

March 24, 2023

Andrew Scott
Land Development Manager
Mattamy Homes Canada • GTA Low Rise Division
andrew.scott@mattamycorp.com
433 Steeles Ave E, Milton, Ontario, L9T 8Z4

**RE: City of Pickering (Seaton) SP 2009-11
Preliminary Transportation Review**

Dear Andrew:

As requested we have conducted a preliminary review the proposed Draft Plans of Subdivision for SP 2009-11 in the City of Pickering (Seaton), Ontario.

PREVIOUS DRAFT PLANS

In 2014 the draft plan for the subdivision was approved by the Ontario Municipal Board for these lands subject to certain conditions, including a traffic study. Materials related to this, including the approved draft plan, are appended for reference.

PREVIOUS STUDY

In May of 2013 a full traffic impact study for the build-out of Seaton was completed by BA Group. This study included traffic volume estimates, assignments of traffic, infrastructure recommendations, and operational analysis for all of the planned collector and arterial roads in Seaton. This report has been used as the basis for a number of planning studies since its issuance, including the City of Pickering roads environmental assessment, Durham Region's roads environmental assessment, and individual planning studies for plans of subdivision similar to SP 2009-11.

The proposed plan, discussed in greater detail below, is effectively the same as the one modelled in the 2013 study. This study plans for the full build-out of the community but does not address interim (phasing) issues.

Excerpts from this study are appended for reference.

PETER MATTHEWS DRIVE

Peter Matthews Drive (formerly Sideline 22) is a regional arterial road extending north-south through the centre of Seaton from Rossland Road / Brock Road in the south to Highway 7 in the north. An interchange is planned at Highway 407. Peter Matthews Drive is the north-south central spine of SP 2009-11. The road has not been completed north of Whitevale Road, as such it is not possible to conducted traffic counts in support of a traffic study.

The planned subdivision would be constructed once the Peter Mathews extension is complete.

PHASE 2 OF SEATON

The planned residential subdivision is located in the northern portion of Seaton in the Phase 2 lands. At this juncture a holding provision is in place that prohibits development within these lands and limits development in Seaton to 9,800 units.

BA Group is retained by the Seaton Landowners Group to complete a study to allow for the lifting of this holding provision. This would permit the development of SP 2009-11. It is expected this study will be completed by the summer of 2023. This study will assume Peter Mathews has been extended to Highway 7 and include the projections of interim traffic volumes for the corridor. These will include the full build-out of the 9,800 units permitted plus a portion of the full development of Seaton beyond the 9,800 units.

Once the Phase 2 study is complete a full study will be completed for SP 2009-11 that will be based on the projections of the Phase 2 study.

PROPOSED PLANS

A redlined version of the 2014 Plan of Subdivision is appended for reference. This proposed plan is generally the same as the plan approved in 2014 and modelled in 2013. At this juncture details related to curbs and driveways are not available so typical signage and parking plans cannot be completed.

NEXT STEPS

The transportation planning for the planned subdivision at a high level was completed in 2013. It is not possible at this point to conduct an operational review of interim conditions as the principle access road (Peter Mathews Drive) has not been constructed or modelled in interim conditions.

At this juncture we recommend the following:

- continue to use the 2013 study as a basis for the planning of the subdivision;
- revisit the traffic study once the Phase 2 study is complete and interim traffic volume projects on Peter Mathews Drive are available; and
- continue to refine the plan and provide additional details once curb and driveway locations are available.

I trust the foregoing is satisfactory. If you have any questions or comments please feel free to call.



Sincerely,
BA Consulting Group Ltd.

