



## MEMORANDUM

### TO

**Max Gargaro**

Land Development Manager  
The Mattamy Development Company  
6696 Financial Drive  
Mississauga, ON L5N 7J6

### FROM

Mohammad S. Bari

### PROJECT

6374-49  
Seaton TPFM

### DATE

April 24, 2026

**RE: SEATON COMMUNITY  
NEIGHBOURHOOD 20 OFFICIAL PLAN AMENDMENT  
TRAFFIC BRIEF**

## 1.0 INTRODUCTION

BA Group is retained by the Mattamy Development Company to provide transportation consulting services regarding the official plan amendment (OPA) of the lands within Neighbourhood 20 of the planned Seaton Community in Pickering, Ontario. The Project consists of the planned lands to be developed in Phase 1 and Phase 2, of Seaton within Neighbourhood 20.

Neighbourhood 20 of the planned Seaton Community is located at the northeast corner of the Seaton Lands, bordered by Neighbourhood 17 to the south, Neighbourhood 19 and 21 to the west and rural lands within the City of Ajax and the City of Pickering to the north and east. Neighbourhood 20 comprises of multiple development blocks which are expected to be built in phases.

## 1.1 Background

On December 17<sup>th</sup>, 2013, the Ontario Municipal Board (OMB) issued a written decision approving draft plans for multiple Seaton residential subdivisions, but this did not include the Site.

In January 2018, BA Group prepared a report titled “*Seaton Neighbourhood 20 Phase 1 Lands – Traffic Sensitivity Analysis*” dated January 17, 2018, which was submitted to the City of Pickering as part of the first draft plan submission. This study examined various transportation aspects related to the Phase 1 lands within Neighbourhood 20 of the Seaton Community.

BA Group has since prepared subsequent reports and response to comments letters to address traffic impact study, on-street parking and pavement marking & signage related comments from the City of Pickering, the Region of Durham and the Ministry of Transportation of Ontario (the “MTO”) which have been incorporated into this report and prior submissions, most notably:

- In October 2019, BA Group prepared a report titled “*Seaton Neighbourhood 20 Phase 1 Lands – Traffic Sensitivity Analysis*” dated October 17, 2019 (the “2019 Report”), which was submitted to the City of Pickering as part of the October 2019 submission;
- In September 2020, BA Group prepared a report titled “*Seaton Neighbourhood 20 Phase 1 Lands – Traffic Sensitivity Analysis*” dated September 4, 2020 (the “2020 Report”), which was submitted to the City of Pickering as part of the September 2020 submission;
- In August 2021, BA Group prepared a report titled “*Seaton Neighbourhood 20 Phase 1B and Phase 2 – Traffic Sensitivity Analysis*” dated August 5, 2021 (the “2021 Report”), which was submitted to the City of Pickering as part of the August 2021 submission;
- In October 2023, BA Group prepared a report titled “*Seaton Neighbourhood 20 Phase 1B – Traffic Sensitivity Analysis*” dated October 17, 2023 (the “2023 Report”), which was submitted to the City of Pickering and the MTO in response to MTO comments; and,
- In January 2026, BA Group prepared a report titled “*Seaton Neighbourhood 20 Phase 2A – Traffic Sensitivity Analysis*” dated January 7, 2025 (the “2025 Report”), which was submitted to the City of Pickering.

## 1.2 This Memo

This memo provides an overview of the proposed land use changes to specific blocks within Neighbourhood 20 and a preliminary review of trip generation for the proposed land uses in comparison to the previous development program.

## 2.0 DEVELOPMENT PROGRAM UPDATE

**Table 1** outlines the proposed land use and area changes to the blocks within Neighbourhood 20. The proposed official plan designation changes are illustrated on the neighbourhood plan attached in **Appendix A**.

