



March 16<sup>th</sup>, 2023

Re: **Seaton (TFPM) Inc.**  
**Draft Plan of Subdivision – (PRE 28/22)**  
**Pre-Consultation Comments**  
**City of Pickering**

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We are currently in the process of clearing conditions of the Pre-Consultation for the above captioned project. The following provides each of the City of Pickering’s conditions of approval for Seaton (TFPM) Inc. as well as how the condition has been, or will be satisfied in ***bolded italics***. With your co -operation, we are working towards having this clearance complete as soon as possible.

**Seaton (TFPM) Inc. (PRE 28/22)** is proposing a draft plan of subdivision and a zoning by-law amendment for lands located north of the Phase 2 Mattamy (Seaton) Limited lands. The proposal includes: 203 detached dwellings, 90 street townhouses, 23 rear-lane townhouses, and 52 back-to-back townhouses. The plan also includes a 2.56 hectare elementary school block, a 0.95 hectare park block, and a 1.65 hectare stormwater management pond block. The applicant seeks to rezone the subject property from Agriculture “A” zone, and to add these lands to the Seaton Zoning By-law 7364/14 in appropriate zone categories to facilitate the implementation of the draft plan of subdivision.

**Attn: Paul Wirch**

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**Condition #1:** In response to Bill 109, the City will be modifying the development review process, effective January 2023\*. Staff presented the proposed development review process (presentation attached). A summary of the requirements includes:

Pre-submission Stage:

1. Submit all required items identified at the pre-consultation meeting
2. Submit the pre-submission fee

Application Stage:

1. Submit all required items identified at the pre-consultation meeting
2. Submit the application fee

\* Since the meeting, the Province has committed to introducing legislation that, if passed, would delay the implementation of development application refund requirements set out in Bill 109 by six months, from January 1, 2023 to July 1, 2023. The delay of these measures will give municipalities more time to implement measures; and therefore the City’s proposed development review process may begin effective July 1st, 2023, not January 2023.

***Understood.***

**Attn: Paal Helgelsen**

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**Condition #2:** A Functional Servicing and Stormwater Management Report (FSSR) which must include the following:  
a. Functional Grading Plan;

- b. Functional Servicing Plan; and
  - c. Erosion & Sediment Control and Construction Management Plan.
- Geotechnical Report.

***Reports and Drawings have been included in the submission.***

**Attn: Irina Marouchko**

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Condition #3: Functional Servicing and Stormwater Management reports are required for each proposed parcel/swm facility catchment.  
The stormwater management criteria is outlined in the Seaton Master Environmental Servicing Plan Report (July 2013).

***Reports have been included in the submission.***

**Attn: Arnold Mostert**

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Condition #4: A facility fit plan for each park block will be required demonstrating their functionality in providing adequate recreation activities for the residents of the community.

***Further discussions with Arnold to occur. Facility Fit plan to be included on next submission/detailed design.***

Condition #5: The Neighbourhood Park block is located in both proposals and had significantly more frontage than the original plan. Townhouse blocks are now proposed across that frontage (located in the Seaton TPFM Inc plan), eliminating this connection to the street as well as passive surveillance into the park. This could significantly impact the perceived (or actual) safety of the park users. Will the proposed townhomes be fronting onto the park (front door and connecting sidewalk)?

***After discussions with Arnold, we have included a walking path between Standard townhouse blocks to provide further connection to the park.***

Condition #6: The following is required:  
 A tree inventory/protection and compensation report/plan

***Report has been included.***

**Attn: Margaret Kish**

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Condition #7: *Seaton Urban Area*  
The subject lands are located within the Seaton Urban Area. Chapter 11 in the POP establishes the objectives and policies of the Seaton Urban Area which implement and conform to the Central Pickering Development Plan. Further detailed area and site specific policies are found in the neighbourhood plans in Chapter 12. As well, the Seaton Sustainable Place-Making Guidelines for the neighbourhoods are found in the Compendium Document to the POP. The proponent is encouraged to review the Seaton Sustainable Place-Making Guidelines.

***Understood.***

Condition #8:

*Permitted Use and Density*

The subject site is designated “Urban Residential Areas – Low Density Areas”, “Urban Residential Areas - Medium Density Areas”, and “Open Space System - Seaton Natural Heritage System” in the Pickering Official Plan (POP). Further, Table 9 provides Maximum and Minimum Net Residential Densities for the Residential Area Subcategory (Low, Medium, and High Density Areas). In addition, definitions for “Net Residential Density” and “Net Residential Site Area” are provided in POP 3.4 (a), and (b) respectively.