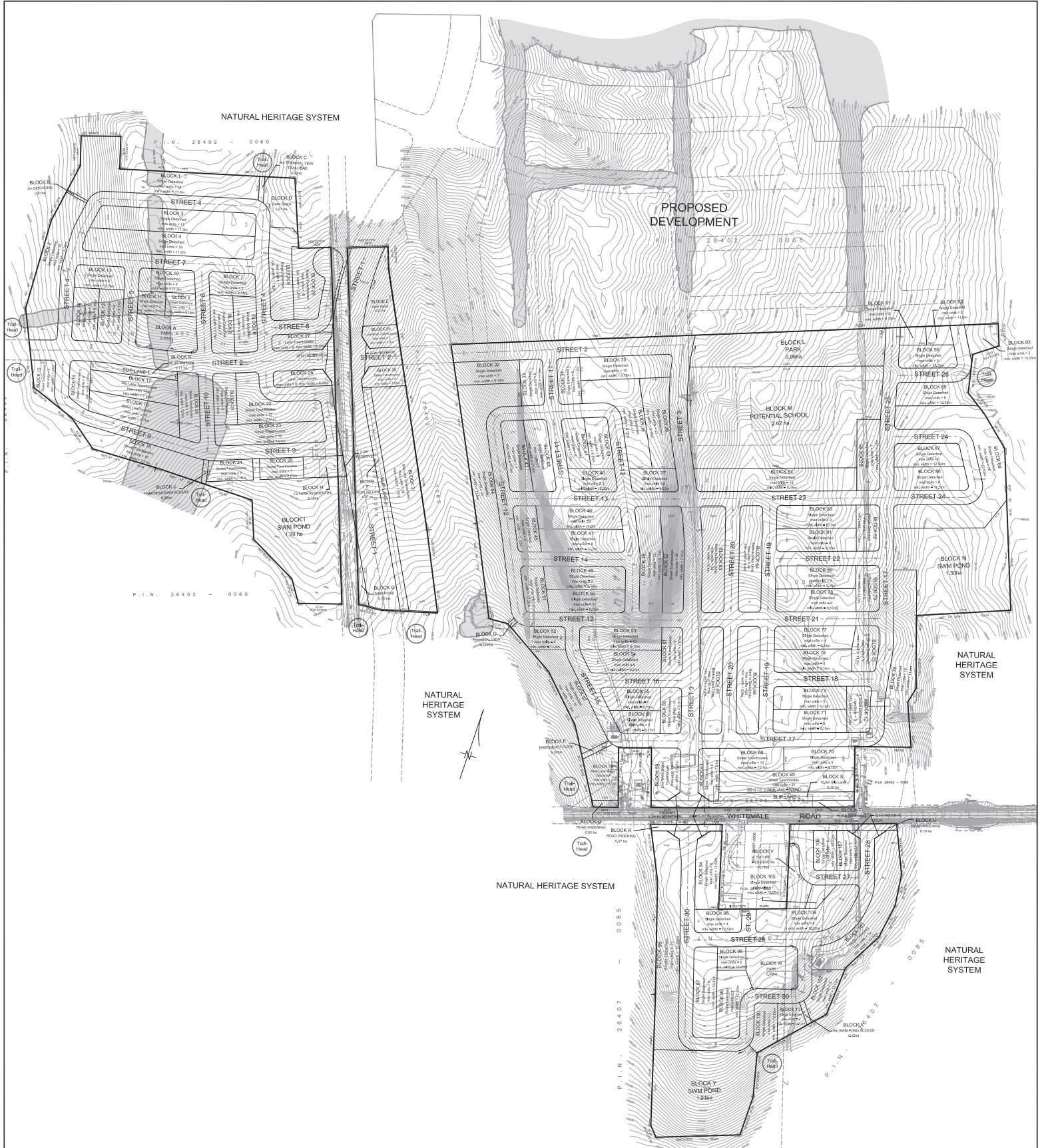


Steve Krossey
Principal



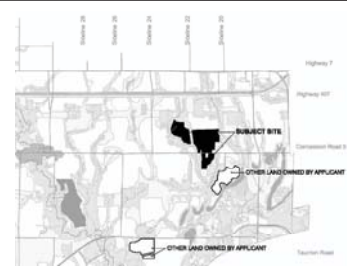
Appendix A: 2014 Approvals





DRAFT PLAN OF SUBDIVISION

PART OF LOTS 21 & 22 CONCESSION 4, AND PART OF LOTS 21, 22, & 23, CONCESSION 5 (GEOGRAPHIC TOWNSHIP OF PICKERING) City of Pickering REGIONAL MUNICIPALITY OF DURHAM



Key Map

Additional Information Required Under Section 51(17) of the Planning Act R.S.O. 1990

- (a) SHOWN ON DRAFT PLAN
- (b) SHOWN ON DRAFT AND KEY PLANS
- (c) SHOWN ON KEY PLAN
- (d) LAND TO BE USED IN ACCORDANCE WITH LAND USE SCHEDULE
- (e) SHOWN ON DRAFT PLAN
- (f) SHOWN ON DRAFT AND KEY PLAN
- (g) MUNICIPAL PRIED WATER
- (h) SANDY SILTY/SILTY SILT/SILT SAND TILL
- (i) SHOWN ON DRAFT PLAN
- (j) FULL MUNICIPAL SERVICES
- (k) SHOWN ON DRAFT PLAN