**Table 1 Development Program Update**

Block	Current Land Use	Current Area	Proposed Land Use	Proposed Area
128	Gateway Site	0.50 Ha	Rezoned Mixed Corridor	0.50 Ha
127	Gateway Site	0.50 Ha	Rezoned Commercial	0.50 Ha
83	Community Node	1.97 Ha	Rezoned Commercial	1.97 Ha
104	Prestige Employment Node	1.75 Ha	Rezoned Residential	1.76 Ha
105	Prestige Employment Node	1.33 Ha	Rezoned Commercial	1.331 Ha
107	Prestige Employment Node	2.46 Ha	Rezoned Mixed Corridor	2.47 Ha
106	Prestige Employment Node	2.25 Ha	Rezoned Mixed Corridor	2.246 Ha
84	Community Node	180 units	Rezoned Mixed Corridor	2.08 Ha
108	Prestige Employment Node	4.09 Ha	Rezoned Residential	4.178 Ha
109	Prestige Employment Node	3.57 Ha	Rezoned Residential	3.475 Ha
110	Prestige Employment Node	2.44 Ha	Rezoned Residential	6.405 Ha
111	Prestige Employment Node	3.49 Ha	-	-
112	Prestige Employment Node	1.96 Ha	Rezoned Community Node	1.96 Ha
113	Prestige Employment Node	1.97 Ha	Rezoned Community Node	1.97 Ha
114	Prestige Employment Node	0.49 Ha	-	-
115	Prestige Employment Node	7.95 Ha	Rezoned Community Node	10.206 Ha
116	Prestige Employment Node	8.39 Ha	Prestige Employment Node	10.10 Ha
117	Prestige Employment Node	5.88 Ha	Prestige Employment Node	4.95 Ha
118	SWM Pond	1.12 Ha	-	-
119	SWM Pond	0.67 Ha	-	-

## 3.0 TRAFFIC

### 3.1 Trip Generation Rate

As part of the 2013 BA Group Traffic Impact Study completed for the Seaton Community, trip generation rates for various land uses were established. These trip rates were further updated as part of the submissions have been made for the various residential subdivisions and commercial uses within the Seaton Community.

**Table 2** outlines the trip rates that were approved as part of the recent traffic studies completed and approved for the various subdivisions in the Seaton Community. Notably, shopping centre (commercial) trip generation rates have been derived for each neighbourhood within the Seaton Community based upon their proposed floor area in accordance with the equations for Land Use 820 (Shopping Centre) within the ITE Trip Generation Manual 9th Edition. Proposed shopping centre trip generation rates summarized in **Table 2** are consistent with this methodology with an estimated ~104,000 ft<sup>2</sup> of floor area assumed across the three rezoned commercial blocks.<sup>1</sup>

**Table 2 Trip Generation Rates**

Land Use	AM Peak Hour			PM Peak Hour		
	In	Out	2-Way	In	Out	2-Way
Elementary Schools	0.16	0.14	0.30	0.07	0.08	0.15
High Schools	0.20	0.10	0.30	0.06	0.07	0.13
Shopping Centre (Commercial) <sup>1</sup>	0.95	0.59	1.54	2.84	3.07	5.91
Industrial Park	6.96	1.04	8.00	1.76	6.63	8.39
Single Detached	0.20	0.57	0.77	0.65	0.37	1.02
Residential Townhouse	0.11	0.56	0.67	0.46	0.23	0.69
Mid-Rise Apartment	0.10	0.25	0.35	0.26	0.18	0.44

Notes:

- Utilizes the ITE Trip Generation 9<sup>th</sup> Edition logarithmic equation for Land Use 820 (Shopping Centre) with an estimated input size of 104,000 ft<sup>2</sup>.

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<sup>1</sup> ~104,000 ft<sup>2</sup> of floor area has been assumed across rezoned blocks 127, 83 and 105. This estimate considers the combined rezoned area of 3.801 hectares (see **Table 1**) and a floor area density of ~27,300 ft<sup>2</sup> of floor area per hectare as proposed within the Fieldgate Commercial Lands site plan within the Seaton Community.

## 3.2 Trip Generation

The change in land uses across Neighbourhood 20 results in a change in the number of vehicle trips generated by the individual blocks. Based on the trips rates outlined in **Section 3.1**, the total number of vehicle trips forecasted by the land uses and area in the current draft plan, results in approximately 2,362 vehicle trips during the combined AM and PM peak hours as outlined in **Table 3**.

**Table 3 Current Trip Generation**

Block	Land Use	AM Peak Hour			PM Peak Hour			Total Trips
		In	Out	2-Way	In	Out	2-Way	
128	Gateway Site	9	22	30	23	16	38	68
127	Gateway Site	9	22	30	23	16	38	68
83	Community Node	16	40	56	42	29	70	126
104	Prestige Employment Node	31	5	35	8	29	37	72
105	Prestige Employment Node	23	4	27	6	22	28	55
107	Prestige Employment Node	43	7	49	11	41	52	101
106	Prestige Employment Node	39	6	45	10	37	47	92
84	Community Node	18	45	63	47	33	80	143
108	Prestige Employment Node	71	11	81	18	68	85	166
109	Prestige Employment Node	62	10	71	16	59	75	146
110	Prestige Employment Node	42	7	49	11	40	51	100
111	Prestige Employment Node	61	9	69	16	58	73	142
112	Prestige Employment Node	34	6	39	9	33	41	80
113	Prestige Employment Node	34	6	39	9	33	41	80
114	Prestige Employment Node	9	2	10	3	9	11	21
115	Prestige Employment Node	137	21	158	35	131	165	323
116	Prestige Employment Node	145	22	166	37	138	174	340
117	Prestige Employment Node	102	16	117	26	97	122	239
118	SWM Pond	-	-	-	-	-	-	0
119	SWM Pond	-	-	-	-	-	-	0
<b>Total Trips</b>								<b>2,362</b>

