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May 29, 2017

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City of Pickering
One The Esplanade,
Pickering, Ontario L1V 6K7

Attention: Mr. Paal Helgesen

Dear Mr. Helgesen,

SUBJECT: **ZBA APPLICATION**
AVERTON (BROCK) LIMITED
MAIN STREET SEATON
PCSWMM UPDATE FOR PHASES 3 & 4

In support of the Zoning By-law Amendment Application, please find enclosed the following:

- Five (5) copies of the Stormwater Management Report, including a digital copy of the updated PCSWMM model

At the direction of the City of Pickering, this letter has been prepared to confirm that no changes to the stormwater management scheme are anticipated due to the changes proposed in the ZBA Application. The Application consists of a small increase in density achieved by an increase in the number of floors of each of the apartment buildings. This has no effect on the building footprint or the total impervious area of the site.

By way of background, extensive modelling using PCSWMM has previously been completed for the detailed design of Main Street Seaton and was approved by the City of Pickering under the original site plan application. PCSWMM was used to accurately model both major and minor system peak flow rates during the 100-year storm event in both the future Main Street Seaton, and the entire sewershed tributary to the downstream stormwater management facility. The goal of this analysis was to satisfy the City of Pickering that the future development would not have any negative impacts to the 100-year HGL in either of the Mattamy (downstream) or Lebovic (upstream) existing subdivisions with the City's new 100-year IDF. The peak flow rates from each leg of storm sewer were hard-typed into the storm sewer design spreadsheet to calculate the

100-year HGL throughout the sewershed. By implementing inlet control devices on every catchbasin in the future Averton development, the impact on the downstream and upstream HGL was minimized to a level accepted by the City, and was subsequently approved.

In support of the ZBA Application, the PCSWMM model was re-run to ensure that no significant impacts to the HGL were found due to the slight changes in drainage areas tributary to specific legs of sewer. The overall site area and percentage of imperviousness did not change, but some subcatchments in the model increased slightly in size, and some decreased slightly. Due to the sensitivity of the model, there were slight variances in the HGL throughout the external lands of 4cm or less in comparison to the previous submission. The only area that had a change in HGL greater than 4cm, is on Earl Grey Avenue in the Lebovic subdivision between MH12 and DICB2 where there has been an increase in HGL by 10-11cm. However, the basements on Early Grey Avenue are connected to a clean water collector, and not to the storm sewers. Therefore, there is no concern associated with an 11cm increase in HGL on this street as the basements will not be affected. The HGL changes within the Averton development are also not of concern because there are no basements proposed in the subdivision.

In summary, after updating the PCSWMM model to reflect all changes proposed in the ZBA and thoroughly reviewing the HGL analysis, we are confident that these changes will have no significant impact on the HGL anywhere in the sewershed.

We trust that the above is complete and in order; however, please contact the undersigned should you have any questions.

SABOURIN KIMBLE & ASSOCIATES LTD.

HWalsh

Hillary Walsh

cc: Vince Baffa, Averton Development
Toni Biglieri, Biglieri Group
Nilesh Surti, City of Pickering, Manager, Development Review
Rory McNeil, City of Pickering, Planner I
Vanessa Aubrey, Toronto and Region Conservation Authority, Planner