Revisions

DATE	REVISION
November 15, 2011	Revision 1
July 27, 2011	Revision 2
November 26, 2011	Revision 3
March 15, 2013	Revision 4
June 3, 2013	Revision 5
August 15, 2013	Revision 6
September 20, 2013	Revision 7

PROPOSED LAND USE	ha	m ²
1) Low Density Residential (Single Units, R-CO, R-10)	21.00	52,000
2) Low Density Residential (Duo Units, R-20, R-30)	1.32	3,250
3) Park Residential	0.20	500
4) Park, Industrial & General Use	1.87	4,650
5) Open Space	0.63	1,570
6) 70m ² Paved & 20m ² Access	0.00	0.00
7) Road	0.00	0.00
8) Road Right-of-Way	0.00	0.00
9) 10.0m ² Sign Lot	0.00	0.00
10) Road	0.00	0.00
11) Servicing Area & Company Yard (Block 8, 7)	0.00	0.00
TOTAL SITE AREA	33.00	81,920

PROPOSED RESIDENTIAL UNITS	NO.	sq. ft.
1) 10m ² Sign Lot	100	1,000
2) 11.0m ² (R1) x 27.5m ² (R2) min. Single Detached	288	28,800
3) 12.0m ² (R1) x 27.5m ² (R2) min. Single Detached	288	28,800
4) 13.1m ² (R1) x 27.5m ² (R2) min. Single Detached	77	7,700
5) 10.0m ² (R1) x 27.5m ² (R2) min. Single Detached	68	6,800
6) 10.0m ² (R1) x 27.5m ² (R2) min. Single Detached	10	1,000
7) 10.0m ² (R1) x 27.5m ² (R2) min. Single Detached	30	3,000
8) 10.0m ² (R1) x 27.5m ² (R2) min. Single Detached	30	3,000
9) 10.0m ² (R1) x 27.5m ² (R2) min. Single Detached	16	1,600
10) 10.0m ² (R1) x 27.5m ² (R2) min. Single Detached	18	1,800
TOTAL UNITS	969	96,900

PROPOSED ROADS	NO.	m ²
1) 10.0m ² Sign Lot	100	1,000
2) 10.0m ² Sign Lot	100	1,000
3) 10.0m ² Sign Lot	100	1,000
4) 10.0m ² Sign Lot	100	1,000
5) 10.0m ² Sign Lot	100	1,000
6) 10.0m ² Sign Lot	100	1,000
7) 10.0m ² Sign Lot	100	1,000
8) 10.0m ² Sign Lot	100	1,000
9) 10.0m ² Sign Lot	100	1,000
10) 10.0m ² Sign Lot	100	1,000
TOTAL ROAD STATISTICS	8,558	85,580

Owner's Authorization

I, the undersigned, being the owner of the land to be subdivided, do hereby authorize the City of Pickering to prepare and submit the Draft Plan of Subdivision to the City of Pickering for approval.

Original Signed: **MATTHEW TSEAYON, LIMITED ASSOCIATES** DATE: _____

Surveyor's Certificate

I hereby certify that the boundaries of the land to be subdivided on this plan and the references to adjacent lands are correctly and accurately shown.

Original Signed: **R. DENBERGER, OLS INCORPORATED & COMPANY SURVEYING LTD.** DATE: _____

Scale 1:1,500



land use planning consultants
MSH
BOUNDLESS INGENUITY



City Development Department

T. 905.420.4617
TTY. 905.420.1739
F. 905.420.7648
Email citydev@pickering.ca

Pickering Civic Complex
One The Esplanade
Pickering, ON L1V 6K7
Direct 905.420.4660
Toll Free 1.866.683.2760
pickering.ca

February 5, 2014

RECEIVED

FEB 13 2014

LAND

Gary Gregoris
Vice President
Mattamy (Seaton) Limited
2360 Bristol Circle
Oakville, ON L6H3 6M5

Subject: Draft Plan of Subdivision SP-2009-11
Mattamy (Seaton) Limited
Part Lot 21 & 22, Concession 4 and Part Lot 21 22 & 23, Concession 5
City of Pickering

Further to the Ontario Municipal Board's written decision dated December 17, 2013, this application is draft approved. The conditions of draft plan approval and a copy of the draft approved plan that were approved by the OMB are attached.