The proposed land use changes to the blocks in Neighbourhood 20 results in a total of approximately 3,129 vehicle trips during the combined AM and PM peak hours as outlined in **Table 4**. The proposed land use changes results in an increase of approximately 767 total vehicle trips during the combined peak hours.

**Table 4 Proposed Trip Generation**

Block	Proposed Land Use	AM Peak Hour			PM Peak Hour			Total Trips
		In	Out	2-Way	In	Out	2-Way	
128	Rezoned Mixed Corridor	3	8	11	8	6	14	25
127	Rezoned Commercial	14	8	22	40	43	88	105
83	Rezoned Commercial	52	32	84	154	166	320	404
104	Rezoned Residential	8	36	43	30	15	45	88
105	Rezoned Commercial	35	21	56	103	110	213	269
107	Rezoned Mixed Corridor	15	38	53	39	27	66	119
106	Rezoned Mixed Corridor	14	34	48	36	25	60	108
84	Rezoned Mixed Corridor	13	32	44	33	23	55	99
108	Rezoned Residential	11	31	41	35	20	55	96
109	Rezoned Residential	27	137	164	113	57	169	333
110	Rezoned Residential	22	63	85	72	41	113	198
111	-	0	0	0	0	0	0	0
112	Rezoned Community Node	12	30	42	31	22	52	94
113	Rezoned Community Node	12	30	42	31	22	53	95
114	-	0	0	0	0	0	0	0
115	Rezoned Community Node	62	153	215	160	111	270	485
116	Prestige Employment Node	174	26	200	44	166	210	410
117	Prestige Employment Node	86	13	98	22	82	103	201
118	-							0
119	-							0
<b>Total Trips</b>								<b>3,129</b>

## 4.0 CONCLUSION

Each of the blocks impacted by the Official Plan Amendment submission is subject to further municipal approval applications. As part of these applications, a Traffic Impact Study will be conducted to identify traffic impacts to the area road network and provided recommendations to support the development(s).

\* \* \* \* \*

I trust that the foregoing memo is satisfactory for the submission. Should anyone have outstanding questions, please feel free to contact me.

Sincerely,

**BA Consulting Group Ltd.**



Mohammad S. Bari, P.Eng  
Associate

**Appendix A:  
Official Plan Designation Changes**

# Schedule B

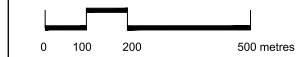
**Brock / 407 Node**

SCHEDULE XII to PICKERING OFFICIAL PLAN

## Neighbourhood 20: Thompson's Corners Neighbourhood Plan

- Seaton Natural Heritage System
- SWM Facility (\* see note below)
- Trailheads
- Terminal Views
- Community Park
- Neighbourhood Park
- Village Green
- Recreation Centre
- District Energy
- Elementary School
- High School
- Low Density Area Type 1
- Medium Density Area
- Mixed Corridor Type 2
- Community Node
- Prestige Employment Node
- Prestige Employment
- Gateway Site
- Future Transitway Station
- Controlled Access Area
- Heritage Lots
- Cemetery Extension
- Pedestrian Predominant Street
- Primary Neighbourhood Connecting Trails
- Primary Recreational Trails
- Secondary Recreational Trails
- Primary Bikeway
- Secondary Bikeway
- Local Road in NHS see Section 12.22 (m)(ii)
- Neighbourhood Boundary
- Full Movement Intersection
- T Intersection
- Right In/Right Out Intersection

