

July 10, 2025

City of Pickering, Planning & Development Division
City Development Department
Pickering Civic Complex
One The Esplanade
Pickering, ON L1V 6K7

Attention: Lalita Paray
Senior Planner, Sustainability

**Re: SP-2025-01 Draft Plan of Subdivision & A 01/25 Zoning By-law Amendment
Sustainability Report
TACCGATE Developments Inc.
Part of Lot 22, Concession 4**

Dear Ms. Paray,

The purpose of this Sustainability Report is to provide an overview of the completed Sustainability Checklist appended to this letter. This report will demonstrate that the proposed development intends to meet the minimum requirements to obtain an Enhanced Level 1 rating. 24% of the applicable checklist criteria are achieved, exceeding the 20% minimum requirement.

The proposed subdivision is located south of Alexander Knox Road, east of Peter Matthews Drive.

The plan consists of 28 street townhouses and 76 detached dwellings (30', 36' & 43' lots). A stormwater management pond is located in the southeast corner.

While final details will be determined by the future builders that purchase the lots, the following summaries outline the intent of the applicant to achieve the overall sustainability goals.

Public Realm Guidelines

The future builders will prepare a Homeowner Guide for all community residents to be provided at the time of closing, that includes an overview of the development and recreational opportunities.

Two open space blocks are provided that allow views to the Natural Heritage System. The larger of the two, Block 12, is 0.03 hectares located central to the development abutting the east boundary. It will provide an opportunity for passive recreation and potential pedestrian facilities such as a bench.

The local road network has two intersections with Peter Matthews Drive, a Transit Spine and Primary Bikeway. The modified-grid road network maximizes pedestrian connectivity to the Peter Matthews Drive and the subdivision with a Community Park and mixed-use Local Node to the west.

The stormwater management facilities are located adjacent to the Natural Heritage System and designed to be integrated into the natural landscape and provide additional views.

Green Infrastructure & Building Guidelines

TACCGATE is unable to provide any information on the dwelling construction details as the site will be developed by TACCGATE and the lots will be sold to the builders. TACCGATE will work with the builders to promote sustainable development through Energy and Water efficiency.

TACCGATE has outlined the following criteria for the builders:

- For enhanced energy efficiency, minimized air leakage and economical heating, the dwellings will include full-height basement insulation, and expanding foam insulation to all garage ceilings (where finished areas are above) and around all windows and exterior doors.
- ENERGY STAR™ labeled vinyl Low-E Argon Thermopane casement windows will be used throughout for improved interior temperature regulation, complete with screens on operable windows. All exterior doors include weather stripping.
- The dwellings will include a forced air high-efficiency gas furnace complete with electronic (programmable) thermostat.
- Heat Recovery Ventilators (HRV) will be installed for fresh air exchange, energy efficiency and a healthier home.
- All showers receive the comfort of pressure balance control valves.
- Low flow shower heads and faucet aerators are designed to conserve water and help the environment, while maintaining water flow.
- Energy efficient LED light bulbs where applicable, helping reduce energy cost.

KORSIAK URBAN PLANNING



Constance Ratelle, MPlan, RPP

Encl.

Copy: Duncan Webster, TACC Developments

Appendix A Sustainability Checklist

Draft Plan of Subdivision Applications

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Draft Plan of Subdivision Applications

Section 3.0 Public Realm Guidelines

3.1.1 Block Design

E1.dp

At least 90% of the blocks within the plan are designed with a maximum block length of 200 metres.

E2.dp

At least one passive recreational element is located a maximum 200 metres from 90% of the residences within the plan or adjacent plans. This distance is a linear measurement of the shortest, most direct walking route along sidewalks, public walkways and primary neighbourhood connecting trails through the Seaton Natural Heritage System.

E3.dp

At least one active recreational use is located a maximum 400 metres from 90% of the residences within the plan. This distance is a linear measurement of the shortest, most direct walking route along sidewalks, public walkways and primary neighbourhood connecting trails through the Seaton Natural Heritage System.

E4.dp

At least one retail store/commercial service is located a maximum 800 metres (10 minute walk) from 90% of the residences within the plan. This distance is a linear measurement of the shortest, most direct walking route along sidewalks, public walkways and primary neighbourhood connecting trails through the Seaton Natural Heritage System.

E5.dp

Minimum of 50% of street and block alignments within the draft plan are designed within 15-degrees of geographic east-west.

E6.dp

At least 75% of street and block alignments within a plan of subdivision are designed within 15-degrees of geographic east-west.