The subject lands are within Neighbourhood 19: Wilson Meadows within the Seaton Urban Area. The Seaton Urban Area is intended to be a walkable, pedestrian oriented community built at a relatively compact density. While the built forms are anticipated to be modest in scale, densities should be significant enough to support an active community and street life including neighbourhood shops, social facilities and parks as well as public transit.

The Wilson Meadows Neighbourhood Policies establish two additional subcategories to those set out in Table 9 for the Urban Residential Areas-Low Density Area designation. These subcategories are: Low Density Area Type 1 and Low Density Area Type 2. Low Density Type 1 Areas permits a maximum Net Residential Density of over 25 and up to and including 40 dwellings per net hectare (see City Policy 11.2 (a)(i) in the POP); Medium Density Areas permits a maximum and minimum Net Residential Density of over 40 and up to and including 80 dwellings per net hectare (see City Policy 11.2 (a)(ii) in the POP).

Within the Seaton Urban Area, the subject lands are designated “Seaton Urban Area – Low Density Type 1 Areas”, “Seaton Urban Area – Low Density Type 2 Areas”, “Seaton Urban Area – Medium Density Areas”, and Seaton Natural Heritage System (see Schedule XI to the Pickering Official Plan). The proponent should ensure that the proposed density and housing type breakdown conforms with City Policy 12.21 for Seaton Urban Area – Low Density Type 1 Areas, Seaton Urban Area – Low Density Type 2 Areas, and and Seaton Urban Area – Medium Density Areas designations.

***Understood.***

Condition #9:

*Neighbourhood 19: Wilson Meadows*

Sideline 22/Peter Matthews Drive is the main north-south spine, and Whitevale Road/Alexander Knox Road is the main east-west spine, running through the Wilson Meadows Neighbourhood. There is a Local Node to the south of the subject site at the intersection of Whitevale Road/Alexander Knox Road and Sideline 22/Peter Matthews Drive, which is planned to be the heart of the neighbourhood.

A Terminal View and Trail Head should be identified at the mid-point of the northern boundary line to the proposed Whitevale West subdivision (see Schedule XI – Neighbourhood 19: Wilson Meadows of the POP). The proposal only identifies a Trail Head at the eastern limit of the northern boundary line of the proposed Whitevale West subdivision. In addition, Terminal Views should be identified on the Proposed Plans in accordance with those shown on Schedule XI – Neighbourhood 19: Wilson Meadows of the POP.

In accordance with City Policy 12.21 (j) the proponent is required to submit a Sustainability Brief that demonstrates how the proposal ranks against the sustainable checklist in the Seaton Sustainable Placemaking Guidelines, and a Design Brief that demonstrates how the proposal is consistent with the urban design components of the Seaton Sustainable Placemaking Guidelines.

***Report/Checklist has been provided in submission documents.***

Condition #10:

*The Natural Heritage System*

The subject site is adjacent to the “Natural Heritage System” overlay (Schedule III A) of the Pickering Official Plan on the western property boundary and is also identified on Schedule I, Land Use Structure as the Seaton Natural Heritage System.

Lands with the highest concentration of the most sensitive and/or key natural heritage and key hydrologic features and functions are identified on Schedules III B and III D. Policies contained in Chapter 10 of the POP relate to the Natural Heritage System.

In accordance with POP 16.8 (a), submission of an Environmental Report may be required as part of a development application. The contents of the Environmental Report are established in POP 16.10.

Neighbourhood specific Policy 11.56 requires that development on lands adjacent to the Seaton Natural Heritage System minimize impacts on the Seaton Natural Heritage System and integrate the Seaton Natural Heritage System as a key structural element of each neighbourhood as a strong design element and through appropriate views, vistas and connections, among other things.

The following are a summary of preliminary policy comments pertaining to the proposed developments:

The Proposed Plans prepared by Korsiak and dated October 3, 2022, identify a different housing type breakdown and total from that shown in the Proposal Letter dated October 18, 2022. The applicant is requested to clarify the proposed unit type breakdown and total.

