

MEMORANDUM

TO

Vince Figliomeni
Associate Development Manager
TACCGATE Developments Inc.
600 Applewood Crescent
Vaughan, ON L4K 4B4

FROM

Mohammad S. Bari, P.Eng
Associate

PROJECT

8160-03
Parcel 24

DATE

December 12, 2025

RE: PARCEL 24 LANDS – RESPONSE TO AGENCY COMMENTS

INTRODUCTION

BA Group has been retained by TACCGate Developments Inc. to provide transportation consulting advice and input into the proposed residential development of the Parcel 24 lands located in the southwest quadrant of Alexander Knox Road and Peter Mathews Drive.

Background

In December 2024, BA Group prepared a report titled “*Seaton Parcel 24 Lands Traffic Sensitivity Analysis*”, dated December 6, 2024, as part of the Draft Plan of Subdivision and Zoning By-law Amendment submissions to the City of Pickering. This study examined various transportation aspects related to residential subdivision SP-2025-01 and provided conclusions and recommendations satisfying a number of municipal and regional requirements.

In July 2025, BA Group prepared an updated report titled “*Seaton Parcel 24 Lands Traffic Sensitivity Analysis*”, dated July 18, 2025, to the City of Pickering. The report provided an update to the December 2024 report to address transportation related comments received from the City of Pickering.

This Memo

This memorandum provides a response to the transportation related comments provided by the City of Pickering in a memorandum dated November 7, 2025 and by the Region of Durham in a memorandum dated December 3, 2025. The comments are attached in **Appendix A**.

RESPONSE TO COMMENTS

City of Pickering

Draft Plan of Subdivision SP-2025-01

Zoning By-law Amendment Application A01/25

Comment 1

Revise the sidewalk configuration as per the attached mark-up and update the design accordingly. Note that the all-way stop should be relocated to the north intersection of Street A and Street B. This new configuration will provide pedestrian access to the Vista on Block 12.

Response

The sidewalk configuration has been revised as per the mark up provided. The location of the all-way stop has been relocated to the north intersection of Street 'A' and Street 'B'. Refer to the **Appendix B** for the updated Traffic Control Signage and Pavement Marking Plans.

Transportation & Traffic Comments

General Comments

Comment 1

On drawings TC-01 and TC-02, parking should not be permitted within 10m of an intersection stop line at any intersection.

Response

The on-street parking locations have been revised to ensure no parking is located within 10m of an intersection stop line. Refer to **Appendix C** for the updated on-street parking plans.

Region of Durham

Draft Plan of Subdivision Application SP-2025-01

Zoning By-law Amendment Application A01/25

Comment 1

The intersection of Doverwood Avenue and Peter Matthews Drive has been identified for future signalization. Under the Peter Matthews Drive (Assignment 6) contract, the east leg of Doverwood Avenue intersecting Peter Matthews Drive at the location of future signals was constructed with an 11.25 metre pavement width to accommodate future turn lanes. As such, it is recommended that the local road have a minimum 20 metre right-of-way width at the intersection to provide sufficient space to accommodate future sidewalks and other utilities in the municipal boulevard.

Response

Noted. The right-of-way of Doverwood Avenue and Peter Mathews Drive is being widened to 20m.

* * * * *

I trust that the foregoing responses to outstanding comments as part of the resubmission is satisfactory. Should anyone have outstanding questions, please feel free to contact me.

Sincerely,

BA Consulting Group Ltd.



Mohammad S. Bari, P.Eng
Associate

Appendix A: Agency Comments

City of
PICKERING

Memo

To: Liam Crawford
Planner II

From: Richard Holborn
Director, Engineering Services

Copy: Director, City Infrastructure
Division Head, Water Resources & Development Services
Manager, Landscape & Parks Development
Manager, Transportation & Traffic
Manager, Water Resources
Supervisor, Development Approvals
Coordinator, Development Approvals

Subject: Draft Plan of Subdivision SP-2025-01 – 2nd Submission
Zoning By-law Amendment Application A01/25
- TaccGate Development Inc.
- Parcel 24
File: D-4100

The Engineering Services Department has reviewed the documents submitted in support of the above applications and comment as follows:

Please ensure the next submission includes a letter re-stating the City's comment followed by an appropriate response, immediately afterwards, outlining how the proponent addressed the comment.

