

City of Pickering Proposal

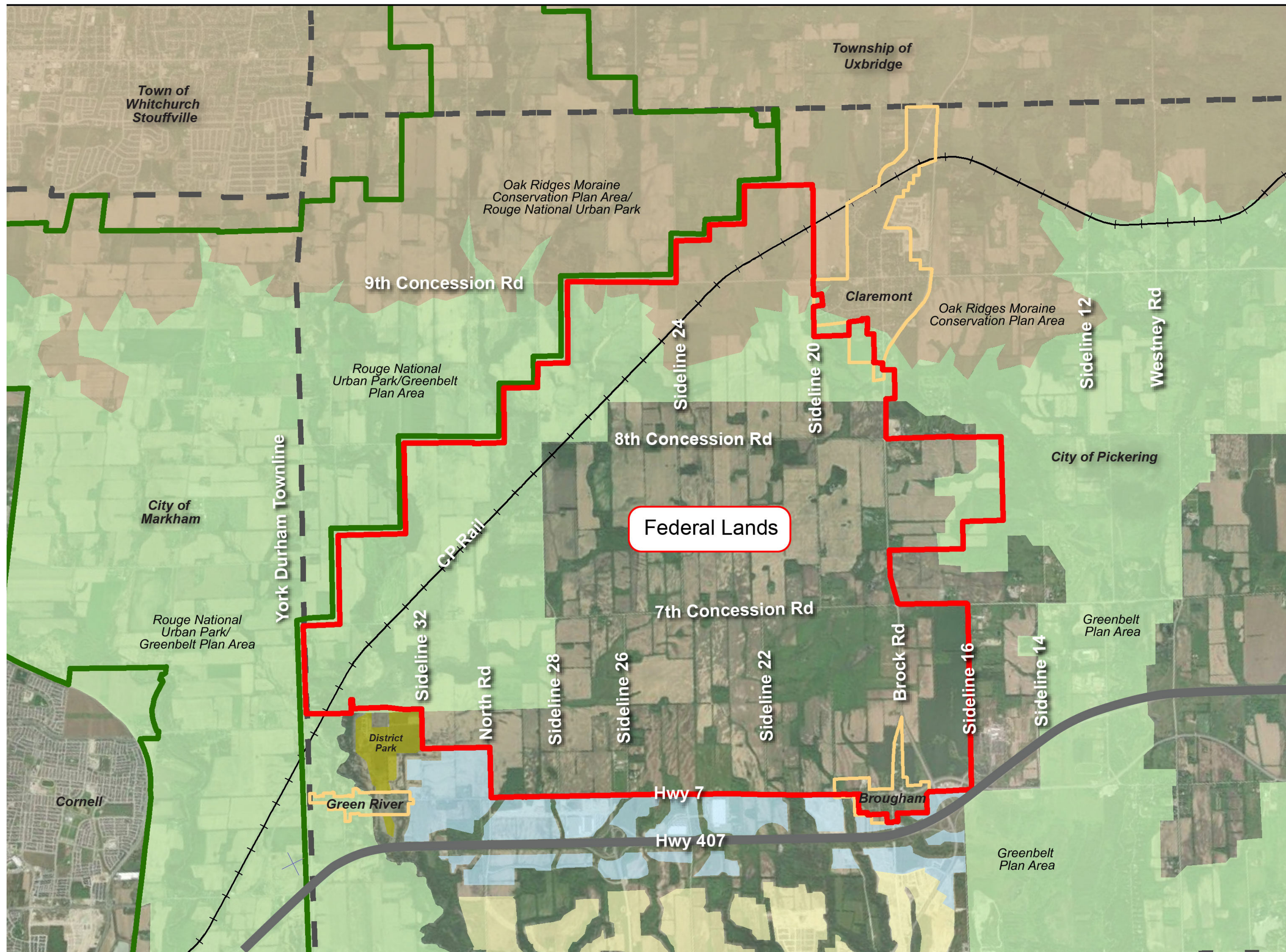
Pickering Federal Lands
Open House

April 22, 2026

5:00 pm - 8:00 pm

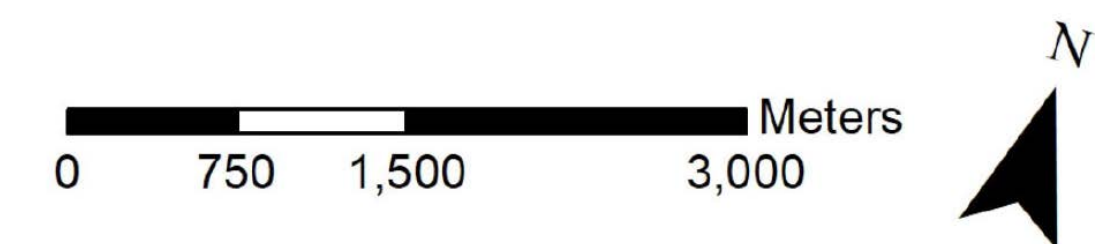
<https://letstalkpickering.ca/pickeringfederallands>

The Study Area and Context



LEGEND

-  Municipal Boundary
-  CP Rail
-  Pickering Federal Lands
-  Rouge National Urban Park
-  Hamlet
-  Oak Ridges Moraine Conservation Plan Area
-  Greenbelt Plan Area
-  Existing Employment
-  Existing Residential



The Purpose

In January 2025 Federal Government announced Pickering Federal Lands will no longer be used for a future airport.

Federal Government is **seeking input on future use of the lands**. City of Pickering is conducting a comprehensive **Land Use Review and Economic Analysis** to provide input on future use of the Pickering Federal Lands.

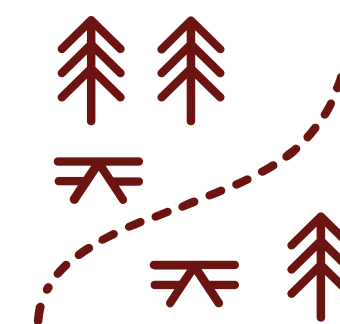
This work will **inform Pickering Council's strategic direction and advocacy efforts** on the future use of the Pickering Federal Lands.

The History



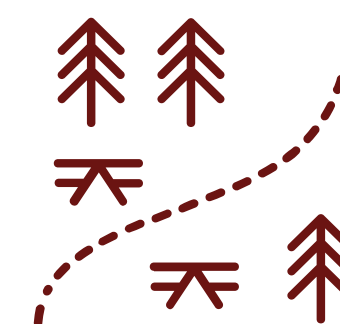
1972

7,500 hectares of land acquired by the Federal Government for a future airport.