The applicant is requested to identify the housing unit type breakdown (units and percentage) within each subdivision (Whitevale West, Phase 2 – North (which should also include Phase 1 – Central numbers since it was part of the original subdivision), and Seaton TFPM Inc.) according to the following designations: Low Density Type 1 Areas, Low Density Type 2 Areas, and Medium Density Areas. This will enable staff to assess the proposal against City Policy 12.21 in the Pickering Official Plan (POP).

Consideration should be given to how the proposal will minimize its impact on the Seaton Natural Heritage System, and how it will integrate the Seaton Natural Heritage System as a strong design element through appropriate views, vistas and connections, among other things. In particular, the proposal should identify a Terminal View and Trail Head at the mid-point of the northern boundary line to the proposed Whitevale West subdivision.

In accordance with City Policy 12.21 (j) the proponent is required to submit a Sustainability Brief that demonstrates how the proposal ranks against the sustainable checklist in the Seaton Sustainable Placemaking Guidelines, and a Design Brief that demonstrates how the proposal is consistent with the urban design components of the Seaton Sustainable Placemaking Guidelines.

In accordance with POP 16.8 (a), submission of an Environmental Report may be required as part of a development application. The contents of the Environmental Report are established in POP 16.10.

***Reports included in the submission package.***

Condition #11:

*Affordable Housing*

The Pickering Official Plan requires a minimum of 25% of new residential construction, on a City-wide basis, to be affordable housing for low to moderate incomes (POP 6.4). As well, the recently approved Pickering Housing Strategy & Action Plan, 2021-2031, identifies the need for additional rental, affordable and accessible housing within the City of Pickering.

***Understood***

- Condition #12: The proponent is requested to provide an Affordable Housing Brief to assist with development application review and housing monitoring within the City, which should include the following information:
1. Total number of rental units;
  2. Breakdown in type of rental units (i.e. apartment 1-bedroom, 2-bedroom, 3-bedroom units, Townhouse 2-bedroom, 3-bedroom units etc.);
  3. Estimated proposed monthly rent per type of unit;
  4. Total number and type of accessible units;
  5. Current CMHC vacancy rate for the associated market area;
  6. Average Market Rents in the Primary Market Compared to Affordable Rents Based on Renter Income Deciles (most recent year available); and 7. Information on any grants or funding agreements entered into with the Province and/or Region of Durham.

***There are no rental units in this application.***

**Attn: Nilesh Surti, Cristina Celebre**

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- Condition #13: The lands were subject to previous applications submitted by Infrastructure Ontario, file number SP-2015-05 and A 10/15. A new draft plan of subdivision and zoning by-law amendment applications are required.

***Understood***

- Condition #14: A draft plan of subdivision plan is required.

***Included in submission package.***

- Condition #15: A Planning Rationale Report is required, including a draft zoning by-law.

***Included in submission package.***

- Condition #16: The comments above in Mattamy (Seaton) Limited proposal section are applicable to both proposals.

***Understood***

**Attn: Lalita Paray**

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- Condition #17: *2011 Seaton Sustainable Place-Making Guidelines:*  
The Seaton Sustainable Place-Making Guidelines are intended to implement the Official Plan direction for the Seaton Urban Area and provide greater clarity on urban design, streetscapes, built form and sustainability initiatives within the Seaton Urban Area. These Guidelines set out minimum standards and benchmarks to be achieved in the Seaton Urban Area, consistent with Chapters 11 and 12 of the Pickering Official Plan. Section 11.38 also indicates that, where appropriate, additional measures should be identified beyond the minimum mandatory building standards set out in the Ontario Building Code, which will be encouraged through a variety of measures. Further, these

Guidelines should be implemented through various development approval processes, in accordance with the provisions of the Planning Act including subdivision approval, architectural control, site plan approval, and zoning by-laws.

***Understood***

**Condition #18:** Staff request a detailed cover letter and a revised Seaton Sustainable Placemaking Checklist (Appendix A – Draft Plan) for the latest version of the draft plan of subdivision showing it achieved at least a “Certified” level of the Seaton Sustainable Place-Making Guidelines and an explanation for each of the points categories being claimed. The Checklist should summarize the benchmarks for the proposed draft plan and identify additional elements, whereas the guidelines provide general guidance on the proposed development. Although “Certified” is the required minimum, the City encourages the applicant to strive for “Enhanced” levels of sustainability. To assist the applicants in preparing the statement and checklist, the Seaton Sustainable Place-Making Guidelines and Checklist are available on the City’s website at the following link:  
<https://www.pickering.ca/en/living/resources/placemakingguidelines2011.pdf>.