It is your responsibility as the owner to fulfill the conditions of draft approval attached to the decision. Final approval of the application will be granted when the following has been received:

1. Fulfilling all requirements of the City of Pickering.
2. Letters clearing the conditions of approval from the Region of Durham, the Toronto Region Conservation Authority, Durham District School Board and Durham Catholic District School Board.
3. The clearance release fee of \$1,100.00, payable to the City of Pickering. This is the current fee; please check with City staff at the time you plan to register for the applicable fee.
4. A final plan package containing the following:
 - a) one original final plan;
 - b) a minimum of four translucent or mylar copies (excluding the O.L.S.'s copy);
 - c) a minimum of five white paper prints; and
 - d) one white paper print with an A.O.L.S. plan submission form.

The final plans must include the following inscription on the plan:

Approved under Section 51 of the *Planning Act*, R.S.O. 1990, c.P.13,
this _____ day of _____, 20__.

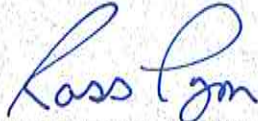
Director, City Development Department
City of Pickering
(Authority granted by By-law 7306/13)

In addition, please inscribe the City of Pickering's file number in the upper right hand corner of the final plan.

5. An area table indicating the total area in hectares of each type of land use including road(s), and the total area of the plan, or phase of the plan, to be registered.

Should you have any questions, or require anything further, please contact me at 905.420.4660, extension 2034.

Yours truly



Ross Pym, MCIP, RPP
Principal Planner – Development Review

RP:ld

J:\Documents\Development\ID-3200\2009\SP-2009-11, A 12-09\notice draft plan decision.docx

Enclosures: Conditions of Draft Plan Approval
Draft Approved Plan

Copy: Brian Bridgeman, Durham Region Planning Department
Steven Heuchert, TRCA
Christine Nancekivell, Durham District School Board
Lewis Morgulis, Durham Catholic District School Board
Elizabeth Howson, Macaulay Shiomi Howson Ltd.

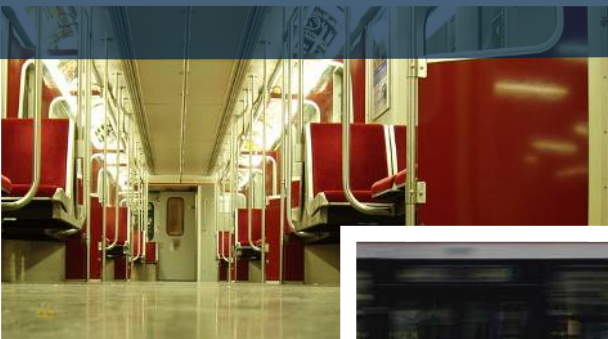
Appendix B: Excerpts from the 2013 Study



