

Subject: 1794 Applevue Road (PRE 06/25)

Applicant: Michael Perciasepe

Owner: Leo Perciasepe, APCOM Enterprises Inc.

Agent: Ashley Yearwood, Planning Peach of Mind Services Inc.

Distribution: Vannitha Chanthavong, Region of Durham Planning Department
Peter Castellan, Region of Durham Works Department
Michelle Rea, Region of Durham Works Department
Claire Wallis-South, Region of Durham Works Department
Terina Tam, Toronto and Region Conservation Authority
Paal Helgesen, Division Head, Water Resources & Development Services
Laura Calvelli, Supervisor, Development Approvals
Irina Marouchko, Senior Water Resources Engineer
Arnold Mostert, Manager, Landscape & Parks Development
Nadeem Zahoor, Manager, Transportation & Traffic
Robert Waston, Fire Prevention Officer
Kerry Yelk, Planner II, Zoning & Administration
Nilesh Surti, Division Head, Development Review & Urban Design
Liam Crawford, Planner II, Development Review & Urban Design
Lalita Paray, Senior Planner, Sustainability
Tahani Ismael, AMANDA Business Specialist

Item/ Ref #	Details, Discussion & Conclusion (summary of discussion)
1.	Proposal
	<p>The applicant is proposing a Zoning By-law Amendment to facilitate a severance on the property municipally addressed 1794 Applevue Road, located on the west side of Applevue Road, south of Dunbarton Creek, in the Dunbarton Neighbourhood.</p> <p>The subject lands are approximately 3,180 square metres, with frontages along Applevue Road and Goldenridge Road, containing a vacant dilapidated detached dwelling.</p> <p>The applicant is proposing to demolish the existing dwelling and to create three new residential lots along Goldenridge Road, each with a frontage of approximately 11.53 metres and lot areas ranging between 690 and 750 square metres. Additionally, a portion on the eastern side of the lands will be transferred to the City to function as an</p>

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	<p>environmental buffer for the Dunbarton Creek and associated valleylands.</p> <p>The subject lands are designated “Urban Residential Areas – Low Density Areas” and “Natural Areas” within the City’s Official Plan.</p> <p>The lands are subject to the Dunbarton Neighbourhood Design Guidelines and the Urban Development Guidelines for Infill & Replacement Housing in Established Neighbourhood Precincts.</p> <p>The lands are within a Residential First Density “R1D” Zone, under the Consolidated Zoning By-law 8149/24.</p> <p>To facilitate the proposal, the applicant is requesting to rezone the lands to the appropriate residential category with a site-specific zoning by-law amendment to permit a minimum lot frontage of 11.5 metres.</p>
2.	Type of Application
Applications Required	<ul style="list-style-type: none"> • Application Zoning By-law Amendment (Major) <p>Please note that a future Consent (Land Division) Application will be required. Please reach out to the Zoning & Administration section to inquire about pre-consultation requirements and application requirements.</p>
3.	Discussion
Region of Durham, Community Growth and Economic Development Department	<p>Comments have not been received from the Region of Durham, Community Growth and Economic Development Department.</p> <p>Please note that effective January 1, 2025, the Region became an upper-tier municipality without planning responsibilities. As such, the comments pertaining to conformity and consistency with the Region of Durham Official Plan, provincial plans and policies, and those comments relating to the Region’s delegated provincial plan review responsibilities for new applications now fall under the purview of the area municipalities.</p> <p>The applicant is encouraged to contact the Community Growth and Economic Development Department for their comments on this proposal, including their Review Fee requirements for Zoning By-law Amendment applications.</p> <p>Contact: vannitha.chanthavong@durham.ca</p>
Peter Castellan, Michelle Rea, Claire Wallis- South,	<p>The Region Works Department has reviewed the subject pre-consultation (Durham File: 2025-P-MISC 7) and offers the following preliminary comments:</p> <p><u>Municipal Servicing</u></p> <p>The proposed development has frontage along Goldenridge Road and Applevue Road. The Region’s records indicate there are multiple</p>

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<p>Region of Durham, Works Department</p> <p><i>(via email)</i></p>	<p>water and sanitary service connections installed off both Goldenridge Road and Applevue Road to the subject property.</p> <p>The Applicant will need to verify the condition of the existing services on Goldenridge Road and make every effort to utilize the existing connections to service the proposed development.</p> <p>If new connections are required, the following servicing options are available:</p> <ul style="list-style-type: none"> • Water - 150mm dia. PVC watermain on Goldenridge Road • Sanitary – 200mm dia. PVC sanitary sewer on Goldenridge Road <p>Any existing, unused sanitary service(s) shall be plugged at the main and abandoned.</p> <p>Any existing, unused water service connections not suitable for the proposed development must be disconnected at the main and plugged with a brass plug.</p> <p><u>Frontage Charges/Connection Fees</u></p> <p>Frontage charges and connection fees may be applicable. Further discussion with the Region will be required.</p> <p><u>Development Charges</u></p> <p>In keeping with the Region of Durham Development Charge By-Laws, residential development charges will be applicable prior to the issuance of building permit(s).</p> <p><u>Future Requirements</u></p> <p>Any requirements of the Region of Durham, financial and otherwise, will be dealt with through future Land Division application(s).</p> <p>Contact: Claire.Wallis-South@Durham.ca, Michelle.Rea@durham.ca, or Peter.Castellan@Durham.ca</p>
<p>Terina Tam,</p> <p>Shauna Fernandes Chagani,</p> <p>Toronto and Region Conservation Authority</p>	<p>Following the previous pre-consultation meeting on May 9, 2024, we understand the applicant has since revised the proposal to establish 3 residential lots fronting Goldenridge Road.</p> <p>Please note that the Toronto and Region Conservation Authority (TRCA) require the following information as part of the Zoning By-law Amendment application:</p> <ol style="list-style-type: none"> 1. Topographical Survey 2. Planning Justification Report 3. Site Plan showing: <ol style="list-style-type: none"> a. All applicable natural feature/hazard limits as agreed or confirmed by TRCA/City of Pickering