2015

1,900 hectares of land transferred to Parks Canada to create the Rouge National Urban Park.



2017

2,100 hectares of land transferred to Parks Canada to further expand the Rouge National Urban Park.

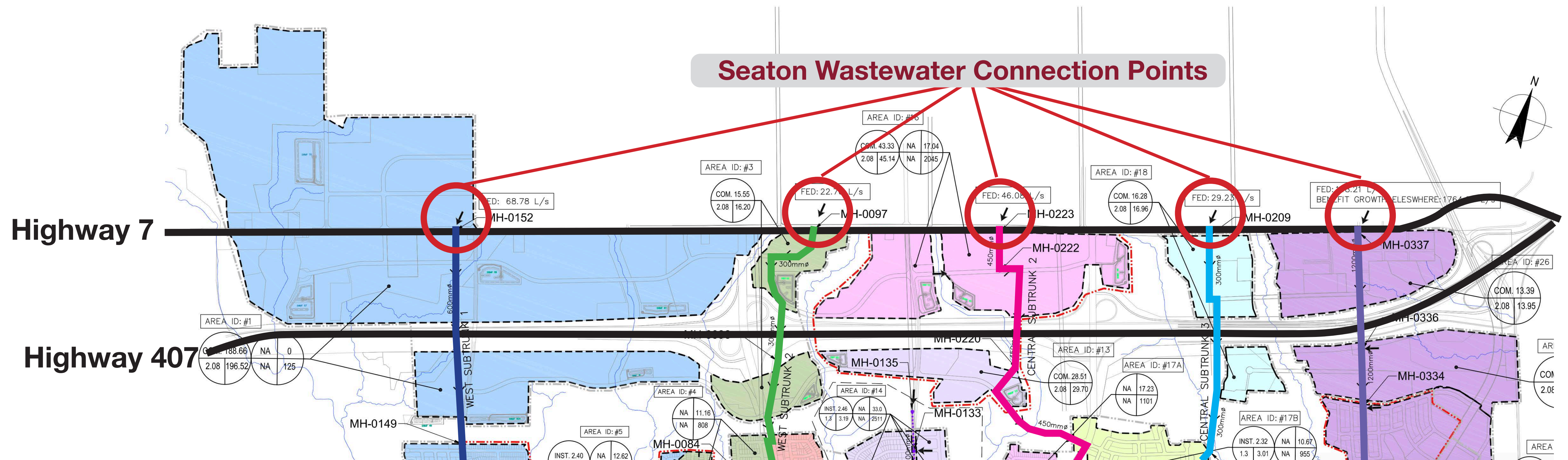


Present

Federal Government seeks input on the future use of **3,700 hectares** of Pickering Federal Lands.

Servicing Overview

- No local or trunk watermains and stormwater mains within Federal Lands.
- 5 planned wastewater connection points will abut south boundary of Federal Lands at Highway 7.
- Development requires further servicing analysis and does not imply system capacity available to the south.

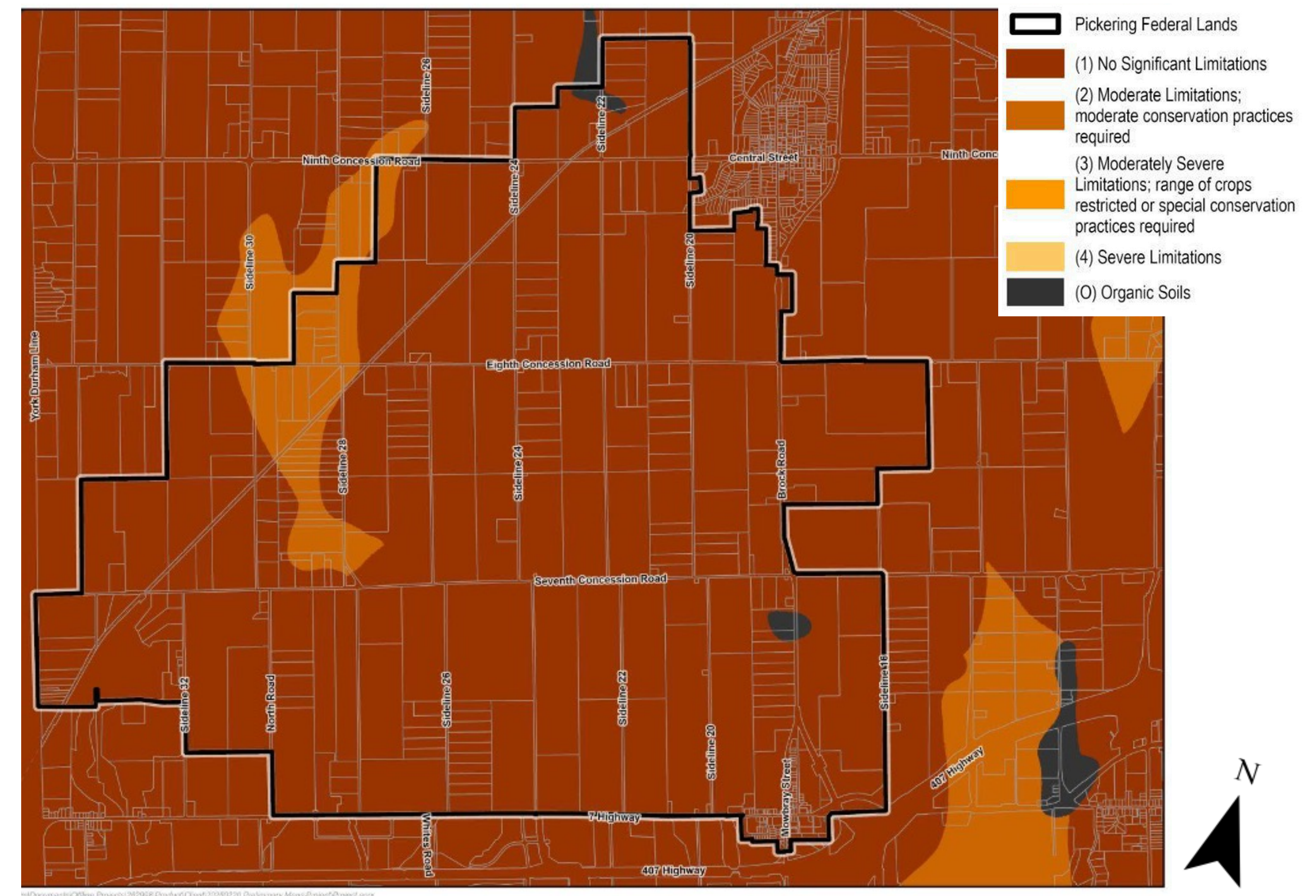


Economic Overview

- Little demand for standalone office uses.
- Demand for retail/commercial limited to supporting uses.
- Strong Industrial/Employment land demand in Durham to 2071 would **require 1,100 hectares.**
- Industrial/Employment lands would be a logical extension of emerging Seaton employment area.
- Private ownership due to long-term investment.