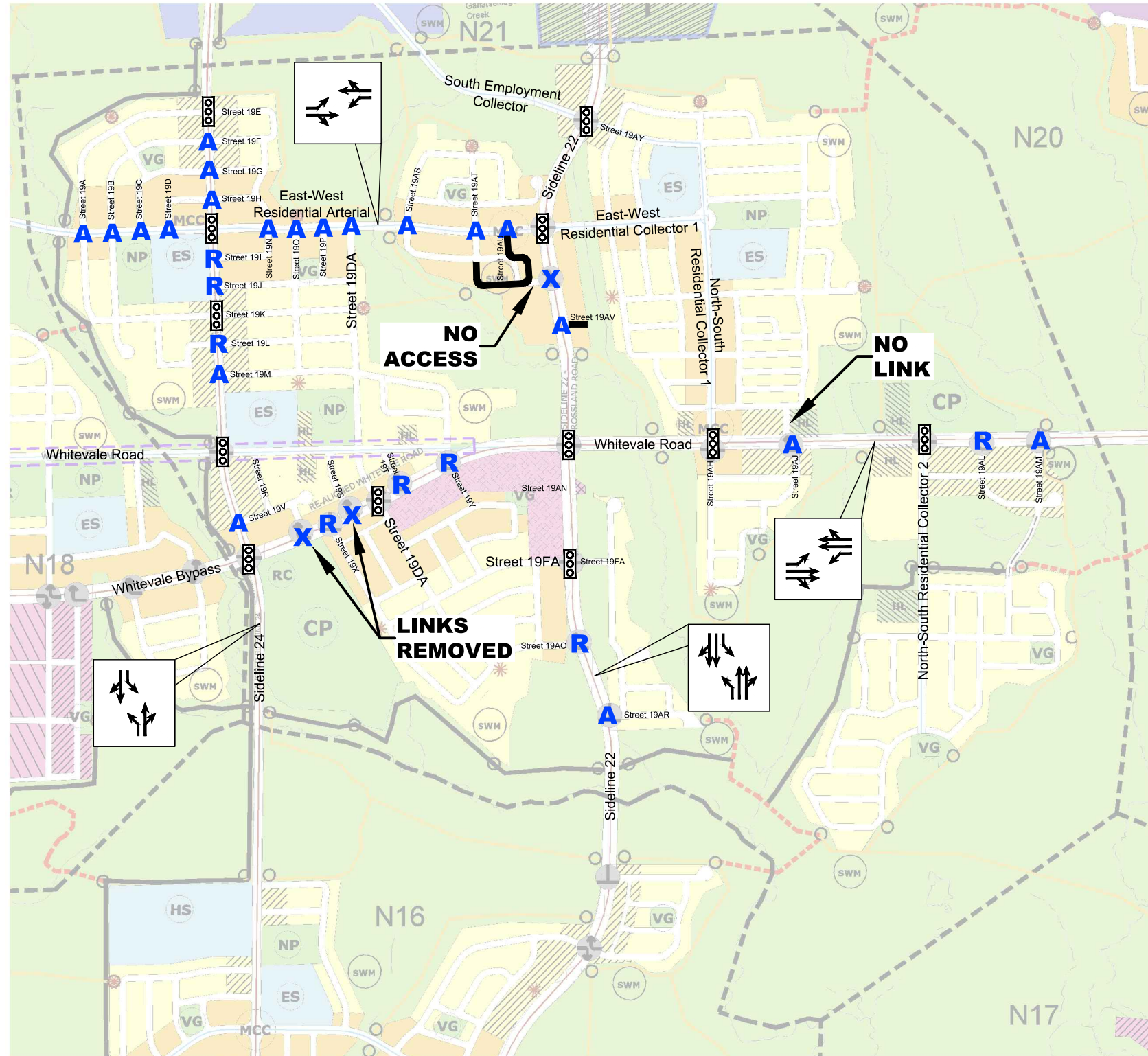


Seaton

Transportation Operations Review
May, 2013



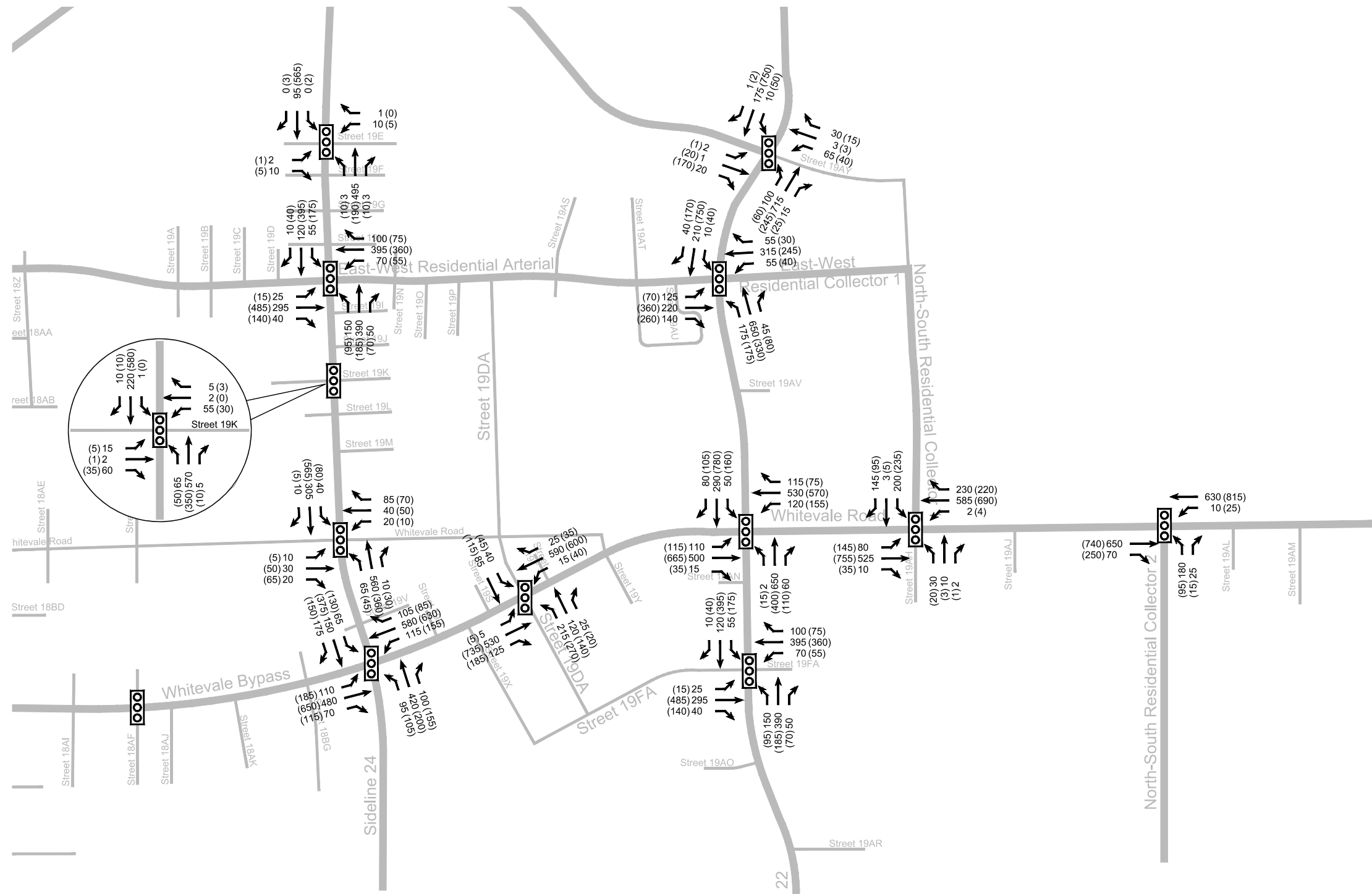
- R** Right-In/Right-Out
- X** No Intersection
- A** All Movements Unsignalized
- 3/4** 3/4 Un-Signalized
- O** Roundabout
-  Signalized



