infiltration galleries located within the NHS.	Burnside / Korsiak	Understood.		
Functional Grading Plan	147	6	Provide a level area for the proposed fencing at the top of slope into the NHS. The top of slope should be offset a minimum of 0.6m from the property line.	Burnside	Understood, this will be investigated further during the detailed design stage.		
	148	7	Indicate the road centreline grade on the plan. All road grades are to be between 1% and 8%. The City requires a minimum grade of 1.0% around the longest curb on all bends in the road. Ensure there is sufficient road grade to achieve this requirement.	Burnside	Preliminary road centreline grades have been provided on the figures. Detailed road profiles, including the minimum 1.0% grade around curbs at bends, will be provided at the detailed design stage.		
Draft Plan of Subdivision Memo - Richard Holborn	14-Aug-24		149	1	Comment 11 from the previous memo dated November 23, 2023 has not been addressed and is repeated. Revise the site grading to create a high point along Street 3 (south of intersection with Street 1) to ensure flow division between the proposed SWMF 43 and the existing SWMF 44. This comment must be addressed in the detailed design.	Burnside	Understood. This will be investigated during the detailed design stage.
			150	2	Comment 17 from the previous memo dated November 23, 2023 has not been addressed and is repeated. A Geotechnical Investigation Report shall be submitted for review. The report shall provide recommendations for the proposed facility design and construction, including but not limited to a liner design, sub-drain requirements, side slopes, etc.	Burnside / DS	Understood. This will be provided as part of the First Detailed Design Engineering Package.
			151	3	Comment 18 from the previous memo dated November 23, 2023 has not been addressed and is repeated. The Infiltration Gallery calculations (Appendix I) refer to the In-situ Infiltration Testing completed by DS Consultant on September 4, 2018. A copy of the testing results/letter must be provided in the next submission package.	Burnside	Updated infiltration testing has been completed by DS Consultants. This has been included in Appendix B of this submission.
			152	4	Comment 19 from the previous memo dated November 23, 2023 has not been addressed and is repeated. The functional servicing and grading plans shall show an overland flow route for major system flows and a storm sewer connection for minor system flows for the future school site.	Burnside	Based on the preliminary information available, the requested information has been added to the figures. Burnside notes that this is based on the perimeter grading, this will need to be refined once the School Board has a full design for the subject block. This comment will be addressed at detailed design stage where additional details will be added.

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Water Resources Comments / Functional Servicing and Stormwater Management Report (FSSR)			153	5	Comment 20 from the previous memo dated November 23, 2020 has not been addressed and is repeated. The proposed outfall shall be located at elevation of 179.00m to provide gravity drain for maintenance works.	Burnside	The HW invert has been lowered to 179.00m. For record purposes: the staked elevations during the site visit that included Burnside, Mattamy, TRCA & City Staff determined the HW location to be at 180.05m and the limit of disturbance at 178.48m. The difference from 180.05 to 179 is 1.05m. The outlet design will be completed at the detailed design stage where further refinement is anticipated.			
			154	6	The use of a 50mm diameter orifice is not acceptable; a vortex device shall be used instead. Details of the vortex device shall be provided in the detailed design.	Burnside	The FSSR text has been revised to reference a vortex device. Further information will be provided in the detailed design as noted.			
			155	7	The discharge storage information (rating curve) used in the Visual Otthymo (VO) shall be reviewed and revised for consistency with the Stage-Storage-Discharge calculations. It appears that the volume provided in the VO model is not consistent with the extended detention elevation of 181.96, as the starting volume of 283m3 is at an elevation of 181.95, which is below the extended detention level. It is also suggested that the extended detention elevation be rounded up to 182.00.	Burnside	All VO and Stage-Storage-Discharge calculations have been reviewed and confirmed.			
			156	8	Revise the pond liner note provided in Section 9.1 to indicate that the pond liner shall be installed to a maximum water surface elevation (100year elevation). Additional details regarding the pond liner shall be incorporated in the detail design, in accordance with the geotechnical recommendations.	Burnside	Text has been revised to state "recommendations regarding pond liner requirements shall be in accordance with geotechnical recommendations or as prescribed by the City of Pickering (i.e. up to the 100-year high water level)."			
			157	9	Results of the berm slope stability analysis (i.e. designed factors of safety vs. minimum required factors of safety) must be provided in a berm design report completed by a geotechnical engineer. Refer to Table 8 in City's SWM Design Guidelines.	Burnside	Noted. This will be provided during the detailed design stage.			
			158	10	The Hydrogeological Assessment Report - Seaton Neighbourhood 19 (R.J. Burnside, August 2013) does not provide sufficient level of details for the detailed design of the subject development. The groundwater assessment at the locations of the proposed SWM facility and infiltration system shall be completed and results shall be provided in the report.	Burnside	Noted. An updated assessment will be included in the detailed design submission.			
			159	11	The total roof area to Pond 43 Infiltration Gallery calculations, in Appendix I, appears to be incorrect. Review and revise calculations accordingly.	Burnside	The calculations have been reviewed and updated accordingly.			