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	<ol style="list-style-type: none"> 4. Slope Stability Report 5. Regulated Feature Assessment (if applicable) 6. Grading Plan (if applicable) 7. TRCA Review Fee: Zoning By-law Amendment/Rezoning – Standard - \$10,165.00 <p>Please note the following additional information will be required for the future consent/land division application:</p> <ol style="list-style-type: none"> 8. Restoration Plan 9. Erosion and Sediment Control Plan with Standard Notes 10. Additional TRCA Review Fee will apply for separate Planning Act Applications <p>TRCA staff note that detailed comments for the original lot configuration were provided through our concept development review process. All comments in the attached letter dated November 7, 2024, are still applicable to the revised proposal. Please be advised a regulated feature assessment is only required if the proposed residential lots encroach within the TRCA regulated features/hazards and associated buffers.</p> <p>Contact: Terina.Tam@trca.ca</p>
<p>Paal Helgesen City of Pickering, Division Head, Water Resources & Development Services</p> <p>Laura Calvelli, City of Pickering Supervisor, Development Approvals</p> <p>Engineering Services</p>	<p>Engineering Services provides the following requirements to the proponent.</p> <p>For the Zoning By-law Amendment Application, we require:</p> <ol style="list-style-type: none"> 1. Functional Grading Plan - all elevations are to be referenced to a City of Pickering benchmark. The plan must indicate proposed Low Impact Development measures. <p>In addition, the applicant is reminded of the following requirements for the <u>future severance application</u>:</p> <ol style="list-style-type: none"> 1. The reserve on Goldenridge Road, known as Block 23 Plan 40M-2155, must be lifted. All fees associated with lifting the reserve will be the responsibility of the applicant. 2. A 1.2 metre easement in favour of the City will be required on the south side of proposed lot 3 to complete the total 2.4 metre easement required for the existing rear lot catch basin at 1645 Appleview Road. All costs associated with the creating and registering the easement will be the responsibility of the applicant. 3. A road widening will be required on Goldenridge Road. The details of the widening will be provided by our Transportation and Traffic Section.

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	<ol style="list-style-type: none"> 4. Provide a draft reference plan. The plan must show all lots, the road widening, and the easement. 5. A preliminary grading and drainage plan will be required as a condition of severance. It must contain sufficient information regarding existing and proposed grades such that it can be adequately determined that development of this property will not adversely affect adjacent properties. The plan must illustrate Low Impact Development Stormwater Management Measures for the proposed lots, including, but not limited to, amended topsoil, permeable pavers on the driveway, infiltration galleries, and rain gardens. The plan should indicate existing vegetation/trees within and adjacent to the property that may be affected. The plan should indicate the proposed driveway locations and existing utilities within the boulevard. Relocation of utilities will be the applicant's responsibility. 6. Cost recoveries for road works, services and streetlighting on Goldenridge Road fronting the lands will be required. The indexed cost of these works is \$14,569.88. 7. An Engineering Review Fee for the two proposed lot(s), and a fee for the clearance of Water Resources & Development Services conditions will be required. Fees will be as per the current User Fee Schedule. 8. A Stormwater Maintenance Fee will be required. The fee will be as per the current User Fee Schedule <p>Contact: phelgesen@pickering.ca or lcalvelli@pickering.ca</p>
Irina Marouchko, City of Pickering, Manager, Water Resources	<p>The following Water Resources comments and attachment are applicable:</p> <ul style="list-style-type: none"> • Quantity control: in accordance with the Dunbarton Creek watershed criteria, control of post-development peak flow rates to pre-development levels for all storm events up to the 100-year return period is required. The controlled flows from the subject development must be directed towards Dunbarton Creek in accordance with the existing drainage pattern. • Quality and Erosion control: minimum 5mm retention/infiltration the on-site. Low Impact Development (LID) measures shall be designed in accordance with the TRCA & CVC LID SWM Planning & Design Guide and the City's SWM Design Guidelines. Sizing calculations and design information for all proposed LIDs must be provided in the Stormwater Management Design Brief/Letter signed and sealed by a Professional Engineer. Locations and details of the proposed measures must be shown on the Site

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	<p>Servicing/Grading Plan. Refer to the City Standard detail P-1020.</p> <ul style="list-style-type: none"> • All proposed LID measures must be located solely on private property and must be owned and maintained by the property owner. All necessary information regarding the function and maintenance of LID must be included in the purchase agreements. A Section 119 Restrictive Covenant is to be registered on title prohibiting the alteration or removal of the LID measures. • A minimum 450mm depth of amended soils shall be specified for all grassed areas such as back yards, front yards and side yards. Add appropriate notes on the Site Grading Plan. • Foundation/sump pump discharge to the surface or LIDs. <p>Contact: imarouchko@pickering.ca</p>
Arnold Mostert City of Pickering, Manager, Landscape & Parks Development	<p>Landscape & Parks Development Department provides the following comments:</p> <ul style="list-style-type: none"> • The site is heavily treed. An arborist report and tree protection / compensation plan will be required per the City's policy: https://www.pickering.ca/media/00bdc4gn/tree-inventory-preservation-removal-compensation-requirements.pdf • One boulevard tree is required for each lot. <p>Contact: amostert@pickering.ca</p>
Nadeem Zahoor, City of Pickering, Manager, Transportation & Traffic	<p>Transportation has the following comments for the proposal:</p> <ul style="list-style-type: none"> • A 2.6 metre road widening will be required along Goldenridge Road. Please show the road widening on all submission drawings. <p>Contact: nzahoor@pickering.ca</p>
Robert Watson, City of Pickering, Fire Prevention Officer	<p>Fire Services requires that the applicant ensure the fire route hydrants are within 90 metres of each principal entrance.</p> <p>Contact: rwatson@pickering.ca</p>
Kerry Yelk, Planner II, Zoning & Administration	<p>Zoning staff provide the following comments based upon a cursory review of the concept plan/cover letter request:</p> <p>1794 Applevue Road is currently zoned "R1D" under Zoning By-law 8149/24 9 (the "By-law"). The R1D Zone primarily permits a detached residential use along with associated accessory uses. The R1D zone</p>