E7.dp+sp

Significant hedgerows within village greens and parks are maintained through minimal disturbance to grading adjacent to the hedgerows.

3.1.3 Streets

E8.dp

Lanes are used to provide for access to rear yard garage buildings.

E9.dp

Lanes are used to provide for access to rear yard garage buildings along Arterial Roads.

3.1.4 Streetscape Elements

E10.dp+sp

Additional street trees 10% or greater, are provided above the minimum required above by Section 3.1.4 b) of these Guidelines.

E11.dp+sp

Street trees with appropriate larger caliper widths, 10% or greater than the City standard are provided in the plan.

E12.dp+sp

The selected street trees achieve a minimum 40% canopy and shade within 10 years.

	YES	N/A	NO. OF POINTS
E1.dp	No		2
E2.dp	No		2
E3.dp	No		2
E4.dp	Yes		2
E5.dp	Yes		2
E6.dp	No		2
E7.dp+sp	N/A		2
E8.dp	No		2
E9.dp	No		2
E10.dp+sp	No		2
E11.dp+sp	No		2
E12.dp+sp	No		2

	YES	N/A	NO. OF POINTS
E14. dp+sp Street furniture, which is provided, is manufactured from recycled material with a minimum of 25% recycled content.	No		2
3.3 NATURAL HERITAGE			
E15.dp+sp Prepare and distribute homeowner' and employees information packages.	Yes		2
3.4.1 Parks General Guidelines			
E16 dp+sp Trees are salvaged from the site or local area and are re-planted either in parks or the Natural Heritage System.	Yes		2
3.4.3 Community Park / Recreation Centre			
E20.dp+sp At least two sides 50% of the portion of the community park perimeter not bounded by the Natural Heritage System, is bounded by a public road	N/A		2
3.4.4 Neighbourhood Park			
E21.dp+sp In consultation with City staff, a developer/landowner agrees to provide at their cost, high quality elements such as seating and other furnishings.	N/A		2
E22.dp Neighbourhood parks are designed with at least three sides of public frontage.	N/A		2
E23.dp+sp In consultation with City staff, a developer/landowner agrees to provide at their cost, high quality character structures, such as gazebos	N/A		2
3.4.5 Village Green			
E26.dp+sp A Village Green has road frontage on four sides or other design alternatives are used to achieve public views and access such as front lotting of residential lane based units, side lotting of residential units where the main entrance is located along the Village Green property line, or to be located immediately adjacent to the Natural Heritage System, or a Storm Water Management facility	N/A		5
3.4.7 Trail Head			
E28.dp+sp In consultation with City staff, a developer/landowner agrees to make contributions to and/or build trail heads and entrance features.	N/A		2
3.4.9 Cultural Heritage Landscapes			
E29.dp+sp Significant views are protected and enhanced, and are made available to the public.	N/A		2



	YES	N/A	NO. OF POINTS
E30.dp+sp <i>Cultural heritage landscapes are protected to the extent practical in accordance with Section 11.61 of the Official Plan.</i>		N/A	2
E31.dp+sp <i>A developer/landowner agrees to make contributions to a themed cultural heritage signage program.</i>		N/A	2
3.4.10 Storm Water Management Facilities			
E32dp+sp <i>The stormwater management site is designed as a key focal/visual feature.</i>	Yes		2
E33.dp+sp <i>The stormwater management site is designed to blend with the natural landscape.</i>	Yes		2
E34.dp+sp <i>The stormwater management site is designed with living fences and barrier plantings where public access is discouraged.</i>	Yes		2
TOTAL POINTS FOR SECTION 3.0 Public Realm Guidelines			
Total Possible Points: <i>Application points will vary depending on the type, size and/or location of the development</i>	16/34	57	

Section 4.0 Built Form Guidelines

4.1.1 Housing Mix and Diversity

E35.dp

Live-work units are proposed as a unit type in the draft plan of subdivision.

YES

N/A

NO. OF POINTS

No

2

E36.dp+sp

Housing specifically designed for seniors (ie. bungalows housing types) are offered.

No

2

4.1.2. Housing Types

b) Townhouses and Back to Back Townhouses

E37.dp+sp

All townhouses 6.0 metres and greater are lane-based.

No

2

4.1.3 Residential Density

E40.dp

The plan, or the plans where there is more than one concurrent plan in a Neighbourhood, is designed to achieve a minimum density of at least 35 units per net hectare in Low Density Areas.