1. As per the Development Services User Fee Schedule, provide the payment in the amount of \$8,275.00 for the review of the Functional Servicing and Stormwater Management Report (FSSR).
2. An easement will be required to provide access to the proposed bioswale located on the IO land on Block 11 of the Draft Plan of Subdivision.
3. Revise the sidewalk configuration as per the attached mark-up and update the design accordingly. Note that the all-way stop should be relocated to the north intersection of Street A and Street B. This new configuration will provide pedestrian access to the Vista on Block 12.
4. Provide a final version of the FSSR once all revisions have been made.

5. All previous comments noted in our memo dated May 7, 2025 (attached) are to be addressed with the first detailed design submission. Ensure the submission includes a letter re-stating the City's comment followed by an appropriate response, immediately afterwards, outlining how the proponent addressed the comment.

Water Resources Comments

1. Water Resources has no comments for the functional design of the proposed subdivision. All previous comments can be addressed at detailed design stage.

City Infrastructure

General Comments

1. All previous comments have been addressed. Further comments will be provided at the detailed design stage.

Transportation & Traffic Comments

General Comments

1. On drawings TC-01 and TC-02, parking should not be permitted within 10m of an intersection stop line at any intersection.

Landscape & Parks Development Comments

1. Landscape & Parks Developments has no comments on this application. Further comments will be provided at the detailed design stage.



PH:jl

Attachment: 1st Submission Comments
Parcel 24 Sidewalk Locations



The Regional
Municipality
of Durham

Community Growth and
Economic Development
Department

Community Growth Division

605 ROSSLAND ROAD EAST
LEVEL 4
PO BOX 623
WHITBY, ON L1N 6A3
CANADA

905-668-7711
1-800-372-1102

Email:
CommunityGrowth@durham.ca
durham.ca

Sandra Austin
Commissioner of Community
Growth and Economic
Development

December 3, 2025

Liam Crawford, Planner II
City Development Department
City of Pickering
One The Esplanade
Pickering, ON L1V 6K7

**Re: Region of Durham Comments (Second Submission)
Draft Plan of Subdivision Application SP-2025-01
Zoning By-law Amendment Application A01/25**
Applicant: **TACCGATE Developments Inc.**
Cross Ref.: SP-2015-05 & A 10/15
Location: Part of Lot 22, Concession 4
Municipality: City of Pickering

Further to the Region of Durham's comment letter provided on June 16, 2025, the Region has completed its review of the second submission materials and offers the following updated Transportation comments for the proposed development. All of our previous comments remain applicable except where noted below.

The subject lands are located on the east side of Petter Matthews Drive and south of Whitevale Road. The site has a total area of 5.5 hectares and is currently vacant. A tributary of Ganatsekiagon Creek is located approximately 145 metres south of the property.

Proposed Revised Applications

The revised draft plan has deleted 1 open space block from the previous proposed draft plan of subdivision.

The proposed revised draft plan of subdivision continues to permit 76 single-detached dwellings, 28 street townhouses, a stormwater management pond block, 2 open space blocks, an overland flow block, and roads.

The concurrent related Zoning By-law Amendment application is required to amend the City of Pickering's Consolidated Zoning By-law No. 8149/24 to rezone the subject lands to appropriate residential zones to permit the proposed subdivision development.

If this information is required in an accessible format, please contact Reception at 1-800-372-1102, extension 2548.

Transportation

The intersection of Doverwood Avenue and Peter Matthews Drive has been identified for future signalization. Under the Peter Matthews Drive (Assignment 6) contract, the east leg of Doverwood Avenue intersecting Peter Matthews Drive at the location of future signals was constructed with an 11.25 metre pavement width to accommodate future turn lanes. As such, it is recommended that the local road have a minimum 20 metre right-of-way width at the intersection to provide sufficient space to accommodate future sidewalks and other utilities in the municipal boulevard.

Conclusion

The proposed subdivision supports compact development through residential infilling and provides new housing opportunities for the residents of Durham Region. The Region of Durham has no objection to the proposed revised draft plan of subdivision. We will require Condition #1 from the conditions of draft approval provided on June 16, 2025, to be updated to reflect the proposed revised draft plan of subdivision, as follows:

1. The Owner shall prepare the final plan on the basis of the approved draft plan of subdivision prepared by Korsiak Urban Planning, dated July 22, 2025, which shows 76 single-detached dwellings, 28 street townhouses, a stormwater management pond, 2 open space blocks, an overland flow block, and roads.