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	<p>requires a minimum lot frontage of 18.0 metres, and a minimum lot area of 550 square metres.</p> <p>The applicant is proposing three lots along Goldenridge Road, with frontages of 11.5 metres each and lot areas ranging between 690 and 750 square metres. A portion of land containing natural heritage features is proposed to be conveyed into public ownership.</p> <p>Through the submission of a Draft Zoning By-law Amendment, Zoning staff will be circulated a copy for review and will comment against the plans provided.</p> <p>Zoning staff note that the proposed lot configuration would require provisions similar to those in the Residential First Density “R1H” zone, as outlined in Section 6.2.2 (Table 6.5) of Zoning By-law 8149/24. Zoning staff do not explicitly support or oppose the proposed rezoning. However, if the applicant is proceeding with the application, they are advised to consider rezoning the property from R1D to R1H. Any required deviations from standard provisions should be addressed through site-specific zoning exceptions (i.e. reduced minimum frontage of 11.5 metres). The applicant is also to review Sections 3, 4, and 5 of the By-law when preparing the amendment.</p> <p>As part of the submission, please provide the following:</p> <ul style="list-style-type: none"> • a Draft Zoning By-law and Schedule • a Site Plan • Elevations • Site Grading Plan <p>Contact: kyelk@pickering.ca</p>
<p>Nilesh Surti, Division Head, Development Review & Urban Design</p> <p>Liam Crawford Planner II, Development Review & Urban Design</p>	<p>Staff from the Development Review & Urban Design section provide the following preliminary comments based the provided concept plan:</p> <p>COMMENTS</p> <p><u>City of Pickering Official Plan</u></p> <p>LAND USE</p> <p>The subject lands are designated as “Urban Residential Areas – Low Density Areas” on Schedule I of the Official Plan, allowing residential uses, including detached homes (see Table 8 of the Official Plan). Low Density Areas are permitted with a maximum residential density of up to and including 30 units per net hectare (see Table 9 of the Official Plan).</p> <p>The applicant is proposing 3 detached dwellings on a net development area of approximately 0.22 of a hectare, for a density of approximately 14 residential units per net hectare. The proposed land use and density are permitted under the Official Plan.</p>

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	<p>The lands are subject to the Dunbarton Neighbourhood policies in the Official Plan. Policy 12.9(a) states that Council shall, in the established residential areas between Spruce Hill Road and Applevue Road, encourage and, where possible, require new development to be compatible with the character of existing developments. In addition, the lands are subject to the Dunbarton Neighbourhood Design Guidelines and the Urban Development Guidelines for Infill & Replacement Housing in Established Neighbourhood Precincts.</p> <p>A Planning Rationale and Urban Design Brief is required, demonstrating how the proposal has a strong rationale for the proposed zoning changes, and how it is consistent with the Official Plan and has regard for urban design guidelines. Note that the proposal must also have regard for the Community Design Objectives outlined in Chapter 9 and the Detailed Design Considerations in Chapter 14 of the Pickering Official Plan.</p> <p>ENVIRONMENTAL DESIGNATIONS</p> <p>The subject lands are within the “Natural Areas” on Schedule I of the Official Plan, and are identified as containing:</p> <ul style="list-style-type: none"> • “Significant Woodlands”, on Schedule IIIB • “Wetlands” and “Shorelines, Significant Valley Lands and Stream Corridors (May include Hazardous Lands)”, on Schedule IIIC <p>Table 18 of the Official Plan states that the minimum distance between a development and a natural feature is 30 metres to the stable top of bank of Significant Valley Lands and 10 metres from the dripline of Significant Woodlands. Policy 16.51(c) & (e) state that the minimum separation distance for Significant Valley Lands and Significant Woodlands, respectively, can be smaller than stated in Table 18, provided that the buffer has been determined through an Environmental Impact Study (EIS) and a Natural Heritage Evaluation (NHE), and it is demonstrated that there is no increased risk of negatively impacting the features, their ecological function, or the neighbouring properties, to the satisfaction of the conservation authority (i.e. TRCA). Policy 16..51 (g) states that, should the studies be found satisfactory, amendments can be made to Schedule III B and Schedule III C without the need for an Official Plan Amendment application.</p> <p>An Environmental Impact Study (EIS) will be required to determine the limits of development and identify the stable top of bank for the woodlands, the dripline of the valley lands, and any required mitigation measures to address each natural feature. Contact a qualified professional to prepare a terms of reference to be reviewed and approved by the City and the TRCA.</p> <p>The EIS will be peer reviewed by the City. In accordance with the City’s User Fee Schedule, the applicant is responsible for reimbursing the City’s full cost of the peer review, plus a 15 percent administration fee.</p>

