

Frequently Asked Questions

1. What is Seaton?

Seaton is a new, vibrant community, being developed in central Pickering. The vision for Seaton is guided by the Province of Ontario's Central Pickering Development Plan, and the community is planned to accommodate 70,000 new residents and 35,000 new jobs. View [maps of Seaton](#).

2. How big is Seaton?

Seaton is made up of over 7,000 acres of land, over half of which will be preserved as open space lands. The developable land will include approximately 815 acres of employment land and 3,064 acres of living area for residential, commercial, and institutional uses.

3. Who owns the Seaton Lands?

Most of the lands in Seaton are owned by the Province of Ontario and four private landowner groups: Lebovic Homes, Mattamy Homes, DG Group, and White Sun Developments.

In January 2016, the Province put its developable lands in Seaton up for sale. These lands include 800 acres of employment lands and 269 acres of residential and mixed-use lands. The lands are managed by Infrastructure Ontario – please visit its website for more [information on the sale](#).

4. What is the Province doing with the funds from the sale of the lands?

The Province is dedicating the net proceeds from the sale to the Trillium Trust, which helps fund transit, transportation, and other key infrastructure projects across the province. This is part of the government's plan to support asset optimization targets of \$5.7 billion to build new transit and other priority infrastructure.

5. What new community facilities will be included in Seaton?

Along with mixed housing of single and semi-detached dwellings, townhouses, and apartments to meet a variety of lifestyles and incomes, a number of community facilities are planned for Seaton:

- 3 high schools

- 14 elementary schools
- 2 fire halls
- 1 police station
- 1 EMS station
- 2 recreational complexes with libraries
- a variety of parks and open green spaces
- 1 transit depot
- 3 community nodes totaling 48 hectares for retail and commercial uses

6. When will construction of Seaton begin?

Construction to lay the infrastructure foundation began in 2015, and included works for water, sewers, roads, power hookups, and more. Residential and business construction is anticipated to begin in 2017.

7. How can I get involved?

A significant amount of public engagement has already occurred. Any opportunity for future engagement in the use of community facilities and spaces planned for Seaton will be posted under the 'News' or 'Public Notices' feed online at pickering.ca.

8. What kind of jobs will Seaton have?

There will be opportunities for a wide variety of commercial, general and high tech industrial, office, retail, and public service jobs.

Commercial nodes located within, and adjacent to, residential neighbourhoods will feature typical retail, office, and a variety of personal service and public service jobs.

Approximately two-thirds of potential jobs are anticipated to be located within Seaton's prestige employment lands. These lands are located along the Highway 407/7 corridor at the northerly limit of the Seaton community, and are now known as the "Innovation Corridor." The majority of jobs in the Innovation Corridor represent opportunities for employment in general and high tech industry and office employment.

The City is currently reviewing the recommendations of a Sector Analysis Study, which was commissioned to determine which industry sectors are appropriate for investment in Seaton's employment lands. The City's Investment Response Team is working with the Province to ensure that new development on these lands will produce highly skilled, well-paying jobs. Staff is reviewing opportunities to build on current industry strengths already located in Pickering, such as our EN3 cluster of

Energy, Environmental and Engineering companies, information and communications technology, advanced manufacturing, as well as emerging sectors.

9. How are we ensuring that Seaton is developed responsibly?

City staff has worked closely with the Province to ensure that Seaton is designed to be a sustainable, urban community, with a strong focus on economic development, livability, and the protection of the natural heritage system.

Approximately 50 per cent of the lands will remain green as parks, trails, village squares, and natural areas. View some of the plans, guidelines, and studies that will guide and regulate Seaton's development:

- The [Central Pickering Development Plan](#) establishes land use, transportation, and design policies for Central Pickering.
- The [Sustainable Development Guidelines](#) help create a walkable, transit-supportive community with an active street life, including neighbourhood shops, social facilities and parks. All future neighbourhood plans must meet the minimum standards set out in the guidelines in order to move forward with development.
- View studies relating to: [environment](#), [finance](#), [land use](#), [services](#), and [transportation](#).

10. What is the City doing to protect heritage features in Seaton?

The Province of Ontario is considering 20 properties for demolition to make way for the development of Seaton. The City is assessing these properties to determine their heritage value, and whether any buildings can be saved or maintained. The City's Heritage Pickering Advisory Committee recommended that six of these properties be designated under the *Ontario Heritage Act*, based on the heritage assessment results, and City Council has adopted this recommendation.

11. How will traffic be impacted?

The Region of Durham is planning to accommodate traffic in Seaton by making a number of improvements to surrounding regional roads and intersections. Brock Road and Whites Road, for example, are both planned to be widened, and transit lanes will be introduced. A full understanding of the Regional road design can be found in the [Region of Durham Environmental Assessment for Seaton](#).

Seaton will contain approximately 26 kilometres of either new or reconstructed Regional roads, 20 kilometres of new City arterial roads, and 105 kilometres of new local roads.

12. How will bike lanes be incorporated into the new community?

Bike lanes have been incorporated in all of the arterial road designs, including both City and Regional arterial roads. The smaller arterial roads will have bike lanes on the roadway, and the high-traffic arterial roads will have bike lanes accommodated on off-roadway bike lanes/multi-use paths.

13. How does Seaton affect airport plans for Pickering?

The Federal Government owns lands immediately north of the Seaton community that have been designated for airport purposes. No decision has yet been made on proceeding with an airport, but the development of Seaton will not affect the development of an airport. For more information about the federal airport lands please visit the [Government of Canada's website](#).