			160	12	A vehicle access road must be provided to the proposed outfall (HW).	Burnside	Preliminary, vehicle access has been added to give access to the proposed headwall, this access will be detailed out at the detailed design			
			161	13	An interceptor swale draining to a temporary ditch inlet catchbasin must be provided to convey flows to SWMF 43 until the detail site grading is completed.	Burnside	Interim conditions will be provided as part of the Site Alteration Permit Application, under separate approval.			
			Capital Projects Comments / General Comments	162	1	At detailed design, ensure that all pedestrian crossings are located at controlled intersections.	Burnside / BA	Understood.		
			Transportation & Traffic Comments	163	1	As per the Preliminary Transportation Review dated March 24, 2023, prepared by BA Group, the City of Pickering finds it acceptable to revisit the traffic report prepared for the Phase 2 lands to lift the holding provision. The consultant will provide all the additional details, including operational analysis, once the curb and driveway locations are available.	BA	Great. The requested information will be provided as part of the First Detailed Design Engineering Submission.		
				164	2	There is a future park and school south of Street 5. Confirm if pedestrian crossings are required. The pedestrian crossing locations must be provided as per the Ontario Traffic Manual Book 15 requirements.	BA	See drawing FD-01 for the proposed the proposed pedestrian crossings. The pedestrian crossing will be further detailed as part of the detailed design stage.		
				165	3	Confirm the proposed traffic controls and show on the plans.	BA	See drawing FD-01 for the proposed traffic controls.		
				166	4	Show the proposed pavement widths on the plans.	BA	Pavement widths will be per the City of Pickering standard details which will be prepared as part of the detailed design of the subdivision.		
				167	5	A proposed pavement markings and a signage plan will be required at the detailed design stage.	BA	Noted.		
				168	6	Provide the proposed road cross-sections.	BA	Road cross sections will be included in the detailed design of the subdivision.		
			Landscape & Parks Development Comments	169	1	Additional comments are to be provided at detailed design stage.	NAK	Understood.		
			Preliminary Review Comments Letter - Colleen Goodchild	19-Aug-24	Proposed Revised Draft Plan of Subdivision	170		The proposed draft plan of subdivision has been revised to address agency comments. The revision resulted in an increase of 8 single-detached dwellings and a decrease of 22 townhouse units. Block 32/Servicing Block has also been added to the proposed revised draft plan. The chart below provides details of the revisions:		
					Toronto Region Conservation Authority	172		The Toronto Region Conservation Authority (TRCA) in their updated letter dated July 14, 2024 have advised that they are still not supportive of the proposed subdivision development. TRCA has indicated that additional supporting work related to restoration plans, rainfall data, groundwater elevations, and drainage areas must be provided for further review prior to the approval of the proposed subdivision application.	Burnside	Burnside and City staff had further discussions after these comments were prepared. LSRCA staff confirmed on October 3rd, that they are now satisfied with our approach to feature based water balance modeling.
Environmental Impact Study – Peer Review Requirement	173				The Region's earlier comments had indicated that the Environmental Impact Study (EIS) prepared for the proposed development would be subject to peer review. The peer review of the EIS by an environmental consultant is required to determine if the proposed subdivision development would have any negative impact to the existing key natural heritage and/or hydrologic features. A copy of the required EIS must be sent to the Region. The applicant is also requested to contact the Region to initiate the peer review of the EIS.	Burnside / Mattamy	The EIS has been included as part of this Draft Plan Submission for review and approval			
Municipal Water Supply	175				The subject lands are located in the Zone 4 and Zone 5 pressure district. Provision must be made for looping Zone 4 and Zone 5 watermains to provide security of supply and circulation within this development.	Burnside	understood, the watermain design and approval will be prepared at the detailed design stage and will include looping of each pressure zone.			
Block 30/Trail Head	177				The Region recommends relabelling "Block 30/Trail Head" as "Block 30/ Trail Head/Servicing Block". This Block will coincide with a future Regional easement for trunk sanitary sewer (refer to Attachment 1).	Korsiak	Revised.			
Durham Transit	178				The Region has reviewed the proposed revised subdivision from a transit perspective and it should be noted the plan must protect for a northbound stop and southbound stop at Sideline 22 and Street '1'.	Burnside / BA	Understood. Further coordination will occur at the detailed design stage.			