**PROPOSED INTERSECTION CONTROL
& LANE CONFIGURATIONS ON
ARTERIAL ROADS**

DRAWING FILENAME: J:\7444-01\BA\Signal Location\Figures B1toB6.dwg

DATE PLOTTED: May 07, 2013

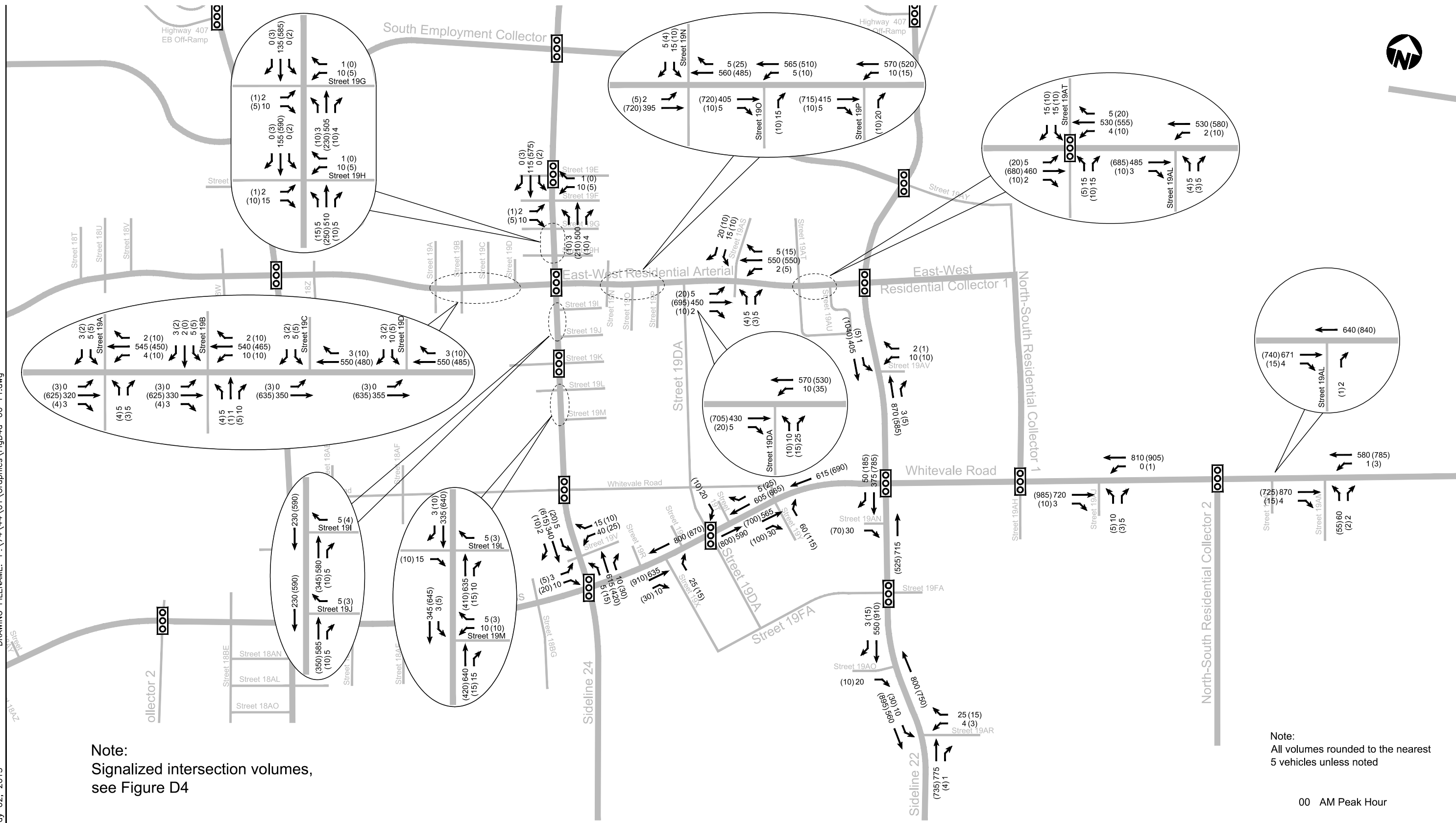


Note:
Unsignalized intersection volumes,
see Figure D4a

FUTURE TOTAL TRAFFIC VOLUMES

Note:
All volumes rounded to the nearest
5 vehicles unless noted

- 00 AM Peak Hour
- (00) PM Peak Hour
- Existing Traffic Signal



Note:
Signalized intersection volumes,
see Figure D4

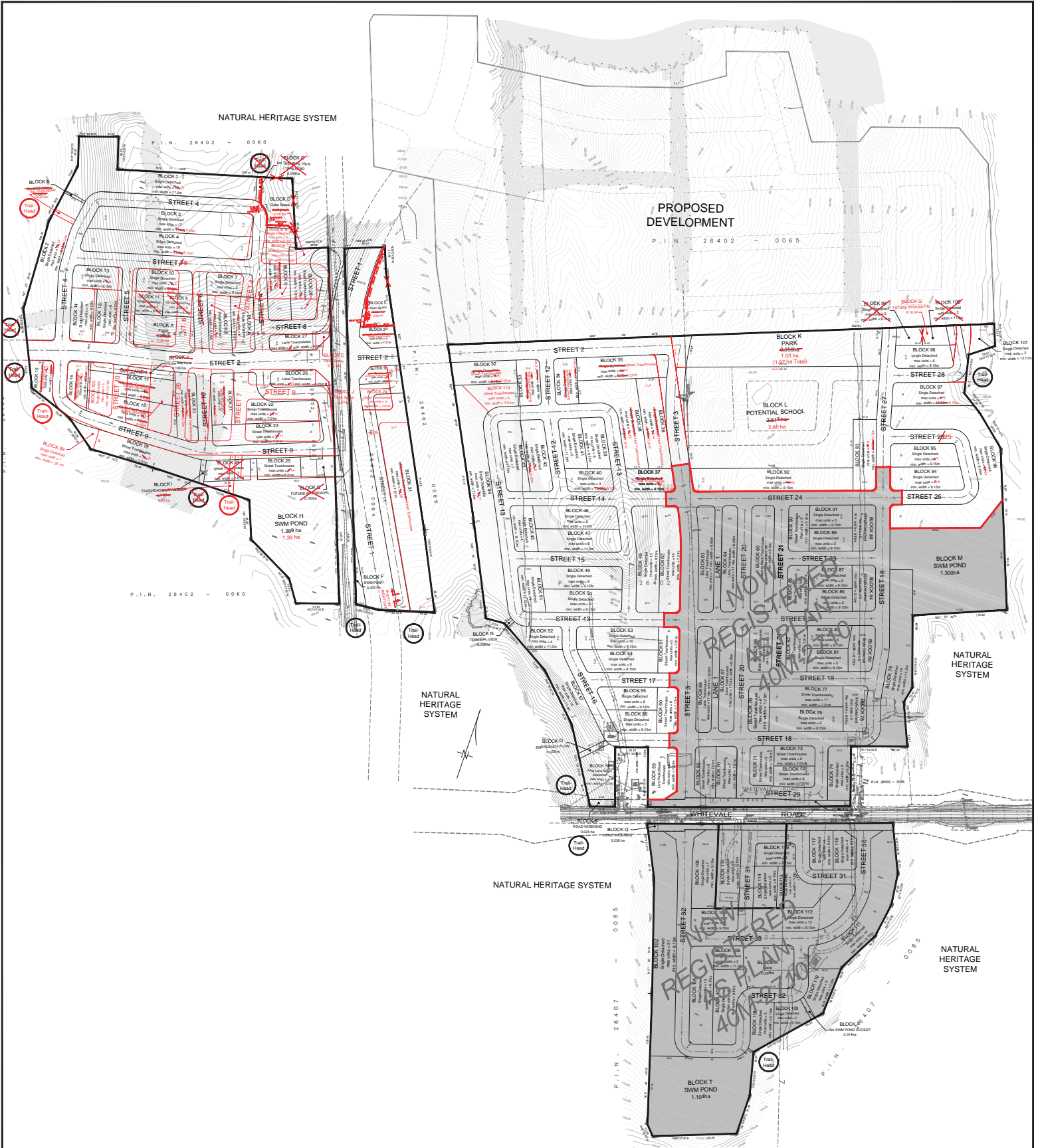
FUTURE TOTAL TRAFFIC VOLUMES

Note:
All volumes rounded to the nearest
5 vehicles unless noted

- 00 AM Peak Hour
- (00) PM Peak Hour
- Existing Traffic Signal

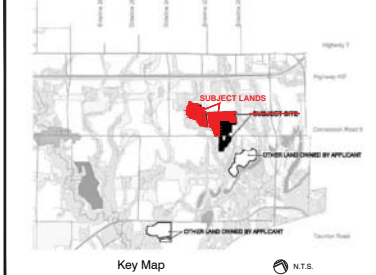
Appendix C: Proposed Plan of Subdivision





DRAFT PLAN OF SUBDIVISION

PART OF LOTS 21 & 22 CONCESSION 4, AND PART OF LOTS 21, 22, & 23, CONCESSION 5 (GEOGRAPHIC TOWNSHIP OF PICKERING) City of Pickering REGIONAL MUNICIPALITY OF DURHAM



Additional Information Required under Section 51(17) of the Planning Act R.S.O. 1990

- (a) SHOWN ON DRAFT PLAN
- (b) SHOWN ON DRAFT AND KEY PLANS
- (c) SHOWN ON KEY PLAN
- (d) LAND TO BE USED IN ACCORDANCE WITH LAND USE SCHEDULE
- (e) SHOWN ON DRAFT PLAN
- (f) SHOWN ON DRAFT AND KEY PLAN
- (g) MUNICIPAL PIPELINES
- (h) SHOWN ON DRAFT PLAN
- (i) SHOWN ON DRAFT PLAN
- (j) SHOWN ON DRAFT PLAN

Revisions

DATE	REVISION
November 16, 2010	Revision 1 - Initial