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	<p><u>Building and Site Design</u></p> <p>More details are required for staff to comment on the proposed design. Please provide Siting Plans to show accurate lot sizes, setbacks, and lot coverage. Please provide elevations to show how the proposed houses fit into the surrounding neighbourhood and how the height meets the requirements of applicable by-laws and policies. Ensure the plan identifies the drip line and stable top of slope.</p> <p>Please ensure the Planning Rationale provides a good rationale for proposing changes to the Zoning standards each speaks to design changes being implemented through the.</p> <p><u>Archaeological Potential</u></p> <p>The subject lands are substantially undeveloped and within 300 metres of a shown to contain archaeological potential. An Archaeological Assessment will need to be completed for these lands. Please ensure the archaeological consultant engages the Mississauga's of Scugog Island First Nation (MSIFN) and Alderville First Nation (AFN). The assessment must be sent to the Ministry of Citizenship and Multiculturalism for review and approval. The Ministry's archaeological clearance letter must be provided to the Region.</p> <p>SUBMISSION REQUIREMENTS</p> <p>The following plans/studies are required for the application Zoning By-law Amendment:</p> <ul style="list-style-type: none"> • Planning Rationale and Urban Design Brief • Draft Zoning By-law Amendment and Schedule • Site Screening Questionnaire (SSQ) or Phase One Environmental Site Assessment, if an SSQ is provided, it must be signed by a Qualified person. Should a Phase One ESA report be provided, it must be no more than 18 months old, be undertaken in conformity with the Provincial Brownfields regulation and be accompanied by the Regional Reliance Letter and Certificate of Insurance. • Site Plan • Conceptual Building Elevations • Siting Plan, demonstrate outlines all building sizes, driveway lengths, and setbacks. • Archaeological Assessment • Survey • Environmental Impact Study (EIS)* <p>Contact: nsurti@pickering.ca or lcrawford@pickering.ca</p>
Lalita Paray City of Pickering,	<p>The Sustainability Department requests the applicant to submit a an ISDS Design Brief or Cover Letter highlighting low-rise development measures as part of the submission (see attached Sustainability</p>

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Senior Planner, Sustainability (via email)	Memo). Sustainability has provided a memo that details the requested information and outlines sustainable building performance standards that the applicant is encouraged to consider. Contact: lparay@pickering.ca
Tahani Ismael City of Pickering, AMANDA Business Specialist, Geomatics (via email)	<ol style="list-style-type: none"> 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: <ul style="list-style-type: none"> ○ ArcGIS Desktop 10.8 ○ ArcGIS Pro 2.8.1 ○ AutoCAD Map 3D 2018 2. Regarding the assignment of new addresses, once your development plan reaches its final stage, kindly reach out to geomatics@pickering.ca to arrange a preliminary addressing meeting to discuss the flow of the units and the doors to access these units. Taking this proactive step will significantly expedite the addressing process and streamline the overall development procedure. <p>Final addressing will be assigned and provided to the land owner 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 land owner and the public when the site plan agreement is sent to the Land Registry Office for registration.</p> <p>Contact: tismael@pickering.ca</p>
5.	Technical Reports Required
	Please see the attached Technical Report Checklist.
6.	Fees Requirement
	<p>For the proposed development, the following fees are required:</p> <p>City of Pickering City Development Department</p> <ul style="list-style-type: none"> • Please see the fee schedule online. • Fees do not include registration costs and/or disbursements. • Please note that application fees are subject to change. <p>Region of Durham: Please see online.</p>

**Materials and Studies Required for PRE 06/25
Application for Zoning By-law Amendment**

Please note: Required materials and studies are subject to change based on revisions to the proposal.

Plans/Studies/Reports	POP Reference	Required (Y/N)	Comments
Planning Rationale Brief	16.5A(i)	Y	Include Draft Official Plan Amendment, Zoning By-law Amendment, and Design Brief. To be signed by a professional planner.
Traffic Impact Study	16.5A(ii)		
Shadow Study	16.5A(iii)		
Wind Study	16.5A(iv)		
Heritage Conservation Compliance Statement	16.5A(v)		
Archaeological Assessment	16.5A(vi)	Y	The assessment must be sent to the Ministry of Citizenship and Multiculturalism for review and approval. To be prepared by a qualified person. Please ensure the consultant engages the Mississauga's of Scugog Island First Nation (MSIFN) and Alderville First Nation (AFN).
Functional Servicing Study	16.5A(vii)		
Stormwater Management Report	16.5A(viii)	Y	Stormwater Management Design Brief/Letter is required and must be signed and sealed by a Professional Engineer. Please include sizing calculations and design information for all proposed LIDs. Locations and details of the proposed measures must be shown on the Site Servicing/Grading Plan. Refer to the City Standard detail P-1020.
Flood Plain Impact Engineering Study	16.5A(ix)		
Site Suitability Study	16.5A(xi)		
Environmental Impact Study	16.5A(xii)	Y	Terms of Reference to be provided to TRCA and coordinated with the City prior to study completion for review. The City will require the EIS to be peer reviewed, at the applicant's cost, to ensure compliance with the City's Official Plan and Provincial Plans. To be completed by a qualified professional.
Natural Heritage Evaluation	16.5A(xiii)		
Hydrological Evaluation	16.5A(xiv)		
Hydrogeological Report	16.5A(xv)		
Watershed/Sub-watershed Study	16.5A(xvi)		
Aggregate Extraction Impact Study	16.5A(xvii)		

Aggregate Extraction Assessment Study	16.5A(xviii)		
Assessment of Lands within 500 metres of Known Waste Disposal Site	16.5A(xix)		
Phase I Environmental Site Assessment (ESA)	16.5A(xx)	Y	Or a Site Screening Questions (SSQ). All reports are to be signed and stamped by a professional engineer. The Phase 1 ESA Report must be accompanied by the Regional Reliance Letter and Certificate of Insurance.
Phase II Environmental Site Assessment			
Record of Site Condition			
Waste Disposal Community Impact Study	16.5A(xxiii)		
Noise Report	16.5A(xxiv)		
Vibration Study	16.5A(xxv)		
Dust/Odour Control Study	16.5A(xxvi)		
Lighting Study	16.5A(xxvii)		
Retail Impact Study	16.5A(xxviii)		
Integrated Sustainable Design Standards Checklist and Memo	16.5A(xxix)	Y	
Rental Housing Conversion Study	16.5A(xxx)		
Urban Design Brief	16.5A(xxxi)	Y	Can be included in Planning Rationale.
Architectural Design Study	16.5A(xxxiii)		
Groundwater Impact Study	16.5A(xxxv)		
Water Balance Study	16.5A(xxxvi)		
Other Plans/Studies/Reports		Required (Y/N)	Comments
Arborist Report		Y	To be signed and stamped by a certified arborist. One boulevard tree is required for each lot.
Tree Inventory, Protection and Compensation Plan		Y	
Slope Stability Report		Y	
Geotechnical Report			
Affordable Housing Brief			
Site Plan		Y	Indicate all applicable natural feature/hazard limits as agreed or confirmed by TRCA/City of Pickering
Conceptual Siting Plans and Building Elevations		Y	Show dimensions for each proposed lot and demonstrate dwelling size that can be accommodated for each lot, including lot line setbacks. Show environmental buffers.
Functional Grading Plan		Y	To be signed and stamped by a professional engineer.
Functional Servicing Plan			
Erosion & Sediment Control Section			
Topographical Survey		Y	
Waste Management Plan			

