

North Pickering Project

Planning a New Community

Ministry of Housing
 Hon. Donald R. Irvine, Minister
 R.M. Warren, Deputy Minister



October 1974

Ontario

PROJECT'S PLANNING PROCESS...

A Meaningful Commitment to Public Participation

When the Province of Ontario announced the intention to establish the North Pickering Project Team in March, 1972, it added an important condition to the planning process.

The public was to be involved in all phases of planning, from the development of initial concepts to the final recommended plan.

The Project Team is now involving the public within the site and in the region from Oshawa to Metro-Toronto. Dialogue has been established with special interest groups relating to environment, economics, transportation, utilities services, social development and community design.

During July and August, the first series of Open-House Planning meetings were held with residents on the site and in the adjacent communities of Scarborough, Pickering, Ajax, Oshawa and Markham.

Approximately 2,500 planning information kits were distributed to interested citizens, special interest groups, residents of the site, schools and government agencies.

The public reviewed 12 initial alternative concepts and provided comment and ideas regarding the size and general form of the New Community, bearing in mind the need to retain agricultural land and to preserve existing hamlets.

Other factors that were discussed included: the best size for the urban component of the site; whether the urban form should be concentrated or dispersed; the community's relationship with the proposed federal airport; the community's

relationship with the region; and provision for public transit.

The result of reviewing the 12 preliminary concepts was the determination of guidelines for further planning and the identification of areas where compromises or trade-offs must still be made.

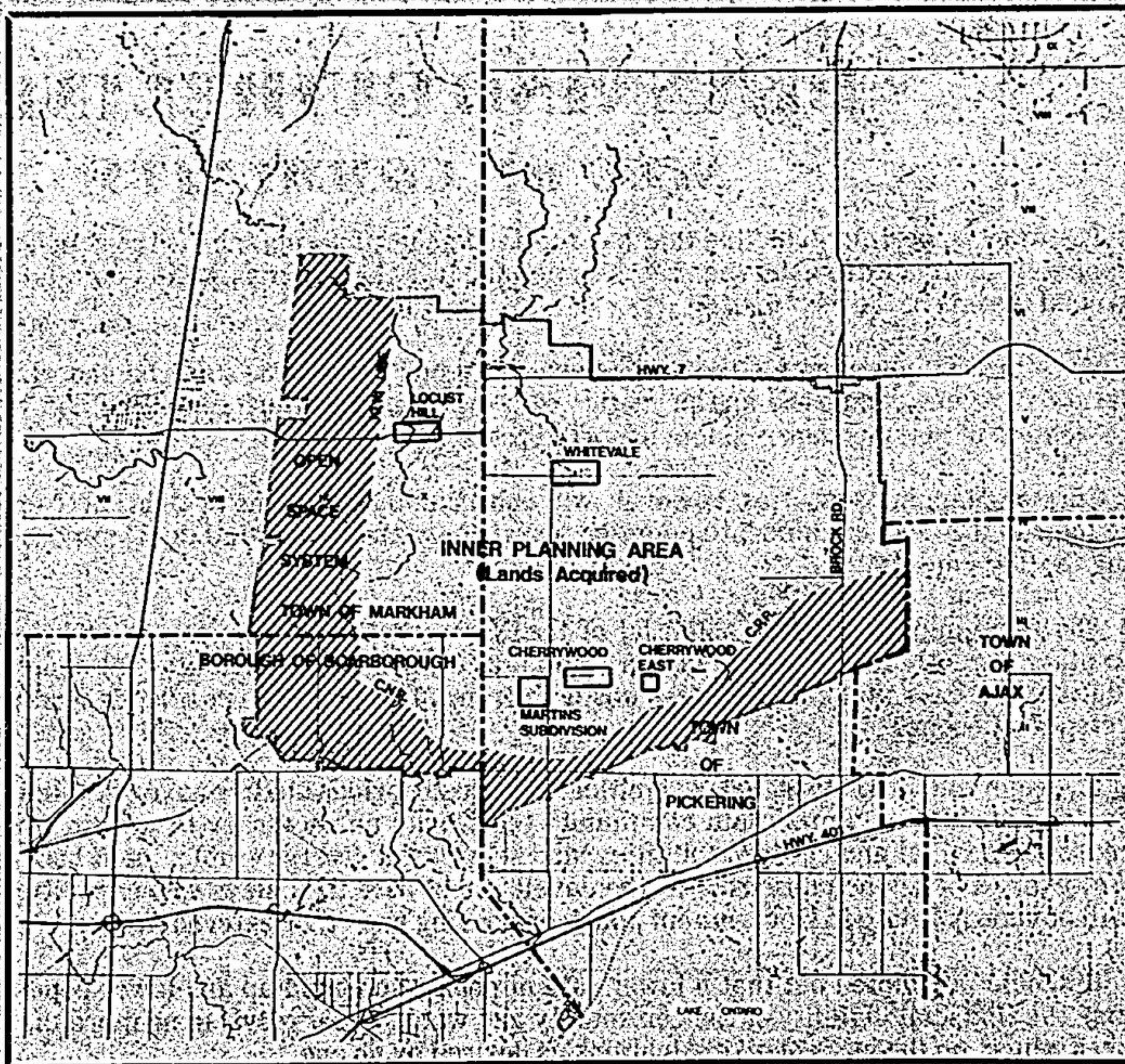
Some of the guidelines established, described on page 2 of this tabloid include: size of community, the establishment of a town centre, open space land allocation and hamlet preservation.

