

Green Door Alliance Inc.

Pickering Growth Management Study

Background Information on Seaton and the Ag Preserve

The Seaton Planning area referred to by the Seaton Advisory Committee and John Van Nostrand's Collaborative was 3595ha or 8880 acres.

The amount of Seaton Lands currently within the Pickering Growth Management Study boundaries is 2862ha. or 7074 acres; some 1806 acres less than originally in Seaton.. This land removed from the growth management boundaries is in the east Duffins area. Urban development is currently planned approved for this area. I will ask Planners in Pickering for an update on just what the planning status of these lands are and how much acreage and what population is being projected for these lands which have in the past been considered part of Seaton.

The Van Nostrand proposal involved placing 90,000 people and 45,000 jobs on some 1098 ha. or 2713 acres. This acreage included some 746 acres for transportation and 200 acres of urban parks. If one excludes the 746 acres for transportation the acreage for living and employment is some 1967 acres.

Furthermore, Van Nostrand talked of a potential urban envelope which included the above lands and in addition included additional environmental lands (189 ha or 467 acera), plus some 10 ha or 24 acres devoted to urban agriculture.

The Grand total of all these areas resulted in an urban area of 1297 ha or 3204 acres.

The Seaton Advisory Group report to the Province in 1995 talked of an overall urban footprint of a maximum of 3500 acres including all of the above lands.

Option 1 of the growth management study talks of an urban area comprised of some 1281 ha or 3166 acres accommodating some 49,000 people and 22,900 jobs. The living area for the 49,000 comprise some 816 ha or 2016 acres, the rest is for employment.

Option 3 talks of a living area of 1190 ha or 2940 acres for a population of 74,100, plus an employment area for 28,000 jobs on 507 ha. or 1253 acres. This results in a total of 1697 ha or 4193 acres.

It would appear then that Van Nostrand was planning a living and employment area of some 2700 acres for about 90,000 people and 45,000 jobs. The growth management recommendations propose using some 4193 acres to accommodate 74,100 people and 28,000 jobs – a much less compact community on far more acreage.

In looking at the overall urban footprint it is important to reiterate again that that the acreage planned for development within the East Duffin community (1,000 acres?), which fell within the earlier Seaton boundary also needs to be added to the total.

Brian Buckles, for the Green Door Alliance Inc. Nov.2003