



Waterfront  
Regeneration  
Trust

# Pickering Federal Lands Benefits Assessment

## **The Shared Vision for the Expanded Rouge National Urban Park**

March 2026

HR&A



# Overview

This briefing book outlines the benefits of an **integrated, cohesive vision** for the reuse of the Pickering Federal Lands.

The **Integration Approach** is centered on sustainable, coordinated, and thoughtfully planned development that adheres to the Shared Vision for the Expanded Rouge National Urban Park (Shared Vision). The Shared Vision includes the transfer of the Pickering Federal Lands to Parks Canada for the expansion of Rouge National Urban Park (RNUP) and blends nature, farmland, and dense hamlet-style development.

Also articulated are the implications of not pursuing this visionary path – the ensuing **Fragmented Approach** that would result in disparate, piecemeal development by different owners and land speculators. While this would include some preserved national parkland, the remaining land is likely to follow conventional suburban, commercial, and industrial land use patterns typical of the Greater Toronto Area (GTA).

**The Integration Approach delivers benefits across four key categories:**

- Fiscal
- Economic
- Public Health
- Environmental

These benefits, combined with the costs of the ensuing Fragmented Approach, **establish the potential of the Shared Vision to deliver the greatest long-term public value.**

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# 01

# Introduction

## INTRODUCTION

Pickering Federal Lands represent one of the largest remaining undeveloped land holdings in the Greater Toronto Area, with profound implications for the region's environmental health, food system, and quality of life.



## INTRODUCTION

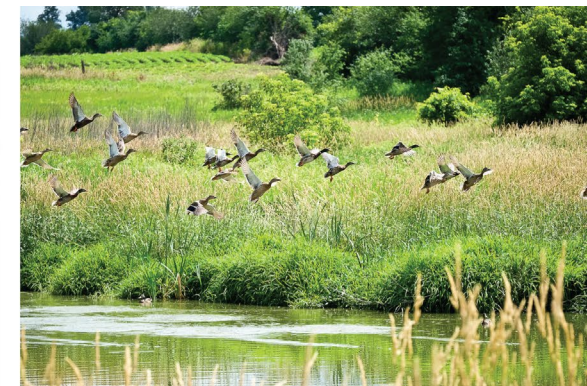
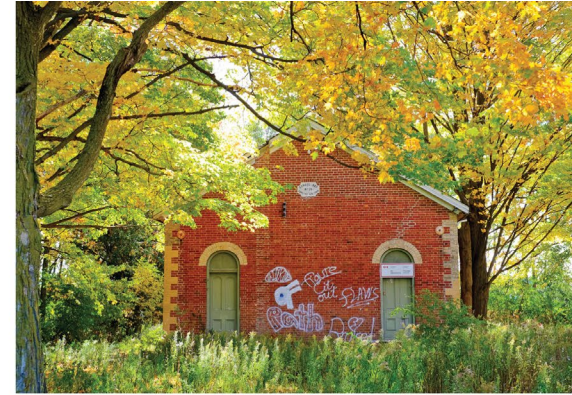
For 50 years, the future of these lands was on hold as they were expropriated by the federal government for a new airport. Now that these plans have been abandoned, the lack of clarity about the future leaves the land vulnerable to speculative interests and proposals that risk foreclosing on their irreplaceable natural and agricultural value.

## TIMELINE – PICKERING FEDERAL LANDS

<b>1972</b>	Federal government officially expropriates 18,600 acres of land for the new airport to serve the GTA.
<b>1975</b>	Airport plans first shelved. Land remains under Transport Canada ownership.
<b>2005 - 2013</b>	Greater Toronto Airports Authority (GTAA) resurfaces plans & conducts studies. Federal government announces a “balanced approach” including 8,700 acres still earmarked for a potential airport but 5,000 acres earmarked for transfer to Parks Canada.
<b>2015</b>	4,700 acres of land is transferred to establish Rouge National Urban Park (RNUP).
<b>2017</b>	A second land transfer of 5,200 acres is completed to further expand RNUP.
<b>Jan 2025</b>	After conducting several subsequent studies, <b>Transport Canada announces that Pickering Lands will not be used for a future airport site.</b> Government of Canada announces its intent to further expand RNUP.
<b>Fall 2025</b>	Transport Canada begins consultations with other agencies, the province, municipalities, and other interested parties on the future of these lands.

## INTRODUCTION

The significance of these lands necessitate careful decision-making around future land uses. The current moment offers a rare opportunity to evaluate the future of these lands through a long-term and comprehensive lens – **one that considers what is possible when value is measured across generations and not just in the near term.**



## INTRODUCTION

This briefing book seeks to inform a once-in-a-generation land use decision by outlining the benefits of an integrated approach to the future of the Pickering Federal Lands—grounded in the Shared Vision for the Expanded Rouge National Urban Park—as well as the implications of a fragmented approach to land use planning.

