

TACC Whitevale East (Parcel 24, Seaton) - Major Zoning By-law Amendment Pre-Submission & Draft Plan of Subdivision Pre-submission; Pre-consultation Meeting Comments

City of Pickering

24-Apr-24

Department / Category	Document / Sub Category	Item No.	Comment No.	Comments	Response
<p>Paal Helgesen, Division Head, Water Resources & Development Services;</p> <p>Laura Calvelli, Project Manager, Development Approvals;</p> <p>Irina Marouchko, Manager, Water Resources;</p> <p>Engineering Services</p> <p>Contact: phelgesen@pickering.ca & lcalvelli@pickering.ca & imarouchko@pickering.ca</p>	Development Services	1	1	Development Services provides the following requirements that the be submitted:	
		2	1.1	Functional Servicing Report, which includes the following:	An updated FSSR (SMD Consultants Inc., Dec. 2024) has been prepared and included with this submission.
		3	1.1a	Functional Grading Plan;	Included in updated FSSR.
		4	1.1b	Functional Servicing Plan.	Included in updated FSSR.
		5	1.2	Geotechnical Report;	Geotechnical Report has been included in the submission package.
		6	1.3	Review the angle of Street A at the first bend, and at both intersections with Street B to confirm compliance with the City's geometric design criteria;	The northerly intersection of Street 'B' and Street 'A' and the southerly intersection of Street 'B' and Street 'A' have an angle of intersection of 75 degrees and 80 degrees respectively. Both angles of intersection satisfy the minimum angle of intersection of 75 degrees as per the City of Pickering Engineering Design Criteria for local roads.
		7	1.4	The turning circle design must comply with the City's Engineering Design Guidelines;	The turning circle at the termination of Street 'A' has been designed as per the City of Pickering Engineering Design Standard P-711 with a radius of 13.0m.
		8	1.5	Driveway access to the most westerly townhouse unit on the north side of Street B and on the south side of Street A may be difficult to meet minimum driveway width; and,	Siting Plan has been included in the submission package.
		9	1.6	A secondary access may be required for the site as per Fire Services Development Design Guidelines.	Secondary Access to the Site has been provided on Peter Mathews Drive.
<p>Arnold Mostert, Manager, Landscape & Parks Development</p> <p>Contact: amostert@pickering.ca</p>	Landscape and Parks	10	1	Please provide a Tree Inventory and Protection Plan	Trees within the development have been removed by the previous owner. No additional trees are proposed to be removed. Please refer to the Environmental Constraints Memo within the FSSR report.
		11	2	A Compensation Plan does not apply in this circumstance as an agreement regarding tree removals was made with the Seaton Landowner group. If there is additional disturbance into the NHS (outside of the draft plan of subdivision limits), such as storm water outfalls, then compensation may apply.	Acknowledged
		12	3	At the time of submitting the detailed engineering plans, please provide a Landscape Plan. Show the revised trailhead locations and conceptual trail alignments, as applicable.	Acknowledged

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Nadeem Zahoor, Manager, Transportation & Traffic Contact: nzahoor@pickering.ca	Transportation and Traffic	13	1	Submit a Traffic Impact Study (TIS) will be required. There is concern that the proposed 15.35-metre-wide right-of-way is too narrow for traffic circulation and a 17-metre-wide right-of-way is preferred. The submitted traffic study must demonstrate that the Street A and Street B intersection can operate appropriately as proposed. Detail the turning radii at the Street A and Street B intersection on the plans.	The proposed 15.35m right-of-way is a standard City of Pickering cross section that provides and 8.5m pavement width with a sidewalk on one side. The 8.5m pavement width, which is the same pavement width as the 17.0m cross section, accomodates two-way traffic and on-street parking on one side. The sidewalk along the sections of 15.35m ROW for Street 'A' has been located on the residential side to provide a protected walkway for pedestrians. In addition, pedestrian crossings as provided at locations where the sidewalk switches sides. At these crossings, pavement markings and signage are provided according OTM Book 15. As such the proposed 15.35m right-of-way can accomodate the transportation needs of the Site.
Robert Watson, Fire Prevention Officer Contact: rwatson@pickering.ca	Fire Services	14	1	Fire Services provides the following comments for the applicant:	
		15	1a	ensure fire hydrants are within 90m of each principal entrance.	Fire hydrants are spaced appropriately according to Durham Region standards.
		16	1b	the cul-de-sac is not to exceed 150m or a secondary emergency access is required.	The length of single-access road, north of the Municipal Road crossing the NHS, is 140m in length.
Development Review & Urban Design Nilesh Surti, Division Head, & Liam Crawford, Planner II Contact: nsurti@pickering.ca & lcrawford@pickering.ca	Pickering Official Plan: Land Use & Density	17	1	The lands are identified on Schedule I of the Pickering Official Plan (POP), as within the Urban Residential Areas – Low Density Area land use designation.	Acknowledged
		18	2	In accordance with Table 2: Urban Residential Areas: Permissible Uses, residential uses are permitted.	
		19	3	The proposed use conforms with the Official Plan.	Acknowledged
		20	4	In accordance with Section 12.21, City Council shall,	
		21	4a	despite the policies of 3.9 and Table 9, shall require the following residential densities (in units per net hectare) to apply within the Seaton Urban Area neighbourhoods: Low Density Area: over 25 and up to and including 40;	Acknowledged
	22	5	The proposed density conforms with the Official Plan.	Acknowledged	
	Pickering Official Plan: Wilson Meadows Neighbourhood Policies	23	1	The subject lands are located in the Wilson Meadows Neighbourhood, under lands for which Council has adopted the Seaton Sustainable Place-making Guidelines.	Acknowledged
24		2	In accordance with Section 12.21, City Council shall,		
25		2.1	as per Section 11.2(b), establish two additional subcategories to those set out in Tables 2 and 9 in the Low Density Area subcategory as follows:	Acknowledged	