No

5

E41.dp

The plan, or the plans where there is more than one concurrent plan in a Neighbourhood, is designed to achieve a minimum density of at least 60 units per net hectare in Medium Density Areas.

N/A

5

E42.dp+sp

The plan, or the plans where there is more than one concurrent plan in a Neighbourhood, is designed to achieve a minimum density at least 200 units per net hectare in High Density Areas.

N/A

5

E43.dp+sp

The plan, or the plans where there is more than one concurrent plan in a Neighbourhood, is designed to achieve a minimum density of at least 100 units per net hectare in Mixed Corridors.

N/A

5

4.2.3 Live-Work Units

E54-dp+sp

The identification of a block on a draft plan and zoned for live-work units or the submission of a site plan, which identifies live-work units.

No

5

TOTAL POINTS FOR SECTION 4.0 Built Form Guidelines

Total Possible Points:

Application points will vary depending on the type, size and/or location of the development

0/16

31

YES	N/A	NO. OF POINTS
No		20
No		20
No		5
No		10
No		10
No		2
No		5
No		2
No		5
No		10
Yes		2
Yes		5
Yes		10
No		5

Section 5.0 Green Infrastructure and Building

5.1 ENERGY EFFICIENCY

E71.sp + dp

A district energy system is connected to the development.

No

20

E72.sp + dp

A community energy system is connected to the development.

No

20

E87.sp + dp

Solar thermal, and/or photo voltaic facilities are “roughed in”.

No

5

E88.sp + dp

Solar thermal, and/or photo voltaic facilities are provided.

No

10

E89.sp + dp

Geothermal facilities are provided.

No

10

5.2 WATER EFFICIENCY & MANAGEMENT

E102.dp+sp

Permeable driveway paving material is provided to 25% of grade related units in a specific development.

No

2

E103.dp+sp

Permeable driveway paving material is provided to 50% of grade related units in a specific development.

No

5

E107.dp+sp

25% of all new residential units in a specific development are designed for grey-water pipe infrastructure.

No

2

E108.dp+sp

50% of all new residential units in a specific development are designed for grey-water pipe infrastructure.

No

5

E109.dp+sp

75% of all new residential units in a specific development are designed for grey-water pipe infrastructure.

No

10

E110.dp+sp

25% of all new residential units in a specific development reduce water consumption through the installation and use of water-efficient fixtures, fittings and appliances.

Yes

2

E111.dp+sp

50% of all new residential units in a specific development reduce water consumption through the installation and use of water-efficient fixtures, fittings and appliances.

Yes

5

E112.dp+sp

75% of all new residential units in a specific development reduce water consumption through the installation and use of water-efficient fixtures, fittings and appliances.

Yes

10

E113.dp

For all ground-related units, low maintenance landscaping packages, such as xeriscaping, are provided as a standard to all new homes in a specific development at the time of purchase.

No

5

		YES	N/A	NO. OF POINTS
5.3 MATERIAL RESOURCES & SOLID WASTE				
E114.dp+sp 25% of new development in a specific development is made from new green building material.	No			2
E115.dp+sp 50% of new development in a specific development is made from new green building material.	No			5
E116.dp+sp At least 25% of the total mass of building materials for new development in a specific development is made from recycled content.	No			2
E117.dp+sp At least 50% of the total mass of building materials for new development in a specific development is made from recycled content.	No			5
5.4 LIGHTING				
E120.dp+sp At least 50% of lighting is high efficiency lighting in a specific private development.	No			2
E121.dp+sp 100% of lighting is high efficiency lighting in a specific private development.	No			5
E122.dp+sp 50% of external residential building lights have lighting controls that use motion sensors and/or timers in a specific development.	No			2
5.5 SUSTAINABLE PROGRAMS				
E123.dp+sp Education packages are provided to new home purchasers in a specific development regarding household activities to conserve household energy and water resources, access to transit, recycling and composting programs and depots.	Yes			2
E124.dp At least 1 lot is donated to Habitat for Humanity in a specific development.	No			5
E125.dp+sp Provide 1 pass per unit and/or 1 pass per employee at least half the regular cost, during the first three years of occupancy.	No			5
5.6 INNOVATION IN DESIGN				
E135.dp+sp Points for innovation elements in specific developments will be determined by the City based on the proposed innovation.	No			20
TOTAL POINTS FOR SECTION 5.0 Green Infrastructure & Building		19		166
Total Possible Points: Application points will vary depending on the type, size and/or location of the development		54/229		254