The areas of compromise or trade-off will be explored in the current planning phase and are dealt with extensively elsewhere in this tabloid under "Phase III Modified Concept Plans."

A special mail-in response form is provided for the convenience of those who wish to study the plans at home.

Upon completion of this Phase of planning, the Project Team will move into the fourth phase to finalize the Plan for North Pickering. In early 1975, the public will again have an opportunity to review and comment on the Plan for North Pickering that will be recommended to the Government.

An important element in the Project's approach has been the stress laid on generating public input from the first stages of planning. This is one of the first times that the public will be able to contribute its views from such an early point in a planning process.



NORTH PICKERING PROJECT:

A New Community

The North Pickering Project is a Provincial undertaking to create a New Community through a program of comprehensive land-use planning on a 25,000 acre site located northeast of Metropolitan Toronto.

The Project will be an important element in meeting the long-term housing needs of the Toronto-Centred Region.

When the Government of Ontario announced the Project in March, 1972, it undertook to purchase as many properties as possible within the 25,000 acre site on the open market. At the same time, the North Pickering Project Team was set up to plan the New Community.

In January, 1974, the Government announced that because of the importance of protecting historical, agricultural and recreational resources, 8,000 acres on the west and south periphery of the site would be set aside for open space and agricultural uses. It will also accommodate servicing and transportation corridors.

Hamlets and existing subdivisions within the site such as Whitevale, Locust Hill, Martin's Subdivision, Cherrywood and Cherrywood East will be preserved.

In addition, the Government stated that within the remaining 17,200 acres, additional land could be set aside for these purposes while allowing for balanced development of housing and employment opportunities.

In early 1974, the Province expropriated the remaining properties in the Inner Planning Area and introduced temporary ministerial orders to control land uses on the entire 25,200 acre site until final planning is approved.

North Pickering is the legacy of a series of plans and studies that have occurred within the Toronto region during the last 10 years, and more specifically Ontario's Design for Development.

The Toronto-Centred Region (TCR) takes in an 8,600 square mile area stretching from Hamilton-Brantford on the West, the Georgian Bay area on the North to beyond Port Hope-Cobourg on the East.

Three zones were established: an area for urban development (Zone I), a region of modest urban growth with emphasis on agriculture, recreation, and open space (Zone II); and a peripheral area of selected urban-economic development (Zone III).

North Pickering is in Zone I, the lakeshore urbanized area where a system of two-tiered cities has been proposed. These centres would be of different size, growth potential, and roles, but would be tightly integrated through social, economic and transportation links.

Initially, it was envisaged that development of new communities would begin in the 1980s. The Federal Government's decision in 1972 to build a new major airport northeast of Toronto shifted the timetable.

Refinement of the TCR Plan led to the combination of two of the original Zone I centres, Cedarwood and Brock, into the North Pickering community on land immediately south of the proposed airport.

Planning for a Parkway Belt from Dundas to Oshawa was intensified. The alignment of the Belt from Dundas to Markham has already been designated and plans are proceeding for the easterly portion.

Because circumstances governing development are bound to change over the years, the development program must be approached with a considerable degree of flexibility.

The Plan for North Pickering now in preparation will not represent a firm picture in every detail of the future development. Rather, it is intended to indicate the general principles and objectives underlying the development of North Pickering and the broad pattern which development is envisaged as taking.

Province engaged Plantown Consultants Limited in mid-1973 to assist in the planning. This is a consortium of 13 firms, including town planners, engineers, designers and related consultants.

Extensive background studies have been carried out in all areas of planning including the social, physical, economic, environmental and agricultural needs of both the site and the surrounding region. This data is being used as the basis for the formulation of the North Pickering Plan.

FROM PLAN TO DETAILED DESIGN
 The Plan for North Pickering will set the long-term guidelines for the New Community. It will be the framework by which planners and the public can begin the job of planning the detailed design of individual neighbourhoods, industrial and commercial complexes, and public open space areas. The first residential neighbourhoods are expected to be ready in 1977.

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Tabloid Explanation

This feature report was prepared by the North Pickering Project in association with Plantown Consultants Limited as part of the public planning process.

The materials outlines the work done in the previous two phases of the process and presents the resultant Modified Concept Plans which will form the basis for the next planning phase, developing the final Plan for North Pickering.

The contents are designed to help the public better understand and contribute to the planning of the New Community at North Pickering.

For more information contact:

Public Participation Section,
 North Pickering Project,
 Ministry of Housing,
 10th floor, 950 Yonge St.
 Toronto, M7A 1Y7.