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		26	2.1a	Low Density Area Type 1 with: a full range of unit types within the permitted density range for Low Density Area as per Section 11.2, but consisting predominantly of single and semi-detached housing forms; consider a reduction in the number of required car parking spaces where bicycle parking facilities or transportation demand management measures are provided;	Acknowledged
		27	2.2	recognizes that the locations of:	
		28	2.2a	local roads constructed through the Seaton Natural Heritage System will be subject to satisfying the Environmental Assessment process;	Acknowledged
		29	2.2b	the number, size and location of stormwater management facilities will be confirmed through the Neighbourhood Functional Servicing and Stormwater Report and may change without an amendment to this Plan;	Noted. The proposed SWMF #25 located within the subject development area is as per the NFSSR 19.
		30	2.3	shall require applicants for draft plan of subdivision, rezoning or site plan approval to submit to the satisfaction of the City:	Acknowledged
		31	2.3a	a Sustainability Brief that demonstrates how the proposal ranks against the sustainable checklist in the Sustainable Placemaking Guidelines; and	Acknowledged
		32	2.3b	a Design Brief that demonstrates how the proposal is consistent with the urban design components of the Sustainable Placemaking Guidelines.	Acknowledged
	Comments	33	1	In principle, the City does not object to the proposed low-rise residential development on the subject lands. However, there are a few key items that the City needs a better understanding of.	Acknowledged
		34	2	Proposed Access Road: Access to the overall site is proposed through a public road that connects Peter Matthews Drive to Street A, over a Natural Heritage System (under ownership of Infrastructure Ontario). Note that the City will require the details of the road in this application, at the detailed engineering design stage, and note that it will need to be conveyed to the City by time of registration (see attached Lotting Plan Markup).	The servicing and grading details for the proposed municipal road crossing the NHS are included with this FSSR (SMD, Dec. 2024).
		35	3	Open Spaces: Clarify the intent of the proposed Open Spaces and indicate which are to be used for amenity areas and which are intended to be transferred to the City. If the intent is to transfer the Open Spaces to the City, clarify how the northernmost Open Space can be accessed (see attached Lotting Plan Markup). Explore if the proposed Open Spaces can be transferred back to Infrastructure Ontario.	TACCGATE will continue to work with the City to find a use for the Open Space Blocks. The Trailhead location is proposed to be shifted to The Open Space Block on the East Side of Street A to provide a better connection to the Seaton Trail System for the community.
		36	4	Stormwater Management Pond: Show the surrounding lands to the south and indicated how the proposed Stormwater Management Pond is to be accessed. It should be accessed from the proposed Street A.	The area to the south of proposed SWMF 25 is shown on the Functional Servicing & Grading Plans, within the FSSR. Access to the Pond shall be from Street A.
		37	5	Access to trailhead south of the lands: Demonstrate how the Stormwater Management Pond relates to the trailhead and how the development will connect to the trailhead.	Trailhead Location is being discussed with the City and will be confirmed through the Draft Plan application.
		38	6	Required Siting Plans: Provide siting plans for four lots (see attached Lotting Plan Markup) for the purpose of identifying frontage and demonstrating that a house can be accommodated while meeting the necessary setbacks.	Siting Plan has been included in the submission package.
	Submission Requirements	39	1	Both the Major Rezoning The following plans/studies are required for a minor zoning by-law amendment pre-submission:	Acknowledged
		40	1.1	On-street Parking Plan	Acknowledged & Provided