Auto-turn Analysis for Fire, Delivery and Waste Vehicles		
Electronic copies of all materials in .pdf format	Y	
Letter of verification stating that the documents provided are in an accessible format and meet the AODA standards	Y	All PDF documents that are intended to be uploaded to the City's website must be accessible, to meet the Province's Accessibility for Ontarians with Disabilities Act (AODA) Information and Communications Standards.
Plans in CAD or GIS format	Y	Compatible with either ArcGIS Desktop 10.8, ArcGIS Pro 2.8.1, or AutoCAD Map 3D 2018 – and georeferenced to NAD 83 UTM Zone 17N.

Please provide all drawings and reports via a Sharefile link, to be provided by City staff.

November 7, 2024

CFN: 70383.04
Ex. Ref: 68381.15

BY E-MAIL ONLY (leo@almonthomes.ca)

Leo Perciasepe
Apcom Enterprises Inc.
15 Yorkton Boulevard
Markham, ON, L6C 0J9

Dear Leo Perciasepe,

Re: Concept Development Application – Submission 2
1794 Appleview Road
Lot 57, Plan 1051, Pickering
North of Dunbarton Road & West of Appleview Road
Applicant: Ashley Yearwood, Planning Peace of Mind Services Inc.
Owner: Leo Perciasepe, Apcom Enterprises Inc.

Toronto and Region Conservation Authority (TRCA) staff provide the following comments in response to the second submission of the referenced Concept Development Application, received by TRCA on October 22, 2024. The list of materials reviewed by TRCA staff has been included in Appendix A.

Revised Submission Comments

TRCA staff have completed our review of the revised submission and offer our detailed comments in Appendix 'B'. TRCA comments speak to the following outstanding issues:

- Geotechnical Slope Stability Assessment for cross section C-C
- TRCA staked top of bank
- Access to Part 3 from a public road
- Conveyance of the Natural System should include regulated features and buffers
- Restoration Plan
- Regulated Feature Assessment

The next submission should be accompanied by a cover letter and a completed comment matrix responding to the requested revisions. TRCA staff are happy to further discuss the comments provided to assist the applicant in preparing for their resubmission.

Should you have any questions or comments, please contact the undersigned.

Regards,

Terina Tam
Planner
Development Planning and Permits | Development and Engineering Services
437-880-2421
terina.tam@trca.ca

TT/tt

cc: Ashley Yearwood, Planning Peace of Mind Services Inc.: ayearwood81@gmail.com
Kerry Yelk, City of Pickering: kyelk@pickering.ca

Appendix A: Materials Reviewed by TRCA

The following materials were received by TRCA on October 22, 2024:

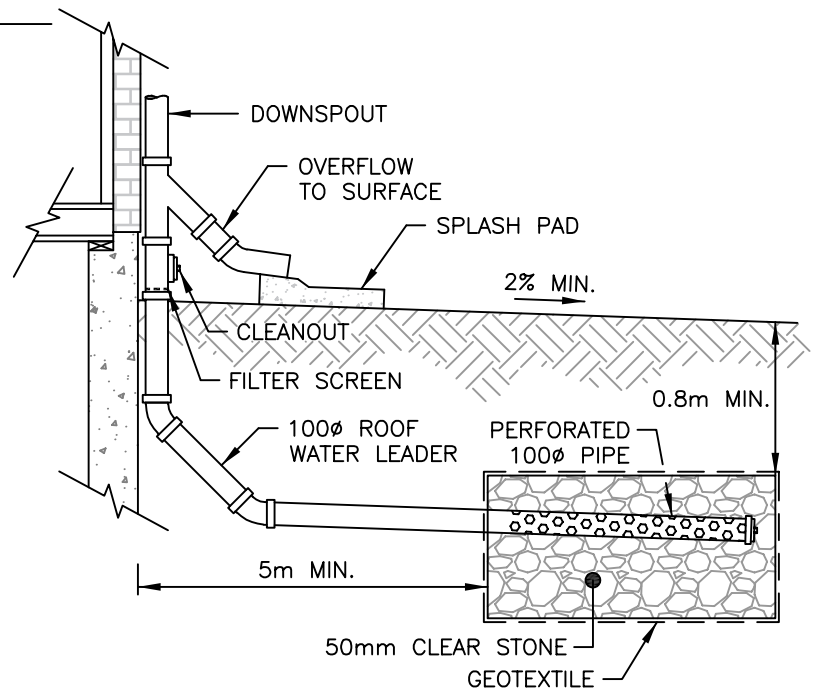
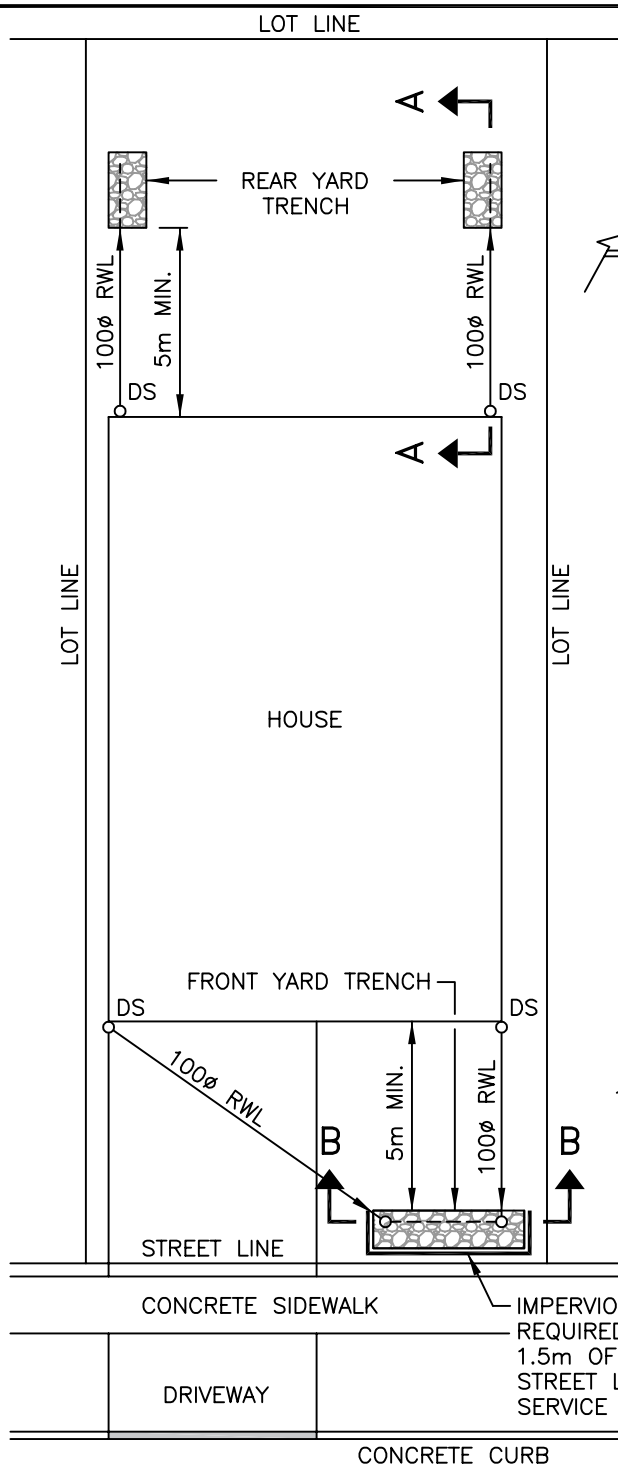
- Cover Letter – Proposed Residential Development, 1794 Appleview Road, Pickering Ontario, prepared by Planning Peace of Mind Services Inc., dated October 22, 2024;
- Surveyor's Real Property Report and Topography, prepared by r-pe Surveying Ltd., dated May 16, 2024;
- Slope Stability Assessment, prepared by Soil Engineers Ltd, dated September 16, 2024.