July 27, 2011	Revision 2 - Initial
December 20, 2012	Revision 3 - Initial
March 15, 2013	Revision 4 - Initial
June 3, 2013	Revision 5 - Initial
August 16, 2013	Revision 6 - Initial
September 23, 2013	Revision 7 - Initial
January 8, 2014	Revision 8 - Initial
February 26, 2014	Revision 9 - Initial

PROPOSED LAND USE	Block 1-4, 6-15, 17-18, 20, 22-46, 50-101	ha	m ²
1. Use Designated	Block 1-4, 6-15, 17-18, 20, 22-46, 50-101	129.20	324,800
2. Future Residential	Block 5	0.10	260
3. Future Residential	Block 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46	5.10	13,200
4. Park, Recreation & Open Space	Block 101	1.00	2,500
5. Open Space	Block 101	0.10	260
6. SWP Pond & SWP Access	Block 101	1.00	2,500
7. Water	Block 101	0.10	260
8. Other	Block 101	0.10	260
9. SWP Pond	Block 101	0.10	260
10. SWP Access	Block 101	0.10	260
11. Servicing Access & Emergency Use (Block 6)	Block 6	0.10	260
TOTAL SITE AREA		136.70	348,200

Owner's Authorization

I, the undersigned, being duly authorized to do so, hereby authorize the City of Pickering to prepare and submit the Draft Plan of Subdivision to the City of Pickering for approval.

MATAMY (GEARON) LIMITED
ASO - FRANK-DORAGIN & GORDON SJOOGREN

Surveyor's Certificate

I hereby certify that the boundaries of the land to be established on this plan and the materials to support lands are correctly and accurately shown.

K. DONSBERGER, O.S.
MAYNARD & GORDON SURVEYING LTD.

Scale 1:1,500
Date: March 6, 2016