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		41	1.2	Planning Rationale Brief, addressing conformity with Provincial policies, Regional Policies, and City Policies	Acknowledged & Provided
		42	1.2a	Design Brief Section, to demonstrate how the proposal is consistent with the urban design components of the Sustainable Placemaking Guidelines	Acknowledged & Provided
		43	1.3	Draft Zoning By-law	Draft Zoning Schedule & Zoning By-Law have been enclosed in the submission package.
		44	1.4	Draft Plan of Subdivision, showing the draft plan area, development blocks, parking spaces	Acknowledged & Provided
		45	1.5	Survey	Acknowledged & Provided
		46	2	The Pre-submissions for Draft Zoning By-law and Draft Plan of Subdivision may be submitted at the same time.	
Lalita Paray Senior Planner, Sustainability Contact: lparay@pickering.ca	Integrated Sustainable Design Standards (ISDS)	47	1	On September 20, 2022, City Council adopted new Integrated Sustainable Design Standards (ISDS) for all new developments in the city to replace the 2007 Sustainable Development Guidelines. The ISDS applies to new applications submitted as of January 1, 2023, for Draft Plan of Subdivisions and Site Plans. For more information, please visit www.pickering.ca/standards (ISDS website)	Acknowledged
		48	2	The ISDS was designed to be applicable to all new development; however, it is not relevant to lands that already have an approved Plan of Subdivision and/or Site Plan. Development applications and/or approval processes in the Seaton Area, which have been initiated, are still subject to the 2011 Seaton Sustainable Place-Making Guidelines.	Acknowledged
		49	3	Based on our review of the 2011 Seaton Neighbourhood Planning Review Council Report and Resolution (#92/11), plans for Neighbourhood 19 (Wilson Meadows) were endorsed by Council and subject to the 2011 Seaton Sustainable Place-Making Guidelines. For that reason, the ISDS does not apply to these applications. The applicant is encouraged to build to sustainable building performance standards, whether by following the ISDS or the enhanced benchmarks in the Seaton Sustainable Place-Making Guidelines to reflect today's best practices.	Acknowledged
	2011 Seaton Sustainable Place-Making Guidelines	50	1	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.	Acknowledged
		51	2	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.	Acknowledged

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	Application Requirements	52	1	As part of a complete application, the applicant is required to submit a completed Seaton Sustainable Place-Making Checklist (Appendix A - Draft Plan) and a Sustainability Brief. The brief should consist of a detailed cover letter outlining the development's sustainability goals, aiming for at least a "Certified" level of compliance with the Seaton Sustainable Place-Making Guidelines. The City encourages applicants to strive for "Enhanced" sustainability levels. Resources, such as the Seaton Sustainable Place-Making Guidelines and Checklist, are available on the City's website to aid in preparation.	Acknowledged
		53	1a	As per Section 3.3 (2) of the Seaton Sustainable Place-Making Guidelines and E15.dp of Appendix A (Draft Plan), homeowner education and stewardship should be encouraged through the distribution of a homeowner's pamphlet as a condition of draft approval. Information in the pamphlet may include conservation practices and protection of the surrounding Natural Heritage System, which include the identification of native plant species appropriate to the existing ecosystem, and the avoidance of organic waste dumping.	Acknowledged
		54	1b	During the implementation process of the ISDS, an information resource guide was created to assist applicants on how to prepare a Resident Education Information Package. This guide contains updated information and can be used to satisfy this requirement. The resource guide is available on the City's website.	Acknowledged
	Sustainable Development Design Considerations	55	1	Staff encourage the applicant to consider the inclusion/integration of the following measures: incorporating energy efficiency beyond the Ontario Building Code requirements and alternative or renewable energy resources (such as geothermal, solar panels, solar carports) to reduce energy demand;	Acknowledged
		56	2	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;	Acknowledged
		57	3	support alternative transportation through the provision of bicycle storage spaces for residents such as optional bicycle storage space/storage within the proposed interior garage area;	Acknowledged
		58	4	provide additional landscaping, native and drought tolerant trees and shrubs;	Acknowledged
		59	5	provide enhanced low-impact development measures (such as permeable paving or bioswales to improve drainage);	The functional Servicing & Grading Plans include the following low impact development measures: a) Rooftop Drainage LID, Roadside Bioswale.
		60	6	where feasible, provide green upgrades to purchasers/new homeowners; and,	Acknowledged
		61	7	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.	Acknowledged
	Sustainable Programs and Resources	62	1	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) which offers supportive and financial incentives to help builders design and construct buildings and houses with higher energy performance and help homeowners save on energy costs.	Acknowledged

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		63	2	Passive House Canada (Passivhaus) certification system focuses on passive design to optimize the building envelope to maintain heat and lower heating energy consumption. (https://www.passivehousecanada.com/about-passive-housecanada)	Acknowledged
		64	3	Energy Star https://www.energystar.gov/	Acknowledged
		65	4	Residential grey water recycling systems	Acknowledged
Ziya Cao, Planner I, Zoning & Administration Contact: zcao@pickering.ca	Zoning By-law	66	1	The subject lands are zoned Rural Agricultural "A" under Zoning By-law No. 3036.	Acknowledged
		67	2	A Zoning By-law Amendment is required to bring the lands under Seaton Zoning By-law No. 7364/14.	Acknowledged
		68	3	Zoning staff will review and comment on a draft zoning by-law prior to it being sent to Council for consideration and adoption.	Acknowledged
Tahani Ismael, AMANDA Business Specialist, Geomatics Contact: tismael@pickering.ca	GIS Compatibility	69	1	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 and the site plan and the final 40M or 40R plan, should be in a format that is compatible with or the same as the following: · ArcGIS Desktop 10.8 · ArcGIS Pro 2.8.1 · AutoCAD Map 3D 2018	Acknowledged