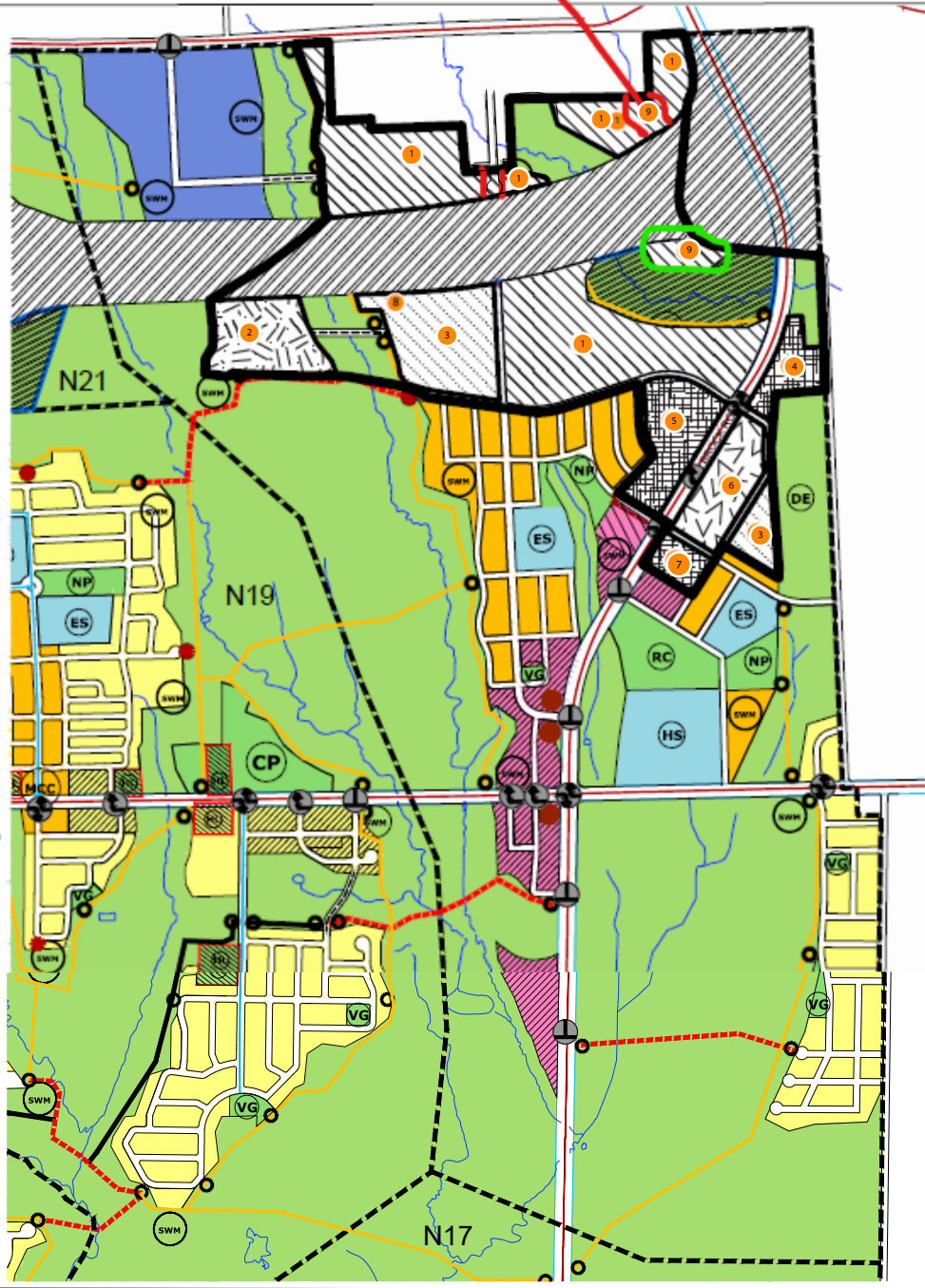
Note: The number, size and location of storm water management facilities shown on this schedule are conceptual only and are subject to approval as set out in Section 11.73 and section 12.22 (m) (iv) of this Plan.



### Official Plan Designation Changes

- Community Node
- Community Node - Interim Commercial
- Mixed Use Corridor Type 2
- Medium Density Area
- Low Density Area Type 1

- 1 Prestige Employment Node to Community Node
- 2 Prestige Employment Node to Low Density Area Type 1
- 3 Prestige Employment Node to Medium Density Area
- 4 Prestige Employment Node to Mixed Use Corridor Type 2
- 5 Prestige Employment Node and Community Node to Mixed Use Corridor Type 2
- 6 Prestige Employment Node and Community Node to Community Node - Interim Commercial
- 7 Community Node to Mixed Use Corridor Type 2  
Community Node to Mixed Use Corridor Type 2
- 8 Add Village Green Symbol
- 9 Prestige Employment Node to Seaton Natural Heritage System



NHS