Agricultural Overview

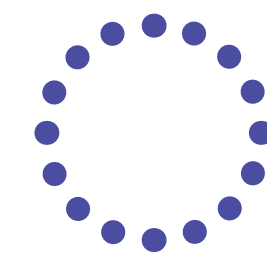
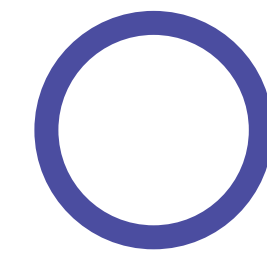
- Prime Agricultural Lands predominate.
- Successful agricultural system best achieved through private ownership of farm land.



Transportation Overview

Road Infrastructure

- 3** Existing Highway 407 interchanges (York-Durham Line, Whites Road, Brock Road)
- 1** Planned Highway 407 interchange (Peter Matthews Drive)

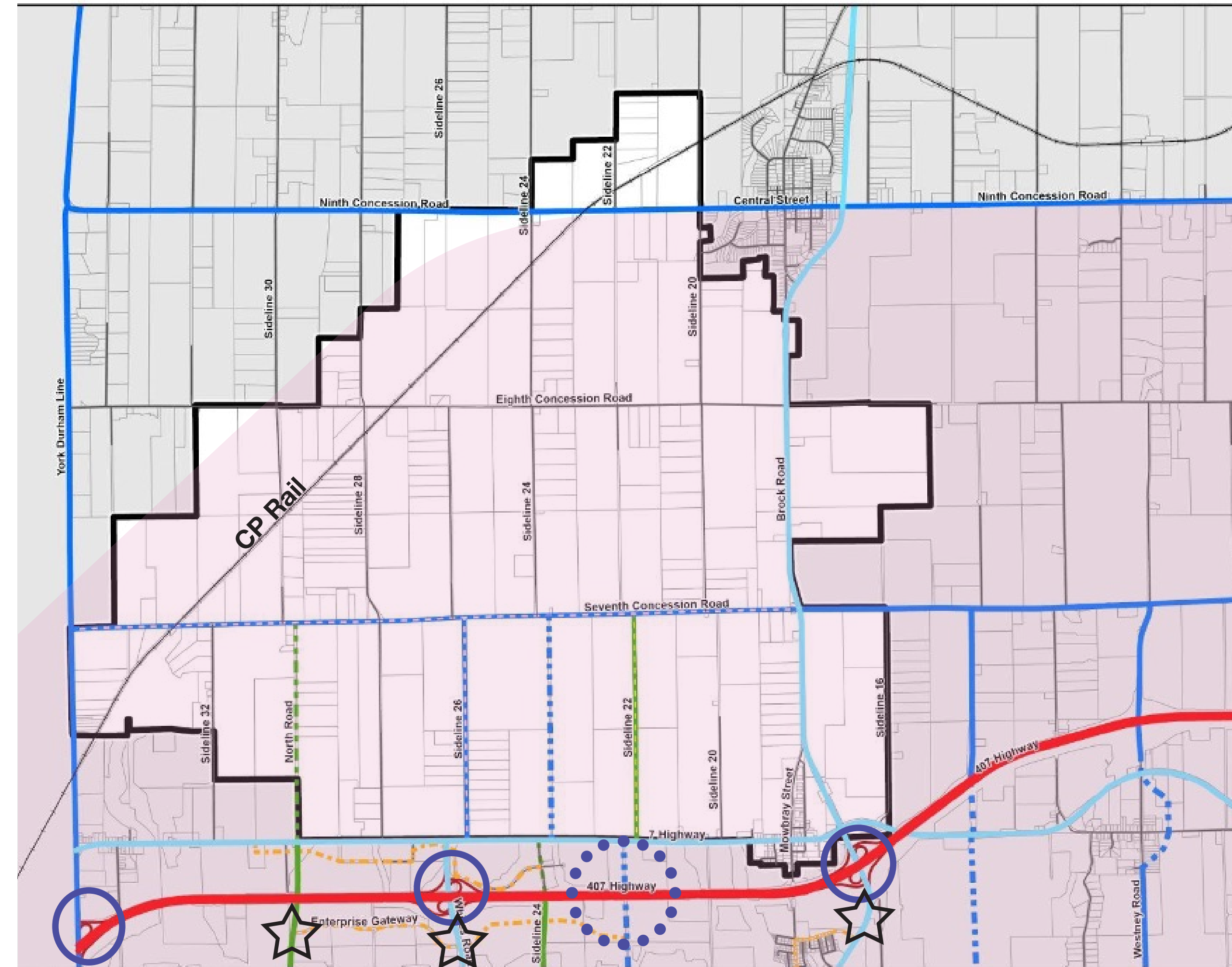
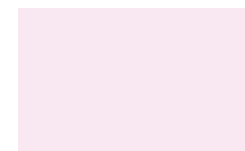


Transit Infrastructure

- 3** Planned Highway 407 Transit Stations (North Rd, Whites Road, Brock Road)



Planned Alto High Speed Rail Study Area



- Pickering Federal Lands
- Freeway
- Type A Arterial Roads
- Type B Arterial Roads
- Type B Arterial Roads - Deferrals
- Type B Arterial Roads - Future
- Type C Arterial Roads
- Collector Roads
- Collector Roads - Future
- Type C Arterial Roads - Future
- Type C Arterial Roads - Deferrals
- Local Roads
- Ramp
- Railways

