

December 20th, 2024

City of Pickering
Planning and Development Department
One The Esplanade,
Pickering, Ontario
L1V 6K7

Attention : Mr. Nilesh Surti & Ms. Cristina Celebre

Dear : Mr. Surti & Ms. Celebre

Re: TACCGATE Developments Inc. – Parcel 24 - Draft Plan of Subdivision & Zoning By-law Amendment Submission

Please find attached TACCGATE Developments Inc.'s Submission of the Draft Plan & Zoning Amendment for our Parcel 24 lands. The location of the site is on the south side of Alexander Knox Road, east of Peter Mathews Drive.

Included in the submission are the following:

1. Zoning Amendment
 - a. Zoning Amendment Application
 - b. Draft Zoning Schedule
 - c. Draft Zoning By-Law
2. Draft Plan of Subdivision
 - a. Draft Plan of Subdivision Application
3. Archaeological Assessment
4. Planning Justification Report
 - a. Urban Design Brief
5. Affordability Brief
6. Sustainability Brief
 - a. Sustainability Checklist
7. Comment Response Matrix
 - a. 2024 TACCGATE Pre-Con - City Comment Matrix
 - b. 2024 TACCGATE Pre-Con - Region Comment Matrix
 - c. 2024 TACCGATE Pre-Con – TRCA Comment Matrix
 - d. 2019 Lebovic FSSR – City Comment Matrix

8. Traffic Impact Study
 - a. On Street Parking Plan
 - b. Sight Line review Plans
9. Colored Lotted Plan
10. Survey Plan
11. Phase I ESA
12. Hydrogeological Report
13. Geotechnical Report
14. Lot Siting Plan
15. Functional Site Servicing Report
 - a. Functional Grading Plan
 - b. Functional Servicing Plan
 - c. Preliminary Environmental Impact Review Memo
 - d. Erosion Threshold Memo
 - e. VO Model
16. Environmental Assessment Noise Report

We trust the above information will constitute a complete application. If there is additional information required, please let us know.

Yours truly,

TACC DEVELOPMENTS INC.



Per: Vince Figliomeni

Senior Development Coordinator