Appendix B: Detailed Comments

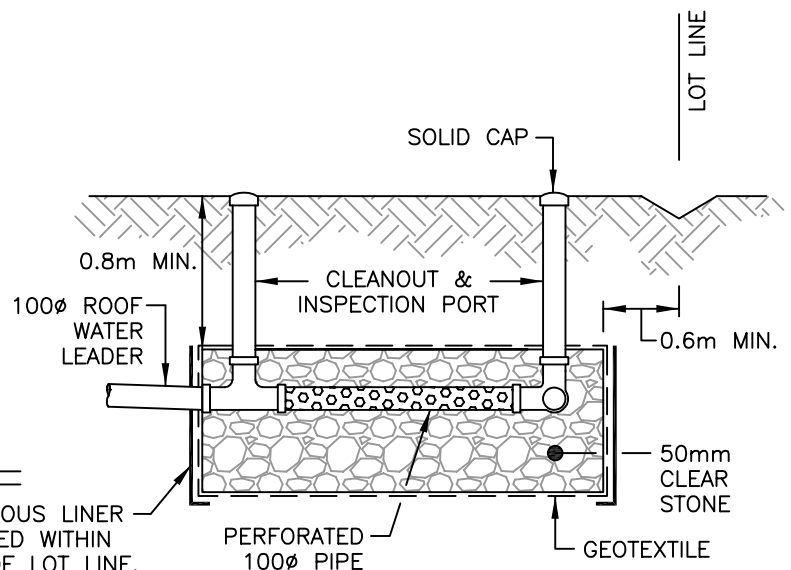
The following comments are based on a review of the materials noted in Appendix ‘A’ and pertain to regulations under the Conservation Authorities Act and TRCA’s Mandatory Programs and Services:

#	Description	TRCA Comment Submission #1	Applicant Response Submission #1	TRCA Comment Submission #2	Applicant Response Submission #2
1	Long-Term Stable Top of Slope (LTSTOS)	<p>Please submit a stamped geotechnical report. The scope of work for the geotechnical study is as follows:</p> <ul style="list-style-type: none">a. A topographical survey is required to illustrate the slope features including existing top of slope, contours of the slope, toe of the slope, watercourse, etc.;b. Boreholes should be drilled to determine the native soil stratigraphy;c. In-situ and lab tests should be carried out, to identify the soil stratigraphy encountered throughout the entire slope, and to determine the soil strength parameters required for slope stability analysis;d. Piezometers should be installed in select boreholes to measure groundwater levels;e. The location of the long-term stable top of slope should be determined as follows:<ul style="list-style-type: none">- A sufficient number of cross-sections based on the topography (e.g. slope height and inclination) and slope features that represent the critical slope conditions should be analyzed;- Long-term stable slope allowances (setbacks) should be determined and correctly incorporated into each cross-section to delineate the long-term stable top of slope for each cross-section. The minimum acceptable safety factor is 1.50;- The Bishop, Spencer or Morgenstern-Price methods can be used for the slope stability analysis. The slope stability analysis should be performed by using either SLIDE or SLOPE/W;- Any stabilization effects of existing retaining structures on slopes should be ignored when delineating the long-term stable top of slope;f. The cross-sections, methodology, parameters, and test results should be presented in the report. The long-term stable top of slope should be shown on the site plan.		<p>Based on our review of Soil Engineer’s slope stability report, it is understood that the slope was analyzed along 3 cross-sections (namely cross-sections A-A, B-B and C-C).</p> <p>Cross sections A-A and B-B represent the northern portion of the slope whereas cross-section C-C captures the southern portion of the slope. Please note that the slope conditions of the northern portion differ greatly to that of the southern portion. The southern slope is a tiered slope. The northern portion of the slope, on the other hand, is not tiered.</p> <p>Please note that the LTSTOS line for cross-sections A-A and B-B is accurate; however, the LTSTOS for cross-section C-C is not accurate. It appears that Soil Engineers assessed the lower portion of the tiered slope for cross-section C-C. Therefore, the LTSTOS delineated for that cross-section is the stable top of bank of the lower slope and not the overall slope. The upper slope was not analyzed.</p> <p>Please reanalyze cross-section C-C and ensure the upper slope is assessed accordingly. Please revise the geotechnical report and update the LTSTOS and corresponding buffer on all applicable plans. Note, the LTSTOS should not be below the TRCA staked top of bank.</p>	