***Included in submission package.***

**Condition #19:** The proposed Elementary School block should have consideration to Section 4.3.2 of the Seaton Sustainable Place-Making Guidelines.

***Understood***

**Condition #20:** Staff requests a copy of the developer’s current Resident Education Information Package to new homeowners that explains the use and maintenance of sustainable building features as well as sustainable lifestyle practices.

***Understood. This is already provided in our sales office for previous communities in Seaton.***

**Condition #21:** Staff request consideration into the proposed site design/landscape plan for the stormwater management pond to include a variety of native plants that are pollinator supportive for a variety of species and life stages (e.g., Common Milkweed, Swamp Milkweed, Spotted Joe-Pye Weed, Grey Headed Coneflower). This effort aligns with the City’s goals under the Mayors’ Monarch Pledge.

***Understood.***

**Condition #22:** Staff encourage the applicant to consider the inclusion/integration of the following measures:

- for the proposed park area, provide high-quality elements such as seating and other furnishings and character structures such as gazebos and bike racks for neighbourhood parks in appropriate locations;
- enhanced optional energy performance and water efficiency measures;
- incorporating energy efficiency and alternative or renewable energy resources to reduce energy demand;
- provide additional landscaping, native and drought tolerant trees and shrubs;

- enhanced low-impact development measures (such as permeable paving or bioswales to improve drainage);
- orienting buildings to maximize the use of natural sunlight;
- provide all unit-related parking spaces for residential uses with a rough in for electric vehicle (EV) charging as the proportion of EVs is expected to increase significantly and the cost of retrofitting is far greater than it is to provide rough in capacity;
- provide green upgrades to purchasers/new homeowners;
- provide optional bicycle storage space/storage within the proposed interior garage area;
- provide laneways for access, avoiding interruptions along the street frontage;
- use non-toxic and recycled content building products; and
- where feasible, consideration should also be given to the provision of communal garden areas to allow residents the opportunity to grow food and recognize social benefits.

***Understood***

Condition #23: Development is encouraged to be designed to and seek third party certification such as through LEED® Silver, Gold or Platinum standards, Energy Star, or an alternative equivalent for sustainability elements proposed beyond the Ontario Building Code.

***Understood***

Condition #24: There are many incentives, programs and technological examples that the applicant may find beneficial to investigate such as:

- Enbridge's Savings by Design program [www.savingsbydesign.ca](http://www.savingsbydesign.ca)
- Passive House <https://www.passivehousecanada.com/about-passive-house-canada/>
- Residential grey water recycling systems
- Energy Star - <https://www.energystar.gov/>
- Green Infrastructure including green roofs <https://greeninfrastructureontario.org/green-roof/>

***Understood***

**Attn: Jill McMullen**

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Condition #25: At the time of submission, the City requires the proponent to submit georeferenced drawings defining a geographic coordinate system of: NAD83 UTM Zone 17N. These drawings, in relation to the by-law to be passed, the site plan, if applicable, and the final 40M or 40R plan, should be in a format that is compatible with or the same as the following:

- ArcGIS Desktop 10.7.1
- ArcGIS Pro 2.8.1
- AutoCAD Map 3D 2018

***Understood***

Condition #26: New streets on draft plans of subdivision must be named in accordance with the City's Street Naming Policy, ADM 220, attached.

Streets that are an extension to an already existing street, must use the same name as that already existing street (please ensure the correct spelling prior to placing this name on any drawings). The list of approved street names reserved for use in Pickering is attached. The new streets on your plan that have not already been provided with names can be named from this list. Once you have decided on which names to use on your plan please contact [geomatics@pickering.ca](mailto:geomatics@pickering.ca) to ensure that these names are set aside for your development. It appears that there are already some names chosen for this draft plan, see the list below, while street types were assigned on the original submissions if the street layout has changed the street type may require a change to suite accommodate that change: Arclight, Beckenridge, Bellrock, Braeside, Camberley, Crusader, Dynasty, Empress, Garthdale, Glamorgan, Horizon, Marchington, Pinnacles, Valiant, Nathaniel Hastings Drive – continuous through SP2009-01, SP2009-07, SP2009-08 & SP2009-11

***Understood***

Condition #27: Final addressing will be assigned and provided to the applicant and the public when the City receives a copy of the registered plan of subdivision, as long as no site plan is required. If a site plan is required, addressing will be assigned and provided to the applicant and the public when the site plan agreement is sent to the Land Registry Office for registration.