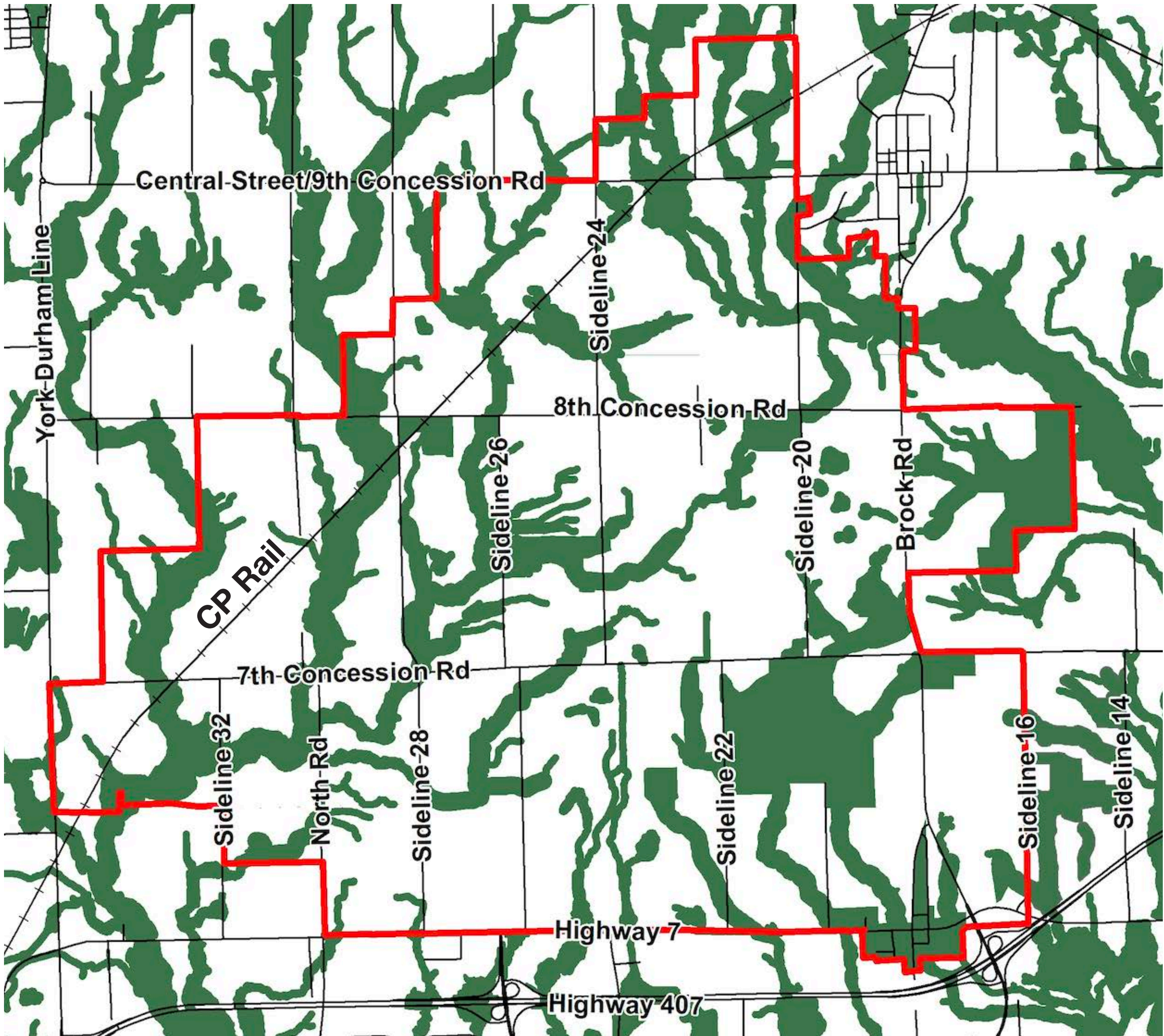


NORTH



Map Prepared by: PFM
Dillon Consulting Limited
Map Checked by: JG
Dillon Consulting Limited
February 24, 2020
Scale 1:40,000



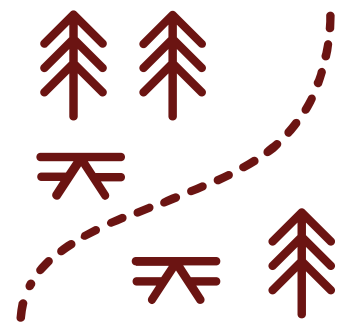
Environmental Overview



LEGEND

-  Pickering Federal Lands
-  Natural Features

Federal Key Priorities



Expansion of Rouge National Urban Park



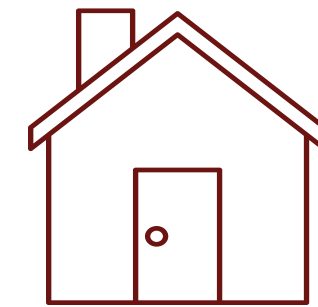
Conservation and Environmental Protection