2	Feature Delineation	Please provide an updated topographic survey showing all natural feature limits detailed in the Background section of the letter. The limits staked by TRCA on September 18, 2023, should be revised from “TRCA Boundary” to the following: <u>“Top of Slope Staked by TRCA on September 18, 2023”</u> and <u>“Dripline Staked by TRCA on September 18, 2023”</u> . The TRCA Boundary line which is closer to the creek is the top of slope. Please also include the LTSTOS (as per geotechnical report) and the regulatory floodplain elevation (to be provided by TRCA staff at a later date).		The TRCA’s staked top of bank is not shown on any of the plans. The top of bank should be clearly depicted and labelled on all applicable plans. Please revise the plans accordingly. TRCA staff note that dripline staking and EIS have been deferred to the municipality as a result of legislative changes.	
3	Lot Configuration	TRCA policies do not support the creation of new lots within the Natural System, identified as being a 10-meter buffer from the greater of the long-term stable top of slope/bank, stable toe of slope, regulatory floodplain, meander belt, and any contiguous natural features or areas (dripline). Please delineate the 10-meter setback line from furthest inland natural feature and revise the proposed lot configuration accordingly to ensure the regulated feature and buffers are maintained on one lot.		The regulated features and buffers should be maintained on one lot (Part 4). Please revise the lot configuration accordingly. TRCA staff note that the proposal shows Part 3 as a retained residential lot. Please note there is no access to Part 3 from a public road. The Natural System (features + buffers) will need to be conveyed into public ownership. Please revise the lot configuration to ensure all residential lots have access from a public road.	
4	Conveyance	It is the policy of TRCA that development not be permitted within the Natural System and that it be conveyed into public ownership for long-term preservation.		It is understood that Part 4 is intended to be conveyed into public ownership. However, the current proposal only shows Part 4 as the regulated features, but do not include the associated 10-meter buffer. Please note the buffers are also part of the Natural System and should be conveyed and included in Part 4. Please also clearly label Part 4 on the plans as “Part 4 - Convey to Public Ownership”.	
5	Restoration Plan	TRCA will require all existing structures, including the dwelling, retaining walls and stairs, within the Natural System be removed to facilitate the proposed severance and the future conveyance. Please submit a <u>Restoration Plan</u> showing how all disturbed areas will be stabilized and restored following the removals. Please include dense plantings of native trees/shrubs and an appropriate seed mix within the buffer to the feature. See CVC’s Plant Selection Guide and TRCA’s Seed Mix Guideline .		Comment not addressed.	
6	Erosion and Sediment Control Plan	At the permit stage for any development within the TRCA regulated area, please submit an <u>Erosion and Sediment Control Plan</u> fully isolating the works from the regulated feature (see TRCA’s ESC Guideline). Please ensure appropriate details are included (e.g., non-woven silt fence, silt soxx, tree hoarding fencing, etc.), along with all applicable TRCA Standard Notes . Please also ensure that no staging or stockpiling is proposed within TRCA’s regulated area.		Comment deferred to permit stage.	
7	Regulated Feature Assessment			Please provide an assessment of potential impacts to TRCA regulated features.	



SECTION A-A



SECTION B-B

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.
2. TO BE READ IN CONJUNCTION WITH SECTION 5.3.1 OF THE SWM DESIGN GUIDELINES.
3. FOR SCHEMATIC PURPOSES ONLY. CONSULTING ENGINEER TO PROVIDE DESIGN DETAILS AND SPECIFICATIONS.
4. ALL DOWNSPOUTS SHALL BE EQUIPPED WITH OVERFLOW TO SURFACE AS SHOWN ON SECTION A-A.
5. GEOTEXTILE SHALL BE NON-WOVEN NEEDLE PUNCHED OR WOVEN MONOFILAMENT WITH 300mm MIN. OVERLAP.
6. 48HR NOTICE MUST BE PROVIDED TO ENGINEERING SERVICES TO INSPECT INSTALLATION PRIOR TO BACKFILLING.

City of Pickering

Engineering Services Department

DRAWN
B. TRAJCESKI

APPROVED
P. HELGESEN

DATE
JUNE 2022

TYPICAL RESIDENTIAL ROOF WATER
INFILTRATION TRENCH

REVISION NO.

DATE

P-1020

To: Liam Crawford
Planner II, Development Review

From: Lalita Paray
Senior Planner, Sustainability

Copy: Division Head, Development Review & Urban Design
Manager, Sustainability & Strategic Environmental Initiatives

Subject: Pre-Consultation Request (PRE 06/25)
Proposed Zoning By-law Amendment
1794 Appleview Road

April 28, 2025

We have reviewed the preliminary application requesting a Zoning By-law Amendment to permit the proposed lot configuration and to redesignate a portion of the subject lands as Open Space ("OS") or Environmental Protection ("EP"). The proposal involves severing the property to create three (3) residential lots, each with a frontage of 11.53 metres and a lot area ranging from approximately 690 to 750 square metres. We are providing the following comments for the applicant's consideration.