The Region's conditions must be complied with prior to clearance by the Region for registration of this plan of subdivision.

In addition to sending the Region copies of the revised draft approved plan and conditions of approval, at such time as the draft approval is in effect, please e-mail a digital copy of the conditions of draft approval to Vannitha.Chanthavong@Durham.ca.

Please contact Vannitha Chanthavong at (905) 668-4113, ext. 2543 or by email if you have any questions.

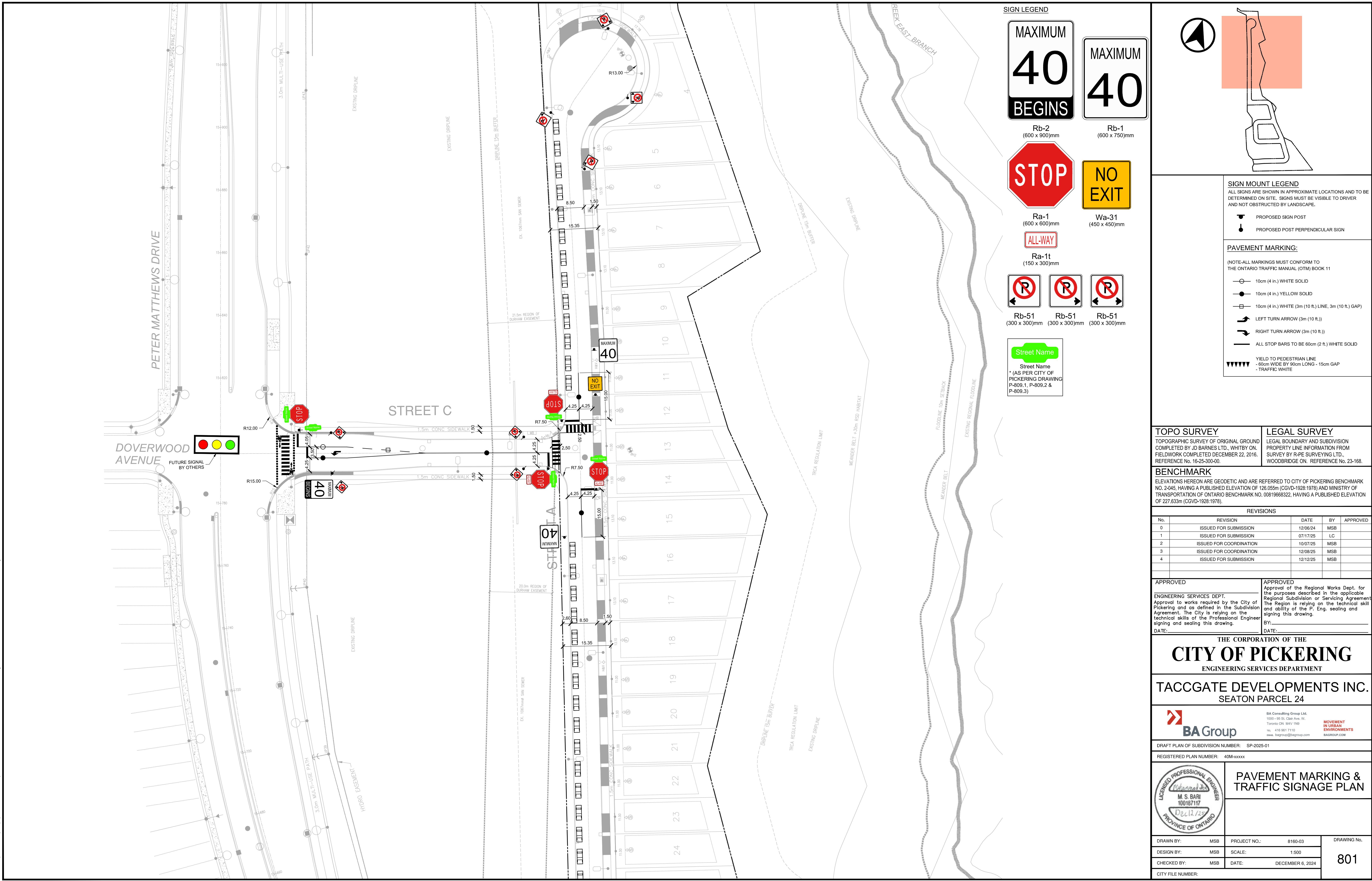
Yours truly,

Colleen Goodchild

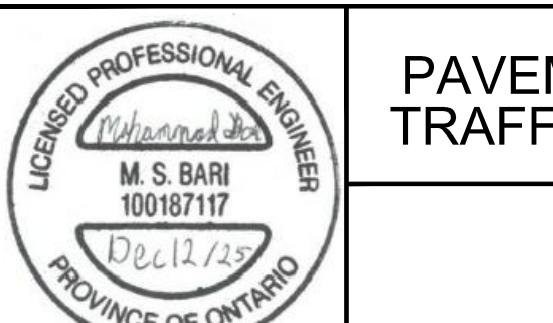
Colleen Goodchild, MCIP, RPP
Director of Community Growth

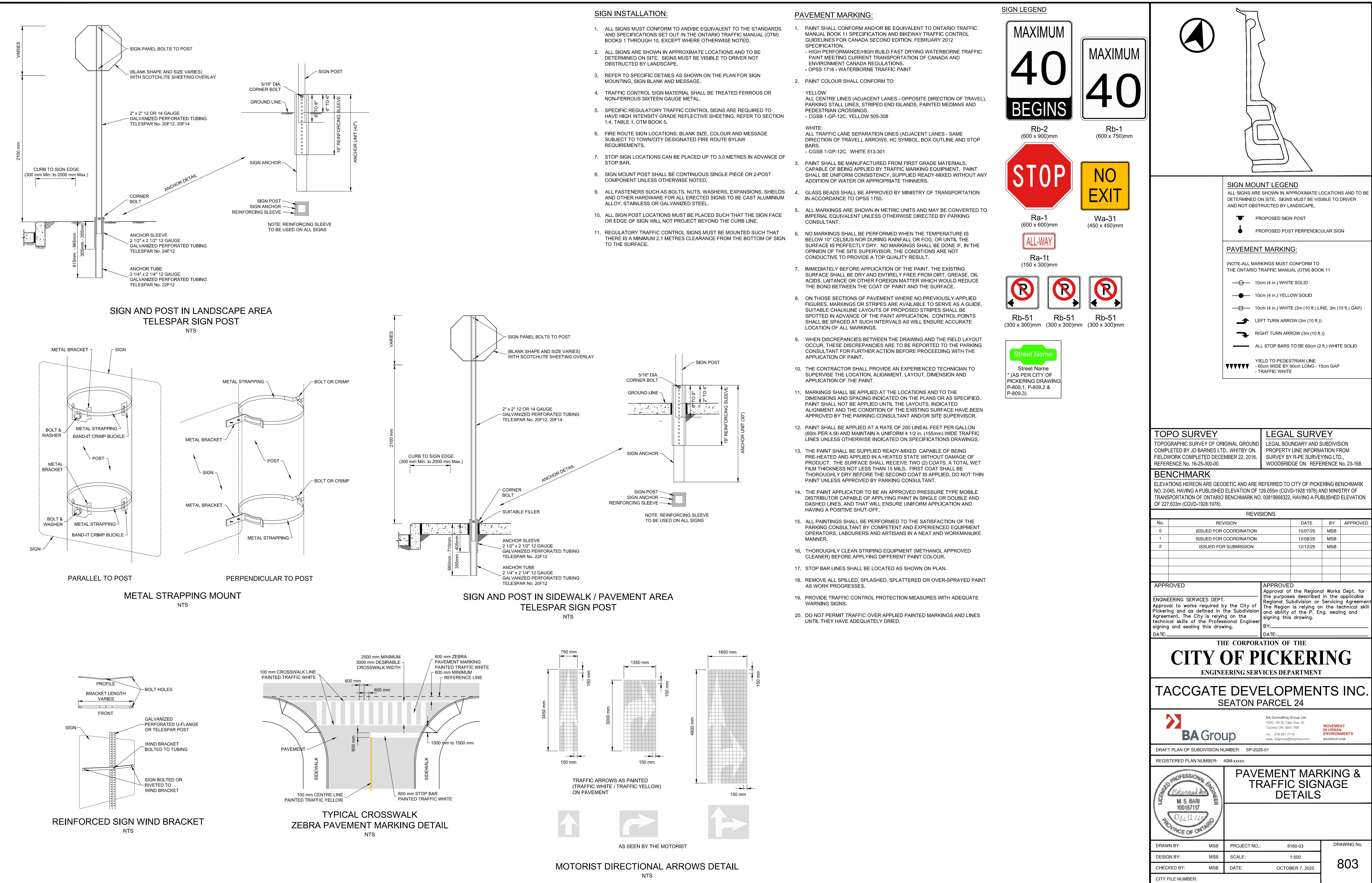
cc: Claire Wallis-South, Regional Works Department

