

October 4, 2024

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: PRE 33/24
Seaton Commercial Developments Limited
Taunton Road and Peter Matthews Drive
Part of Lots 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 Limited to prepare a Zoning By-law Amendment application for the above-noted property. The enclosed conceptual site plan proposes eight commercial buildings, which in total provide approximately 12,761 square metres of gross leasable area (GLA). Buildings are located along Taunton Road, Peter Matthews Drive, and the future extension of Hibiscus Drive, and anchor stores are located at the rear of the site.

The application seeks to rezone the subject property from Community Node - Exception 1 (CN-1) and Community Node – Pedestrian Predominant (CN-PP-1) with additional site-specific provisions. The requested zoning relief will aid the applicant in the timely delivery of commercial uses in this neighbourhood. Due to current market conditions and operational restraints, businesses will be better served with doors within immediate proximity of the parking. Primary entrance doors will not be oriented to the arterial roads, except for at the north end of the pedestrian predominant street. Instead of primary entrances along the pedestrian predominant street, the applicant is proposing secondary doors and glazing as well as enhanced landscaping, pedestrian amenities, and accesses into the site. This allows for immediate leasing of the buildings and flexibility for the future, should primary modes of transportation evolve in Seaton.

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

- Application Form;
- Draft Zoning Bylaw Amendment and Schedule, prepared by Korsiak Urban Planning;
- Site Plan, prepared by Petroff Partnership Architects, dated September 19, 2024;
- Coloured Landscape Plan, prepared by MBTW, dated October 3, 2024;
- Planning Justification Brief, prepared by Korsiak Urban Planning, dated October 4, 2024;

- Urban Design Brief, prepared by MBTW, dated October 2024;
- Civil Set, prepared by KWA, dated October 11 2024;
- Parcel Register, prepared by Service Ontario, dated September 17 2024;
- Survey Plan 40M-2671, prepared by J.D. Barnes, registered June 17, 2020; and
- Rendering & Elevation prepared by Petroff Partnership Architects, dated September 18 2024.

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