

May 22, 2024

City of Pickering, Planning & Development Division
City Development Department
Pickering Civic Complex
One The Esplanade
Pickering, ON 1LV 6K7

Attention: Cristina Celebre, Principal Planner, Strategic Initiatives

**Re: Draft Plan of Subdivision & Zoning By-law Amendment Resubmission
Mattamy (Seaton) Limited and Seaton TFPM Inc.
Part of Lots 21 and 22, Concession 5, City of Pickering**

Dear Ms. Celebre,

The enclosed draft plan of subdivision (Version 'D') proposes 226 single detached, 92 street townhouse, and 52 back-to-back townhouse dwellings. The draft plan was revised since the March 2023 submission to address City and Region comments by removing the lane in proximity to Peter Matthews Drive and widening the nearest segment of Street 1 to 20 metres. The school block was reconfigured to have frontage on Street 2 and the walkway to the neighbourhood park widened to have frontage on Street 5. The vista block/trailhead was relocated to the terminus of Street 2.

In support of these applications, we are please to enclose the following updated materials:

- Draft Plan of Subdivision, Version 'D', prepared by Korsiak Urban Planning, dated April 12, 2024;
- Draft Zoning Bylaw & Schedule, prepared by Korsiak Urban Planning;
- Archaeological Clearance Letter, prepared by the Ministry of Culture, dated November 16, 2005;
- Functional Servicing and Stormwater Management Report, inclusive of Geotechnical Report, prepared by R.J. Burnside Ltd., dated April 2024;
- Phase One ESA Update Report, prepared by Pinchin Ltd., dated May 27, 2022;
- Park Facility Fit, prepared by NAK Design Strategies, dated October 6, 2023;
- Parking Plan, prepared by Korsiak Urban Planning, dated April 29, 2024;
- Noise Study, prepared by YCA Engineering Ltd., dated May 2024;
- Sustainable Development Checklist, prepared by Korsiak Urban Planning, dated May 22, 2024;
- Standard Garage Layout;
- Comment Response Matrix; and
- TRCA Response Letter, prepared by R. J. Burnside, dated May 9, 2024.

Please feel free to contact me directly should you have any questions or require any further information.

Sincerely yours,

KORSIAK URBAN PLANNING



Constance Ratelle

Copy: Andrew Scott, Mattamy Homes