1. Integrated Sustainable Design Standards (ISDS)

In September 2022, the Council adopted new Integrated Sustainable Design Standards (ISDS) for all new developments in the City, replacing the 2007 Sustainable Development Guidelines (Council Resolution #982/22). These standards enable the City to evaluate development projects with a focus on sustainability, utilizing modern green technology criteria and best practices.

In January 2023, the ISDS were implemented, becoming mandatory for all new *Planning Act* applications, including both mandatory (Tier 1) and voluntary (Tier 2) standards. For new developments resulting from Site Plan and Subdivision applications deemed complete on or after January 1, 2023, Tier 1 elements would be required. Subsequently, in November 2023, Council passed By-law No. 8054/23 to adopt Amendment 50 of the Pickering Official Plan. This By-law recognizes and reinforces the ISDS policies within the Pickering Official Plan.

2. Application Requirements

Given the scope of the proposed Zoning By-law Amendment and Land Division Applications, the applicant is requested to submit a **Sustainability Brief or a cover letter** highlighting the relevant performance measures from the [ISDS Low-Rise Residential Development Checklist](#).

The following information is provided to help the applicant align their development proposal with Pickering's Integrated Sustainable Design Standards (ISDS).

- a) **Homeowner Information Package:** Consider developing a guide for future residents that introduces the home's sustainability features (e.g., smart energy systems, water-efficient plumbing, and native landscaping), and offers guidance on their use and maintenance. Staff have created a resource guide to assist with information. Staff have prepared a [Resident Education Information Package Guide](#), covering topics such as waste services, natural landscaping, litter prevention, responsible pet ownership, sustainable transportation, and environmental stewardship (ISDS E1 – Resident Education).
- b) **Urban Heat Island Reduction:** Consider incorporating both roof-based (e.g., cool roof shingles, solar-ready roofing design, or light-coloured roofing materials) and non-roof-based strategies (e.g., shade trees in front and rear yards, pergolas, covered porches, and permeable pavers in driveways and walkways) to help reduce heat retention and improve outdoor comfort (ISDS ER1 - Urban Heat Island Reduction; ER3 – Renewable Energy). For further guidance on solar readiness, or to access a Solar Readiness Checklist, refer to the [NRCan Solar Ready Guidelines](#).
- c) **Building Energy Performance and Emissions:** Explore opportunities to go beyond Ontario Building Code requirements by including prescriptive energy conservation pathway/measures such as Energy Star certifications, zonal HVAC heating and cooling controls, triple pane windows with low emissive coatings, and supplying on-demand water heating to reduce energy demand (ISDS ER2 - Building Energy Performance and Emissions).
- d) **Building Resilience:** Incorporate resiliency features into detached dwelling designs that exceed Ontario Building Code (OBC) requirements to better withstand and adapt to future weather challenges. Incorporate at least two of the primary measures from the [Durham Region Climate Resilience Standard for New Houses](#) (ISDS ER4 – Building Resilience). Key measures include:
- Flood Resilience: Elevate foundations and use flood-resistant materials.
 - Heat Resilience: Improve wall insulation and airtightness and use reflective roofing and shading to combat the urban heat island effect.
 - Structural Integrity: Reinforce buildings to withstand seismic activity and high winds using cost-effective options like hurricane straps.
- e) **Community Safety:** Explore opportunities to incorporate *Accessibility for Ontarians with Disabilities Act* (AODA) compliant building and site design features, such as wider doorways, accessible ramps, and barrier-free entrances, while also considering the application of Crime Prevention Through Environmental Design (CPTED) principles, such as adequate lighting, natural surveillance through window placement, and clear sightlines, to create inclusive and safe spaces (ISDS N3 – Community Safety).
- f) **Landscaping with Native Species:** Where possible, design landscaping for the front, side, and rear yards to include at least 50% native plant species, such as drought-tolerant and pollinator-friendly trees, shrubs, and herbaceous plants, with non-invasive non-native species used for the remainder. Where feasible, restore disturbed buffer areas adjacent to key natural heritage features with 100% native plant species (ISDS LN3, LN4, and LN7).

- g) **Electric Vehicle Readiness:** Design the proposed detached dwellings to be electric vehicle-ready by including the necessary rough-in infrastructure for the future installation of Electric Vehicle Supply Equipment (EVSE) in the interior garage. This should include providing an energized outlet adjacent to the parking space, capable of supporting Level 2 charging or higher, in compliance with Electrical Safety Authority (ESA) requirements (ISDS T1 – Electric Vehicles including Plug-In Hybrid Vehicles).
- h) **Construction Waste Diversion Commitment:** During the construction phase of the proposed development, the applicant is encouraged to explore opportunities to divert 50% or more of non-hazardous construction, demolition, and land clearing waste from landfill (ISDS WM1 – Construction Waste Reduction).
- i) **Waste Management:** Explore opportunities to design the building to allocate space within each dwelling's interior garage to accommodate separate receptacles for recyclables, organics, and garbage (ISDS WM2 – On-Site Storage).

3. Sustainable Programs and Resources Available to the Applicant

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

- **Green Municipal Fund** ([FCM Sustainable Affordable Housing Fund](#)), which supports local affordable housing providers in retrofitting existing affordable housing units, or **construct energy-efficient new build**.
- [Passive House Canada](#) (Passivhaus) certification system focuses on passive design to optimize the building envelope to maintain heat and lower heating energy consumption.
- [Energy Star®](#), a program that provides certification to buildings and consumer products that meet certain standards of energy efficiency.
- **Enbridge Savings by Design Programs such as:**
 - [Savings by Design Affordable Housing Program](#) provides cash-back incentives for affordable housing builders and developers, assisting them to build cost-effective affordable housing, while at the same time, improving the comfort and quality of life for residents.
 - [Net Zero Energy Ready Discovery Program](#).

If you wish to discuss the above noted comments, please contact me at extension 2075.

LP:nr

/CityDevDept/D7000/D-7000-008 Sustainability Comments Dev Applications/PreCon 06_25_1794 Appleview Rd_April 2025.docx