Public Parks and Recreational Spaces



Agricultural Use



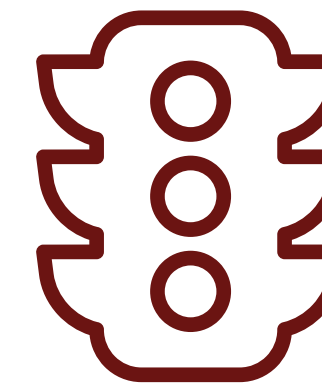
Residential Development



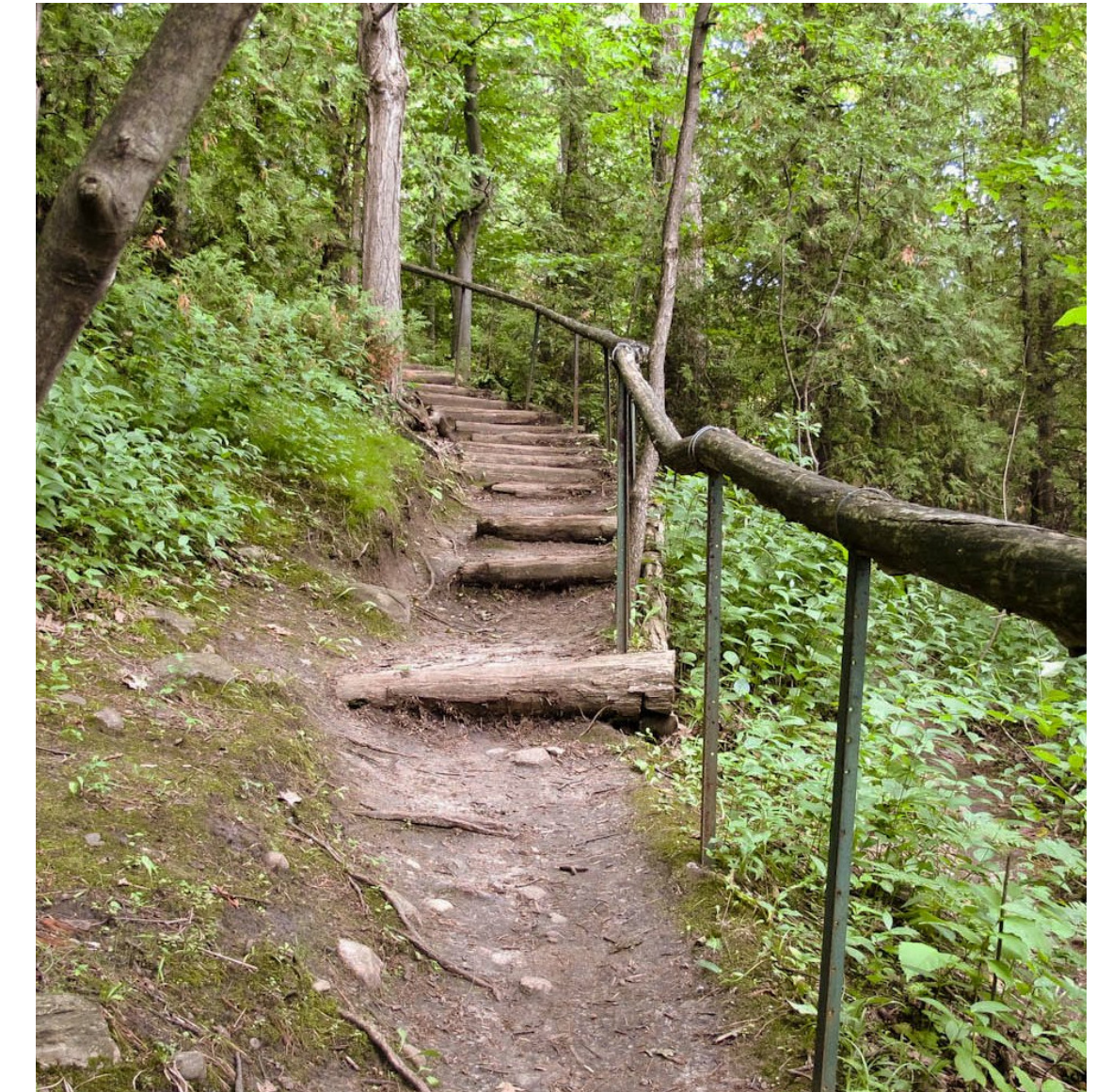
Commercial Development



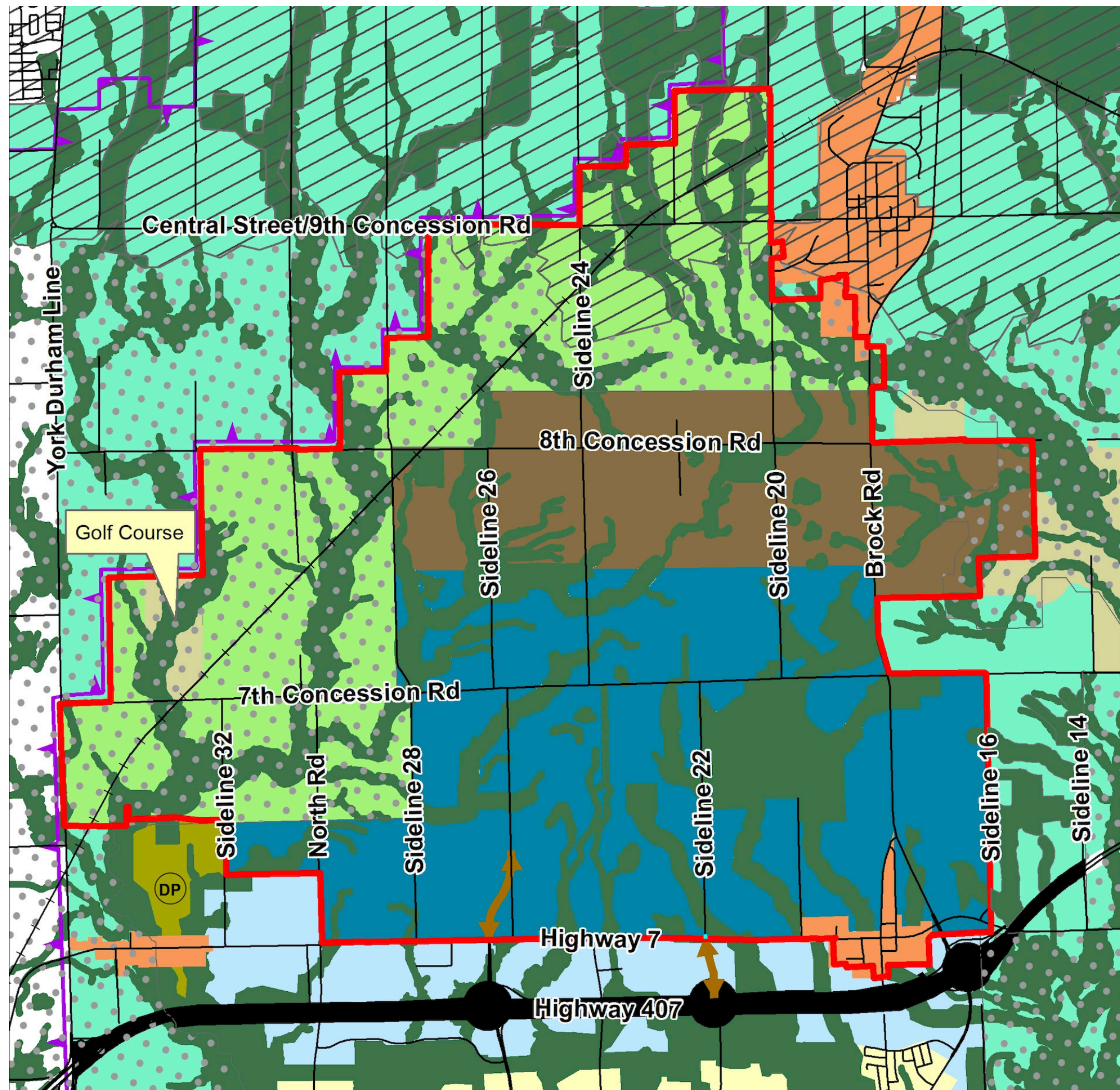
Industrial Development



Transportation



Land Use Option 1



LEGEND		Existing Land Use	Proposed Federal Land Use
	Federal Lands		Residential
	CP Rail		District Park
	Greenbelt Plan Area		Employment
	Oak Ridges Moraine Conservation Plan Area		Agricultural Area/Countryside
	Rouge National Park		Active Recreational Area
	Proposed Road		Hamlet
			Agricultural System
			Industrial/Employment
			Rouge National Park Expansion
			Natural Features