***Understood***

**Technical Checklist**

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Condition #28: *Traffic Impact Study*  
Report to be signed and stamped by a professional engineer.

***Response Letter has been provided in submission package from BA Group.***

Condition #29: *Planning Rationale Report*  
To be completed by a Registered Professional Planner. Include a draft Zoning By-law Amendment.

***Report has been provided in submission package from Korsiak.***

Condition #30: *Archaeological Assessment*  
To be completed by a qualified professional.

***Report has been provided in submission package from Archaeological Assessments LTD.***

Condition #31: *Functional Servicing Study/Report*  
As per City Engineering comments, an FSSR is only required for Whitevale West. Phase 2 lands were contemplated in the original FSSR (as part of SP-2009-11) All reports are to be signed and stamped by a professional engineer.

***Understood***

Condition #32: *Stormwater Management Design Report*



As per TRCA comments, the updated SWM Report clearly identifies proposed changes and conformance with Seaton MESP and includes relevant calculations All reports are to be signed and stamped by a professional engineer.

**Report has been included in submission package from RJ Burnside.**

Condition #33:

*Site Grading & Servicing Plan*

All drawings are to be signed and stamped by a professional engineer.

**Report has been included in submission package from RJ Burnside.**

Condition #34:

*Conceptual Landscape Plan/Planting Plans*

To be prepared by a qualified landscaped architect.

**Landscape Plan to be included in next submission/detailed design.**

Condition #35:

*Tree Inventory/protection & compensation report/plan*

A tree inventory of existing trees is required.

**Report has been included in submission package from RJ Burnside.**

Condition #36:

*Environment Impact Statement/Study*

Terms of Reference to be provided to TRCA staff prior to study completion for review. To be completed by a qualified professional.

**RJ Burnside and Mattamy will request a meeting with the TRCA to discuss next steps.**

Condition #37:

*Phase I Environmental Site Assessment*

A Site Screening Questionnaire or a Record of Site Condition compliant Phase One Environmental Site Assessment is required. To be signed by a Qualified Person (P. Eng or Geo. Scientist). Depending on the findings of the Phase One ESA, an RSC Compliant Phase Two ESA and possibly an RSC filed with the Ministry of Environment, Conservation and Parks (MECP) may also be required.

**Report has been included in submission package from Pinchin.**

Condition #38:

*Sustainable Development Report*

Revised Seaton Sustainable Placemaking Checklist (Appendix A – Draft Plan)

**Report has been included in submission package from Korsiak.**

Condition #39:

*Urban Design Brief*

Can be included in the Planning Rationale Report. This shall address the Seaton Placemaking Guidelines

**Report has been included in submission package from Korsiak.**

Condition #40:      *Construction Management Plan & Erosion and Sediment Control Plan*  
All drawings are to be signed and stamped by a professional engineer

***Report has been included in submission package from RJ Burnside.***

Condition #41:      *Parking Plan*

***Report has been included in submission package from Korsiak.***

Condition #42:      *Geotechnical Report*  
To be completed by a Registered Professional Planner. Include a draft Zoning By-law Amendment.

***Report has been included in submission package from Golder Associates.***

Condition #43:      *Digital Copies of all Materials*  
In PDF format Submit all drawings and reports via a File Share link, to be provided by City Staff.

***Understood***

Condition #44:      Electronic copies of all materials in a pdf format on USB; and · A letter of verification, stating that the documents provided are in an accessible format and meet the AODA standards

***Understood***

Condition #45:      *Plans in CAD or GIS format*  
compatible with either ArcGIS Desktop 10.7.1, ArcGIS Pro 2.8.1, or AutoCAD Map 3D 2018  
– and georeferenced to NAD 83 UTM Zone 17N.

***Understood***

Please let me know if you require any further information or clarification.

Sincerely,

Andrew Scott  
Land Development – Project Manager  
Andrew.Scott@mattamycorp.com