

May 22, 2024

City of Pickering, Planning & Development Division
City Development Department
Pickering Civic Complex
One The Esplanade
Pickering, ON 1LV 6K7

Attention: Lalita Paray
Senior Planner, Sustainability

**Re: Sustainability Report
Draft Plan of Subdivision SP-2023-02 & Zoning By-law Amendment
Mattamy (Seaton) Limited and Seaton TFPM Inc.
Part of Lots 21 and 22, Concession 5, City of Pickering**

Dear Ms. Paray,

The purpose of this Sustainability Report is to provide an overview of the completed Sustainability Checklist provided with the initial SP-2023-02 submission. This report will demonstrate that the proposed development intends to meet the minimum requirements to obtain an Enhanced Level 2 rating.

Proposed Development

The subject lands are located north of Whitevale Road, south of Highway 407 and straddling future Sideline 22 road. The subject lands to be developed are vacant. The property has an area of approximately 19.69 hectares with frontage of approximately 150.3 meters on the future 'Sideline 22' road. The subject lands are bordered by Natural Heritage System lands to the north, west, and east. Lands southwest of the future 'Sideline 22' road and south of the subject lands are part of the Phase 2 Mattamy (Seaton) Limited residential subdivision. With the lands to the west and south, the subject lands form a large contiguous portion of the Wilson Meadows Neighbourhood 19, as defined by the Pickering Official Plan, and have been designed to complement and complete the additional sub-neighbourhood lands.

Mattamy (Seaton) Limited and Seaton TFPM Inc. are proposing to develop the property with residential, institutional and open space uses consistent with the Pickering Official Plan. As illustrated in the Draft Plan of Subdivision, the proposed development includes 226 single detached dwellings, 92 street townhouse units, and 52 back-to-back townhouse units, one Low Density Residential block (subject to future development), one Elementary School block, one park block, and one Stormwater Management Pond. Primary access to the proposed development is provided from the future 'Sideline 22' road. Additional connections are proposed to the south and west as per the Wilson Meadows Neighbourhood Plan.

Sustainability Overview

The proposed development provides a mix of uses, thereby supporting the goal of creating healthy and complete sustainable communities. A modified grid system is proposed to provide permeability and connectivity for active transportation, and a neighbourhood park is centrally located and shared over the south property boundary and totals 2.0 hectares, exceeding the Official Plan size requirement. Sustainable building features will be incorporated into the homes.

Innovation

Mattamy Homes is known as an industry leader in sustainability and has participated in a variety of innovation and sustainability solutions by developing better building home envelopes and leveraging smart home technology that provides ongoing and optimized efficiencies. When constructing their homes, they use a variety of techniques and building practices to improve the sustainability of the project and reduce climate change impacts. Through their 'Built-In Smart Technology', buildings are designed, constructed and programmed in a manner that reduce energy consumption to save homeowners an average of 23% on their bills. They partner with various companies to offer a Comfort Tech bundle for new homes that provide optimal heating, cooling, humidity control and on-demand hot water that lowers carbon emissions and offers enhanced energy-efficiency. Additionally, all houses are built to Energy Star standards, which is 20% more efficient than the Ontario Building Code and air tightness testing by 3rd party energy advisors which is not a standard in the industry.

All new homes also include items such as low e-glass windows, low-flow faucets, water-efficient toilets, high-efficiency furnaces, heat recovery ventilators, tankless water heaters, energy-efficient appliances, rough-ins for electric car charge stations and solar power.

Enhanced Level Optional:

Public Realm Guidelines: 22/40

E5.dp: With the exception of blocks following nonresidential land uses (i.e. the school block and stormwater management pond), the blocks and streets are aligned east-west. There is a compass symbol on the draft plan of subdivision indicating geographic north.

E8.dp & E9.dp: Lanes are anticipated for rear garage access in the future low density residential block, Block 25.

E10.dp+sp & E12.dp+sp: Street tree criteria will be demonstrated at the detailed design stage.

E15.dp+sp: A homeowner information package will be prepared to be provided at the time of closing.

E22.dp: The revised draft plan of subdivision and facility fit plan demonstrate the park has three public road frontages.

E28.dp+sp: The developer agrees to make contributions to and/or build trailheads and entrance features in consultation with City staff.

E32.dp+sp, E33.dp+sp, & E34.dp+sp: The stormwater pond block will be visible from two access road openings to the public street as well as from the trailhead running adjacent. An access road can be used by pedestrians to enjoy the pond. The pond will be complemented by enhanced buffer planting between the pond and Natural Heritage System, per the Functional Servicing and Stormwater Management Report.

Built Form Guidelines: 5/21

E40.dp: The draft plan of subdivision has a density of 40 unit per hectare, as noted on page 6 of the Planning Justification Report. This exceeds the minimum 35 units per hectare requirement.

Green Infrastructure & Building Guidelines: 46/166

E87.sp+dp: All new homes built by Mattamy include rough-ins for electric car charge stations and solar power.

E110/111/112.dp+sp: All new homes built by Mattamy include low-flow faucets and water-efficient toilets.

E122.dp+sp: Mattamy intends to incorporate exterior lighting with controls for timers and motion sensors.

E123.dp+sp: Homeowner packages will be made available as a condition of draft approval.

E135.dp+sp: Refer to Innovation section above.

With 73 out of 227 Eligible Enhancement Points (32%), the proposal achieves Enhanced Level 2.

KORSIK URBAN PLANNING



Constance Ratelle, MPlan, RPP

Copy: Andrew Scott, Mattamy (Seaton) Limited