

PHASE III

Modified Concept Plans

Between June and September 1974, the public reviewed 12 initial alternative concepts for North Pickering and provided comments and ideas regarding its size and general form.

These ideas were incorporated in the evaluation of the preliminary concepts and have become guidelines for the current phase of planning.

Public comments also identified areas in which compromises or trade-offs must be made. For example, depending upon the location chosen for urban development, a substantial amount of agricultural land can be preserved and servicing costs can be minimized.

These ideas are expressed as goals and objectives for planning.

The guidelines which have been adopted are listed as 9 Goals and Objectives which can be achieved whatever form the final plan takes. Three Modified Planning Concepts are displayed on page 6-7. All are consistent with Goals 1 to 9. Each one however, embodies differing planning aims.

Conflicting aims cannot all be met to the same degree in the same plan. There must be compromises. The relative importance of these aims needs to be determined in order to measure the comparative merits of the several plans.

The purpose of this study therefore, is to ask the public to express their thoughts on the relative importance of the planning aims. These responses will be utilized along with the detailed technical studies in the evaluation of these Modified Phase III Concept Plans and in the subsequent development of the final plans.

In considering the relative merits of each concept, please refer to the Consequences or Trade-offs listed with each concept.

A response form (page 8) is provided to enable you to indicate the degree of importance you attach to each of the planning aims. Also you are requested to indicate which concept you prefer.

In order that your views can be given full consideration, please return the form no later than December 2, 1974 to:

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

PHASE III MODIFIED CONCEPT PLANS

Goals and Objectives

As explained in the introduction, the background studies and evaluation of Phase II Preliminary Planning Concepts have led to the formulation of goals and objectives to be satisfied in the preparation of Modified Concept Plans. These are listed below. In each case, the broad goal is stated first with its implied planning objective(s) following in italics.

GOAL 1:

TO ACHIEVE A SIZE FOR THE NEW COMMUNITY THAT ENSURES:

- THE PROVISION OF ADEQUATE COMMUNITY FACILITIES.
- ITS FINANCIAL VIABILITY.
- THE ESTABLISHMENT OF A DIVERSE ECONOMIC BASE, AND
- A SIGNIFICANT INCREASE IN THE HOUSING STOCK IN THE TORONTO-CENTRED REGION.

OBJECTIVE:

To achieve a basic population level of from 70,000 to 90,000 people in the New Community

GOAL 2:

TO BUILD A NEW COMMUNITY IN WHICH RESIDENTS MAY CONVENIENTLY CHOOSE TO BOTH LIVE AND WORK.

OBJECTIVES:

- (i) *To balance the number of jobs with the size of the labor force living in the New Community.*
- (ii) *To provide a wide range of job opportunities in office, professional and industrial employment.*
- (iii) *To encourage at least 50 per cent of the New Community's resident labor force to both live and work in North Pickering.*

GOAL 3:

TO PRESERVE AND ENHANCE EXISTING NATURAL AND HUMAN-MADE ENVIRONMENTAL FEATURES.

OBJECTIVE:

- (i) *To incorporate into the public open space network of the New Community all existing natural features of the site which have high value.*
- (ii) *To ensure that wherever possible existing structures of architectural or historical significance are preserved in setting isolated and unaffected from other anticipated developments or are integrated into areas of compatible use and character.*

GOAL 4:

TO ENSURE THAT THE PORTION OF THE NORTH PICKERING SITE UNDER DEVELOPMENT AT ANY TIME

- A) MINIMIZES TRAVEL DISTANCE AND TIMES FOR INTERNAL TRIPS.
- B) FACILITATES THE PROVISION OF SERVICES AND UTILITIES AT REASONABLE COST, AND
- C) ACHIEVES A PHYSICALLY AND VISUALLY COHESIVE URBAN FABRIC.

OBJECTIVE 4.1:

To plan for the new urban development in a compact and concentrated pattern.

GOAL 5:

TO PROVIDE A RANGE OF LOCATIONS IN WHICH INDUSTRIAL, BUSINESS AND INSTITUTIONAL ENTERPRISES MAY BE ESTABLISHED, THEREBY PROVIDING RESIDENTS OF THE NEW COMMUNITY MAXIMUM OPPORTUNITY FOR CHOICE OF PLACES TO WORK.

OBJECTIVE 5.1:

To ensure that areas for non-residential land uses are allocated to provide for ranges of sizes, types and location.

GOAL 6:

TO DERIVE MAXIMUM BENEFIT FROM THE CONSTRUCTION OF REGIONAL TRANSIT FACILITIES, SHOULD THESE BE CONSTRUCTED BETWEEN METROPOLITAN TORONTO, THE PROPOSED AIRPORT AND AREAS TO THE EAST.

OBJECTIVE 6.1:

To incorporate in the Plan for the New Community a corridor to accommodate regional transit facilities with the potential for access points at locations convenient to areas of population or employment concentrations.

GOAL 7:

TO ENSURE THE ESTABLISHMENT OF A COMMERCIAL VIABLE TOWN CENTRE CAPABLE OF ADEQUATELY MEETING THE NEEDS OF THE POPULATION OF THE COMMUNITY.

OBJECTIVE 7.1:

To provide a site for a town centre of sufficient size and appropriate location to ensure its development as the dominant focal point of commercial and institutional facilities of community-wide significance.

GOAL 8:

TO PROVIDE SUFFICIENT FLEXIBILITY IN THE PLAN TO ENABLE FUTURE RESIDENTS OF THE NEW COMMUNITY TO PARTICIPATE IN THE DETAILED PLANNING OF ITS FUTURE DEVELOPMENT AND GROWTH.

OBJECTIVE 8.1:

To provide a framework plan for a population of 70,000 to 90,000 persons, with a sufficient degree of flexibility to permit it to be refined or modified.

OBJECTIVE 8.2:

To ensure that the framework plan is capable of accommodating growth beyond that point in a variety of ways in keeping with initiatives or priorities that may arise in future years.

OBJECTIVE 8.3:

To ensure that planning of the existing hamlets can readily be accommodated within the framework plan for North Pickering.

GOAL 9:

TO ENSURE THAT THE MIX OF HOUSING STOCK IN THE NEW COMMUNITY CAN ACCOMMODATE PERSONS WITH DIVERSE SOCIAL AND ECONOMIC CHARACTERISTICS, NEEDS AND DESIRES.

OBJECTIVE 9.1:

To ensure the development of the residential sectors of the New Community provides for a broad mix of dwelling types.