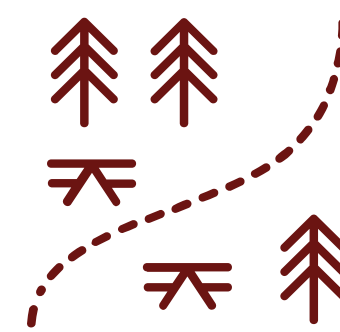
Proposed Land Uses

Agricultural System



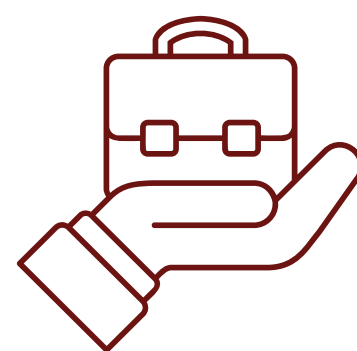
591 hectares
(16% of the Federal Lands)

Rouge National Urban Park (RNUP)



1,431 hectares
(39% of the Federal Lands)

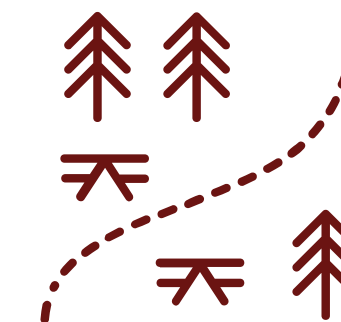
Employment



1,100 hectares
(30% of the Federal Lands)