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TRCA - Stephanie Dore	19-Aug-24	TRCA Comments <sup>2</sup> - Development Planning	182	1	In response to the receipt and review of the EIS submitted to Jamie Milnes in March 2024, we offered the following comments via email on April 25, 2024: <ul style="list-style-type: none"> <li>• TRCA supports the maintenance of the wetland water balance and will provide comments as needed on the LID design, restoration plan as part of detailed design review. Please see TRCA’s Seed Mix Guideline and the CVC Plant Selection Guideline to help with the restoration plan. <a href="https://trcaca.s3.ca-central-1.amazonaws.com/app/uploads/2022/02/01124117/Seed-Mix-Guidelines-Update_January-19-2022.pdf">https://trcaca.s3.ca-central-1.amazonaws.com/app/uploads/2022/02/01124117/Seed-Mix-Guidelines-Update_January-19-2022.pdf</a>, <a href="https://files.cvc.ca/cvc/uploads/2018/04/Plant-Selection-Guideline-FINAL-APRIL-24th-2018.pdf">https://files.cvc.ca/cvc/uploads/2018/04/Plant-Selection-Guideline-FINAL-APRIL-24th-2018.pdf</a>.</li> <li>• TRCA supports in general the recommendations provided in the EISs. Please see TRCA’s Erosion and Sediment Control Guideline for Urban Construction to help with the development of the ESC plan. <a href="https://s3-ca-central-1.amazonaws.com/trcaca/app/uploads/2020/01/30145157/ESC-Guide-for-Urban-Construction_FINAL.pdf">https://s3-ca-central-1.amazonaws.com/trcaca/app/uploads/2020/01/30145157/ESC-Guide-for-Urban-Construction_FINAL.pdf</a>.</li> <li>• TRCA accepts the 1:1 restoration for the permanent impact to the marsh as result of the proposed crossing. As part of detailed design please ensure that precise area for removal and restoration are provided.</li> <li>• It is the understanding of TRCA that scoped EIS for the outfalls to the SWM ponds will be provided at detailed design. TRCA will provide review and comment as needed at that time.</li> <li>• Please note that TRCA is only reviewing and commenting on matters within it’s mandate. Review and commenting on matters such as wildlife surveys habitat, species at risk, significant wildlife habitat, and aquatic habitat are deferred to the municipality.</li> </ul>	Burnside	Thank you for generally accepting our EIS in the April 25th email, no revisions were requested. We acknowledge that during detailed design that the LID design will require further detail, a restoration plan will be required, an ESC Plan will be required, a 1:1 compensation plan for the marsh area will required, and a scoped EIS will be required for the SWM pond outfalls and LIDs which encroach into the NHS.
			TRCA Comments <sup>2</sup> - Water Resource Engineering	183	2	Comment not addressed. The proponents have provided the VO hydrology model for the SWM pond sizing and the PCSWMM model for the water balance. A) However, the rainfall data file is not provided with the pcswmm models. Please provide the rainfall data file for verification of the results. B) Furthermore, please also include the 25 mm storm in the VO model to facilitate verification.	Burnside
		184		3	To be reviewed during detailed design.	Burnside	
		185		4	Comment has been noted however, high ground water elevations and 1 m separation is not yet confirmed. During further submissions or detailed design, if the current location of the infiltration gallery does not provide a 1 m separation a different infiltration gallery location might have to be explored.	Burnside	Burnside has since received groundwater elevation measurements from the geotechnical consultant, test pits were completed in June of 2024. The test pit indicates the bottom of the infiltration gallery will be able to be designed with adequate separation to the groundwater elevation. TRCA confirmed during the September 3rd call that 1m separation is preferred but reduces separation may be accepted during detailed design. The resubmission of the FSSR will include revise design figures which included the measured groundwater levels.
		186		5	Comment not addressed. The drainage areas between Table 3.1 and Figure 3.2 are not yet consistent. Please clarify the area calculations if the areas are accurate in the table and the figure.	Burnside	The table presents the existing and proposed conditions for the two features present on-site. The U-8 existing is 9.14ha (6.16+2.98) and proposed 6.16ha (6.16 is the area remaining untouched) then G-9 existing is 4.83ha (2.46+2.37) and proposed is 2.37ha (2.37 is the area remaining untouched). No edits required to the table for the resubmission package.
		187		6	Comment Addressed.	Burnside	
		188		7	Comment Addressed.	Burnside	
		189		8	Comment Addressed.	Burnside	
		190		9	Comment Addressed.	Burnside	
		191		10	Deferred to detailed design.	Burnside	
		TRCA Comments <sup>2</sup> - New Water Resources Comments - July 2024		192	11	A) Please use the 1991 - 2007 or 30 years of data for the wetland water balance analysis. B) Based on the provided information, it appears that any storm greater than the 5-year return period, would have water flowing through the trail leading to the SWM pond. TRCA recommends that the proponents explore options to use the Northern side of the pond for the major event flow. TRCA also recommends the proponents consider a double catch basin approach next to te SWM pond to capture the major flow using an appropriately sized sewer system near the SWM pond. C) Furthermore, a significant portion of the water might not be going through the forebay of the pond under the current design. Moreover, please provide a detailed design of the flow path of the water during further stages to ensure that the water would not bypass the pond and go to the watercourse through the trail.	Burnside
			193	12	Please note that the PTTW from MECP may be necessary to pump water rates exceeding 50,000 L/d. Not the 400,000 L/d as provided in 7.1.1 Dewatering Requirements.	Burnside	Noted text has been revised in the FSSR. A dewatering assessment will be prepared at the detailed design stage and a PTTW will be obtained if necessary to comply with the regulations.
		Ecology	194	13	Deferred to detailed design.	Burnside	
			195	14	Infiltration Gallery Details Drawing 10.3 illustrates estimated groundwater elevation. Test pits to be completed in 2024 to confirm appropriate separation. To be confirmed during detail design.	Burnside	
			196	15	Deferred to detailed design.	Burnside	
		Hydrogeology	197	16	Comment should be considered during detailed design.	Burnside	