Appendix B: Traffic Control Signage and Pavement Marking Plans





SIGN LEGEND																															
MAXIMUM 40 BEGINS	MAXIMUM 40																														
Rb-2 (600 x 900mm)	Rb-1 (600 x 750mm)																														
STOP Ra-1 (600 x 600mm)	NO EXIT Wa-31 (450 x 450mm)																														
ALL-WAY Ra-1t (150 x 300mm)																															
Rb-51 (300 x 300mm)	Rb-51 (300 x 300mm)																														
Rb-51 (300 x 300mm)	Rb-51 (300 x 300mm)																														
Street Name Street Name * (AS PER CITY OF PICKERING DRAWING P-809.1, P-809.2 & P-809.3)																															
SIGN MOUNT LEGEND ALL SIGNS ARE SHOWN IN APPROXIMATE LOCATIONS AND TO BE DETERMINED ON SITE. SIGNS MUST BE VISIBLE TO DRIVER AND NOT OBSTRUCTED BY LANDSCAPE.																															
PROPOSED SIGN POST (solid line with dot) PROPOSED POST PERPENDICULAR SIGN (solid line with dot)																															
PAVEMENT MARKING: <small>(NOTE: ALL MARKINGS MUST CONFORM TO THE ONTARIO TRAFFIC MANUAL (OTM) BOOK 11)</small> <ul style="list-style-type: none"> — 10cm (4 in.) WHITE SOLID — 10cm (4 in.) YELLOW SOLID — 10cm (4 in.) WHITE (3m (10 ft.) LINE, 3m (10 ft.) GAP) — LEFT TURN ARROW (3m (10 ft.)) — RIGHT TURN ARROW (3m (10 ft.)) — ALL STOP BARS TO BE 60cm (2 ft.) WHITE SOLID ▼▼▼▼ YIELD TO PEDESTRIAN LINE - 60cm WIDE BY 90cm LONG - 15cm GAP - TRAFFIC WHITE 																															
TOPO SURVEY <small>TOPOGRAPHIC SURVEY OF ORIGINAL GROUND COMPLETED BY JD BARNES LTD., WHITBY ON. FIELDWORK COMPLETED DECEMBER 22, 2016. SURVEY BY R-PE SURVEYING LTD., WOODBRIDGE ON. REFERENCE NO. 16-25-300-00.</small>																															
LEGAL SURVEY <small>LEGAL BOUNDARY AND SUBDIVISION PROPERTY LINE INFORMATION FROM SURVEY BY R-PE SURVEYING LTD., WOODBRIDGE ON. REFERENCE NO. 23-168.</small>																															
BENCHMARK <small>ELEVATIONS HEREON ARE GEODETIC AND ARE REFERRED TO CITY OF PICKERING BENCHMARK NO. 2405, HAVING A PUBLISHED ELEVATION OF 128.05m (CGVD-1928:1978) AND MINISTRY OF TRANSPORTATION OF ONTARIO BENCHMARK NO. 0081968322, HAVING A PUBLISHED ELEVATION OF 227.63m (CGVD-1928:1978).</small>																															
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APPROVED <small>Approval of the Regional Works Dept. for the proposed works required by the City of Pickering and as defined in the Subdivision Agreement. The City is relying on the technical skill and ability of the P. Eng. sealing and signing this drawing.</small>																															
<small>BY: DATE: THE CORPORATION OF THE CITY OF PICKERING ENGINEERING SERVICES DEPARTMENT</small>																															
TACCGATE DEVELOPMENTS INC. <small>SEATON PARCEL 24</small>																															
 BA Group <small>BA Consulting Group Ltd. 1000 - 96 St. Clair Ave. W. Toronto ON M4V 1N9 tel: 416 961 7110 email: baprojects@bagroup.com</small>																															
<small>MOVEMENT IN URBAN ENVIRONMENTS BAGROUP.COM</small>																															
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Appendix C: On-Street Parking Plans