22,700 jobs

Federal Priorities Met



Expansion of Rouge National Urban Park



Industrial Development



Commercial Development



Conservation and Environmental Protection

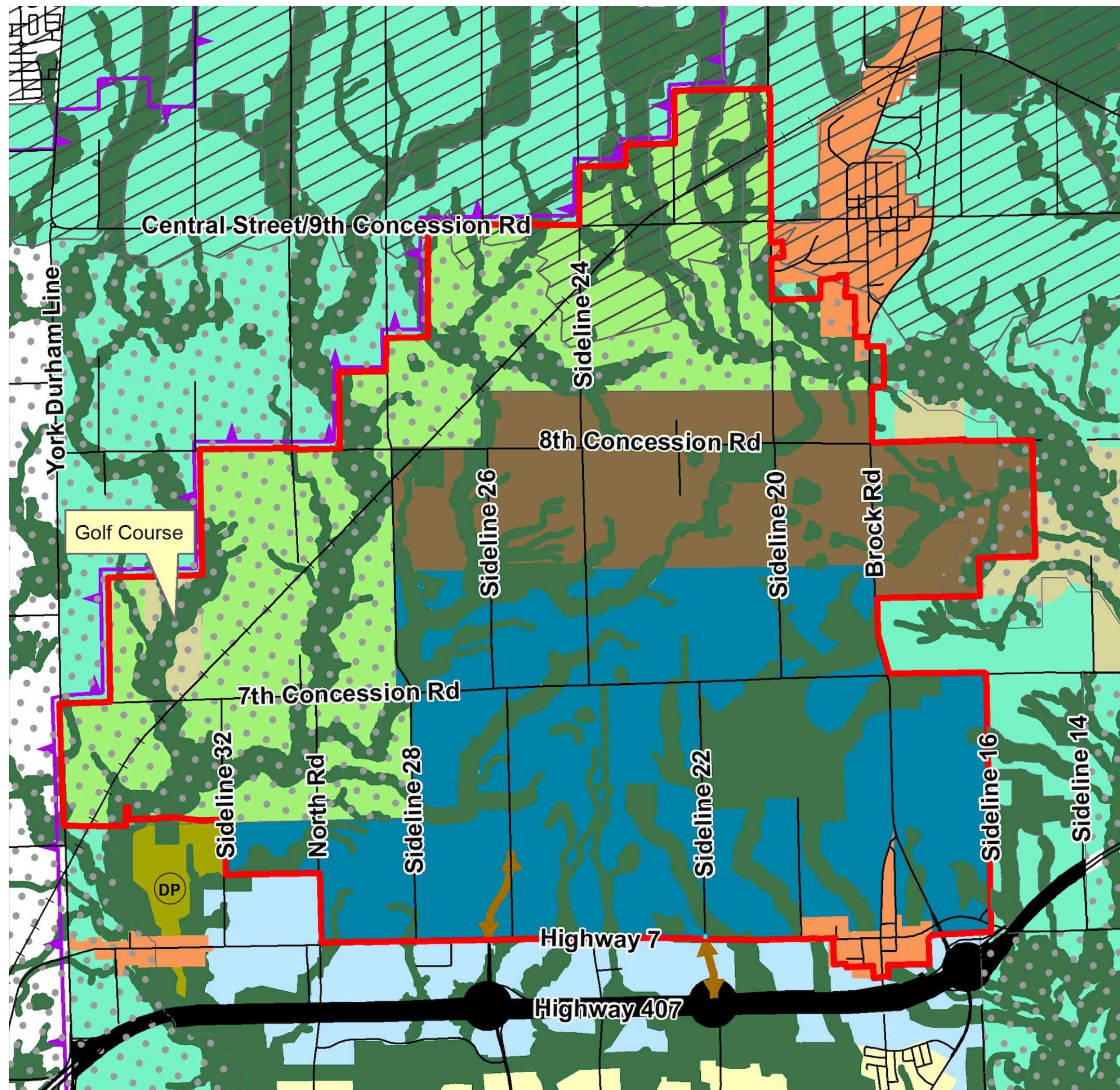


Agricultural Use

Land Use Option 1

Opportunities and Challenges

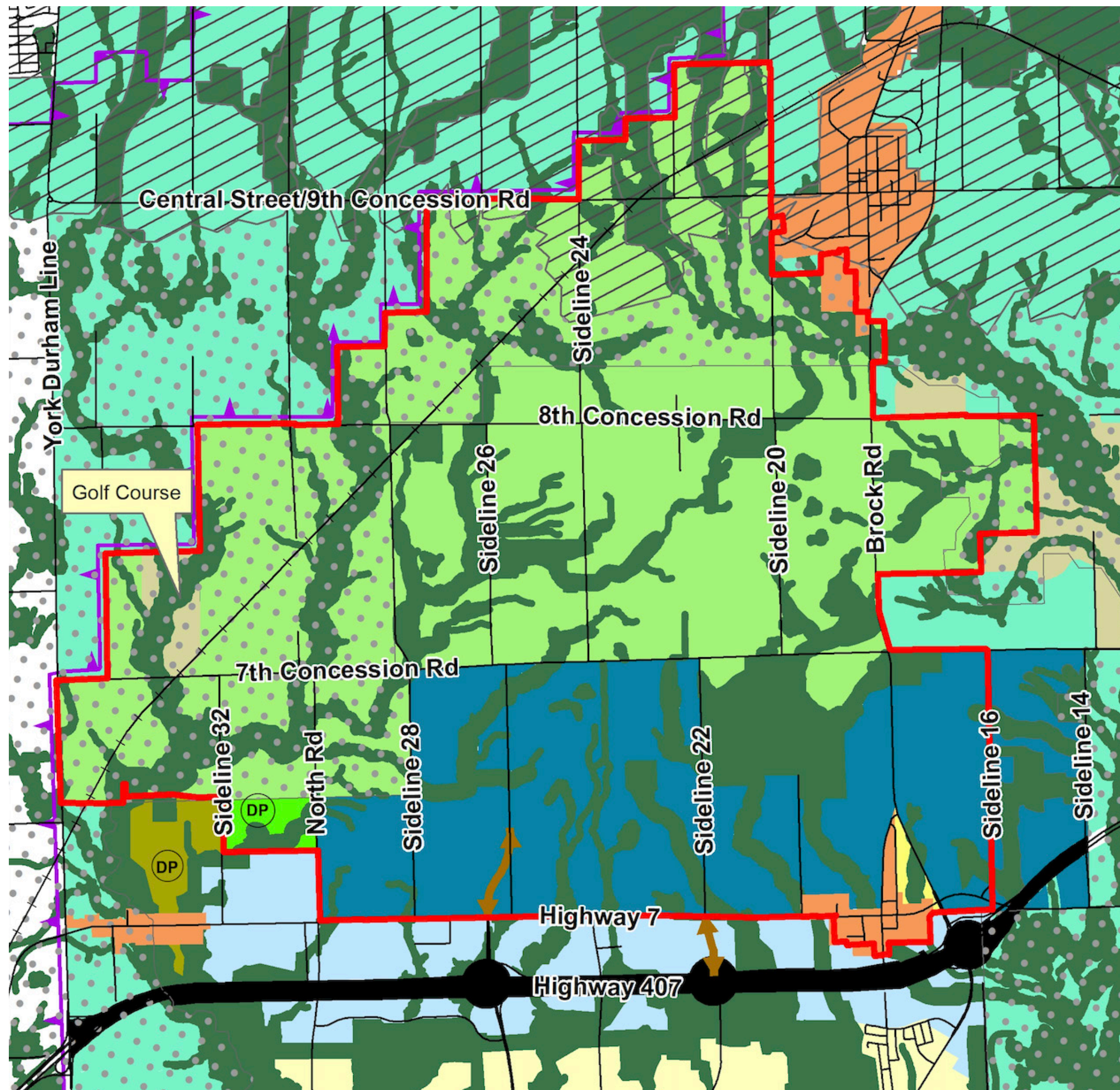
- All significant Natural Heritage Features protected.
- All Greenbelt and Oak Ridges Moraine Lands added to Rouge National Urban Park (RNUP).
- Leased farm land in Rouge National Urban Park creates less incentive for on-farm and agricultural-related investment.
- Substantial potential for long-term industrial/employment growth.
- Logical extension of existing Seaton employment area.
- Industrial/employment lands north of 7th Concession Road less desirable.
- Employment lands in Brougham west of Brock Road less desirable due to compatibility issues.
- Requires substantial transportation/servicing infrastructure upgrades.
- No additional residential development.
- No additional public parks and recreational spaces but existing golf course maintained.



LEGEND

Federal Lands	Residential	Agricultural System
CP Rail	District Park	Industrial/Employment
Greenbelt Plan Area	Employment	Rouge National Park Expansion
Oak Ridges Moraine Conservation Plan Area	Agricultural Area/Countryside	Natural Features
Rouge National Park	Active Rrecreational Area	
Proposed Road	Hamlet	

Land Use Option 3



LEGEND

- Federal Lands
- CP Rail
- Greenbelt Plan Area
- Oak Ridges Moraine Conservation Plan Area
- Rouge National Park
- Proposed Road

Existing Land Use

- Residential
- District Park
- Employment
- Agricultural Area/Countryside
- Active Recreational Area
- Hamlet

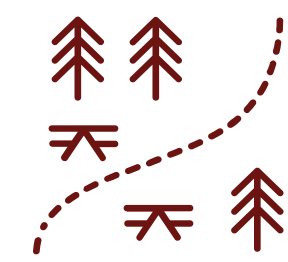
Proposed Federal Land Use

- District Park
- Industrial/Employment
- Residential
- Rouge National Park Expansion
- Natural Features



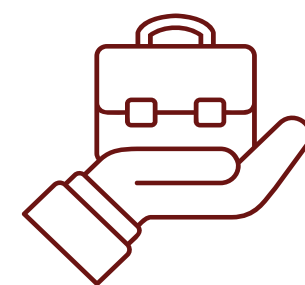
Proposed Land Uses

Rouge National Urban Park (RNUP)



2,316 hectares
(63% of the Federal Lands)

Employment



789 hectares
(21% of the Federal Lands)

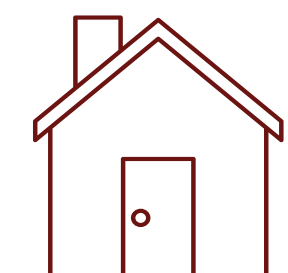
16,600 jobs

District Park



22 hectare
(1% of the Federal Lands)

Residential



8 hectares
(<1% of the Federal Lands)

Federal Priorities Met



Industrial Development



Commercial Development



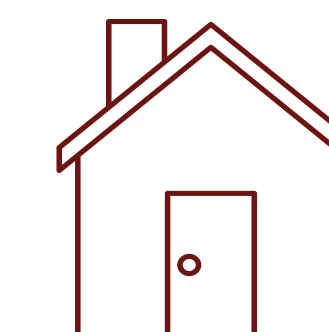
Conservation and Environmental Protection



