

July 16, 2025

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

Attention: Cristina Celebre, Principal Planner, Strategic Initiatives
Re: **Official Plan Amendment and Zoning By-law Amendment Applications; PRE 33/24
Seaton Commercial Developments Ltd. & TACCGATE Developments Inc.
South of Taunton Road between Burkholder Drive and Peter Matthews Drive
Part of Lots 23 & 24 Concession 3 (Geographic Township of Pickering), City of
Pickering, Durham Region**

Dear Ms. Celebre,

Korsiak Urban Planning has been retained by Seaton Commercial Developments Ltd. and TACCGATE Developments Inc. to prepare this Planning Rationale Brief in support of the Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) to permit commercial and residential development in Seaton. The development will be located on the south side of Taunton Road between Burkholder Drive and Peter Matthews Drive in the Lamoreaux Neighbourhood in Seaton, legally referred to as Part of Lots 23 & 24, Concession 3, Geographic Township of Pickering, City of Pickering. The west side of Hibiscus Drive extension will be commercial development (hereinafter the 'west subject site'), and the east side of Hibiscus Drive extension will be residential development (hereinafter the 'east subject site').

The purpose of the proposed Official Plan Amendment is to modify the schedule VIII Seaton Neighbourhood 16 – Lamoreaux Neighbourhood Plan in the City of Pickering Official Plan to remove the Pedestrian Predominant Street designation from the Hibiscus Drive extension between Taunton Road and Marathon Avenue to permit the delivery of a grocery store.

The purpose of the Zoning By-law Amendment is to rezone the west subject site to site-specific zone SCN-#, and rezone the east subject site to site-specific zone SCN-4. This is to deliver the proposed site plan for the west subject site, which features a variety of commercial uses, including financial services, a grocery store, and a seasonal garden center. The SCN-4 zone will facilitate the future TACC residential development.

In support of the request, we are pleased to enclose the following materials:

- Application Forms for OPA and ZBA, prepared by Korsiak Urban Planning, dated July 16, 2025;
- Planning Rationale Brief (including Sustainability Brief, Urban Design Brief, Sustainability Checklist, Draft OPA and Draft ZBA), prepared by Korsiak Urban Planning, dated July 16, 2025;

- Coloured Site Plan, prepared by Petroff Partnership Architects, dated July 14, 2025; and
- Site Plan in CAD format, prepared by Petroff Partnership Architects, dated July 14, 2025.

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

Sincerely yours,

KORSIAK URBAN PLANNING



Constance Ratelle, MPlan, RPP

Copy: Stephanie Volpentesta, Fieldgate Commercial
Andrew Muscat, Fieldgate Commercial