Agricultural Use



Public Parks and Recreational Space

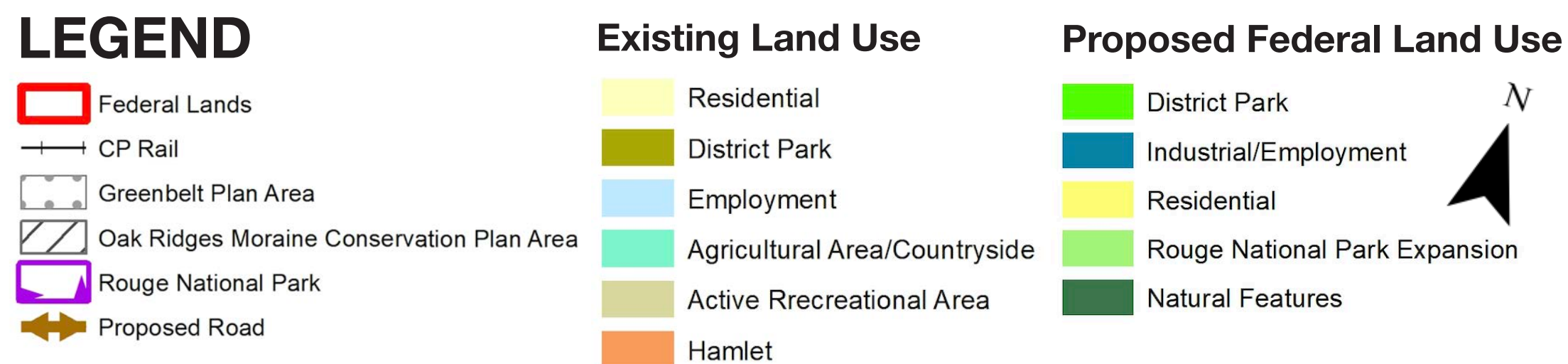
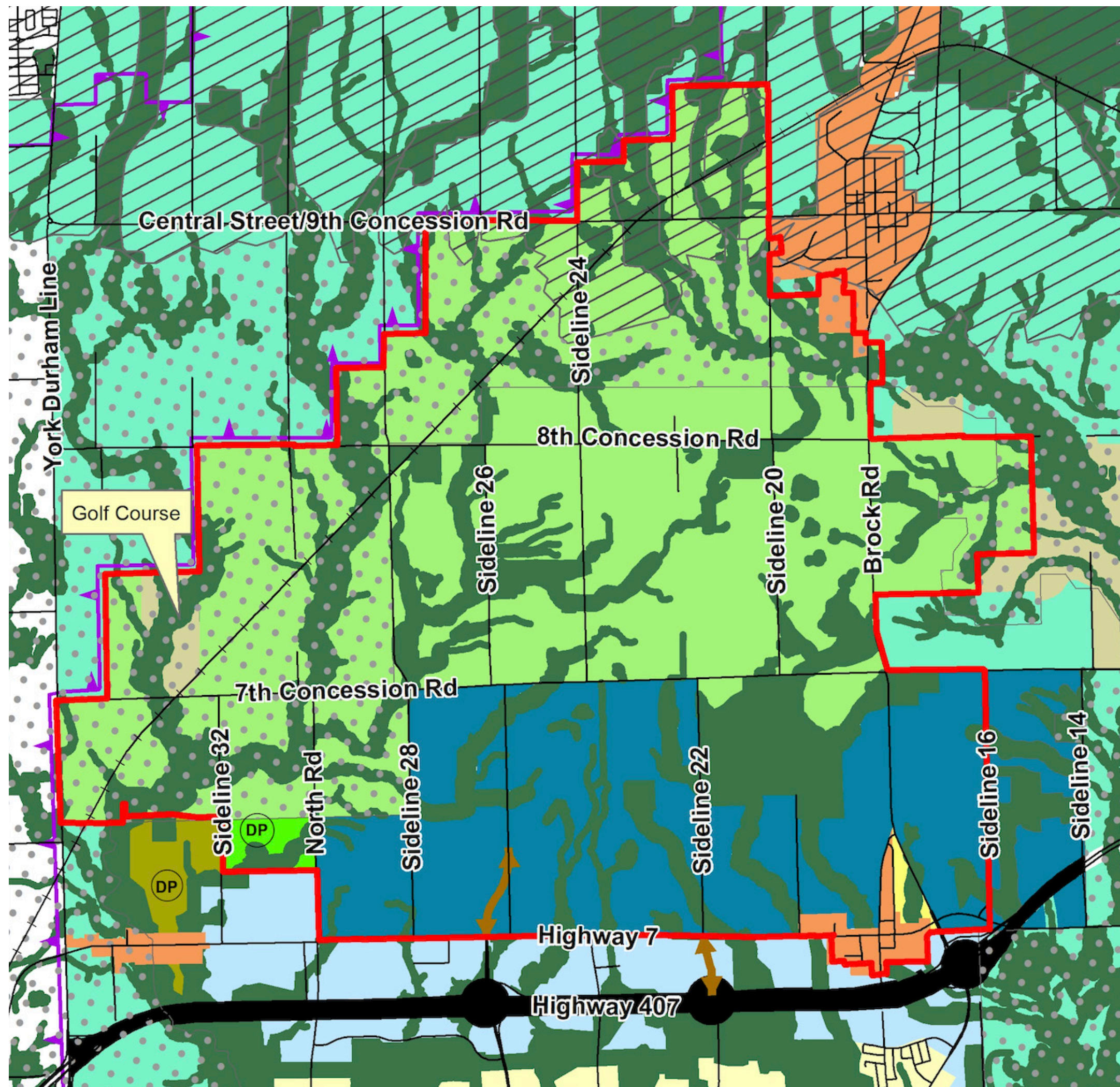


Residential Development

Land Use Option 3

Opportunities and Challenges

- All significant Natural Heritage Features protected.
- Rouge National Urban Park (RNUP) expanded to include all lands north of the Industrial / Employment Area.
- Agricultural Uses permitted in RNUP but likely on leased lands only which limits investment in farm investments. Least likely to create vibrant agricultural system.
- Significant potential for long-term industrial/employment growth.
- Industrial/employment lands limited to south of 7th Concession Road and south of natural area east of Sideline 22 which are closer to Highways 7 and 407.
- Logical extension of existing Seaton employment area.
- Lands in Brougham west of Brock Road proposed for residential development.
- District Park in Green River expanded to provide additional lands for sports facilities



Please Provide Your Input

- Please provide us with your thoughts in the questionnaire.
- Summary of what we heard and recommended options to be presented to Council in May.
- Council to provide recommendations and comments to Transport Canada in late May.

Contact Us

invest@pickering.ca