**INTEGRATED  
APPROACH:**  
Shared Vision for the  
Expanded Rouge National  
Urban Park

**FRAGMENTED  
APPROACH:**  
Conventional Development



# 02

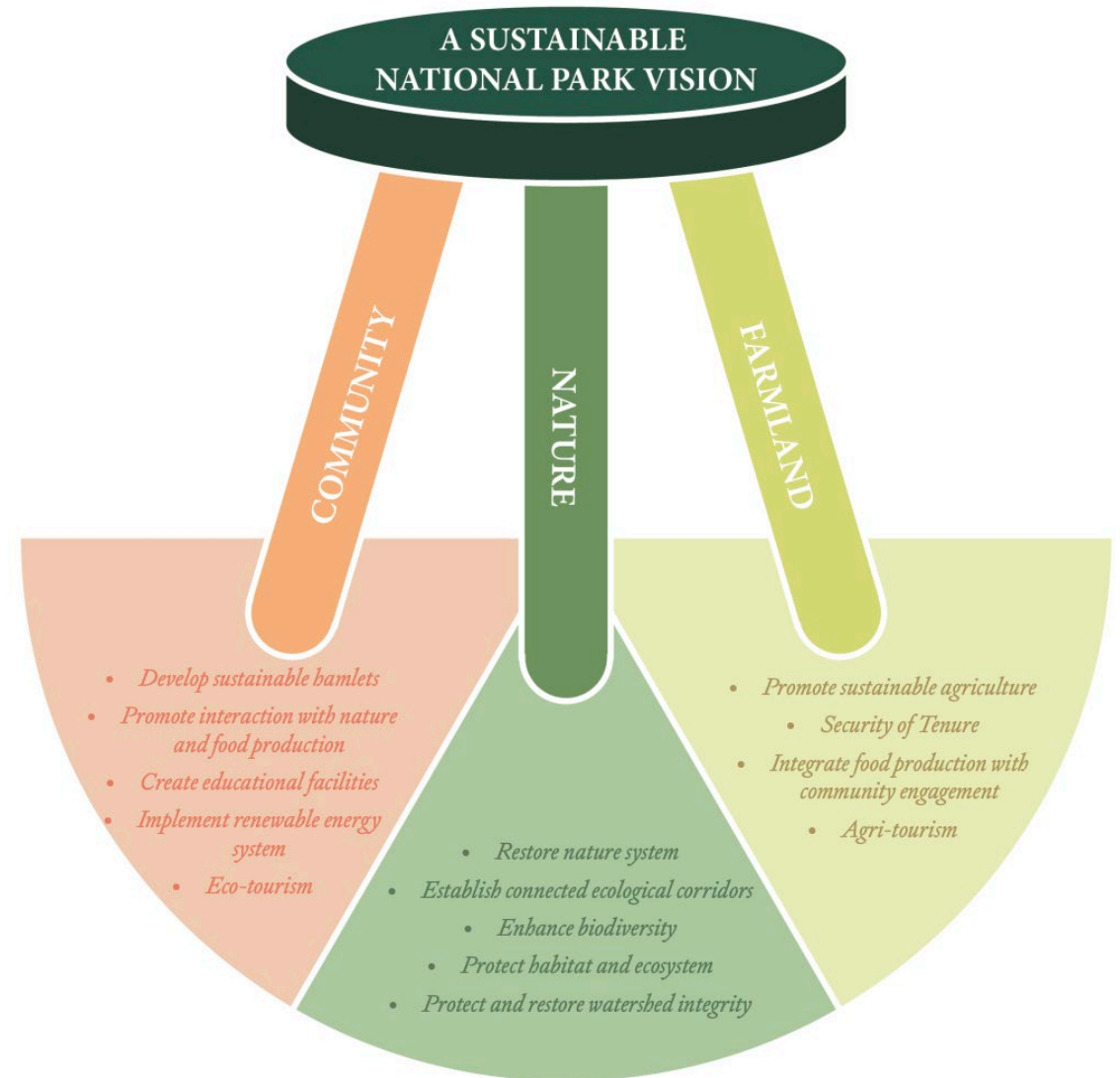
## Integrated Approach: A Shared Vision for the Expanded Rouge National Urban Park

## INTEGRATED APPROACH

The Integrated Approach expands the RNUP and seeks to create a sustainable coexistence between nature, farming and community.

This approach includes **the transfer of Pickering Federal Land holdings to Parks Canada for the expansion of the RNUP** and the creation of a world-class model of coexistence between nature, farming, and rural communities. Land use in this case would include:

- Preservation of prime Class 1 farmland and secure, long-term leases for active agricultural production.
- New and continued protection for existing natural features (i.e., riverbeds, wetlands, and forests) and additional nature corridors critical to reinforcing the ecological network.
- Revitalization of two rural hamlets to support agriculture and park related activities.



## INTEGRATED APPROACH

This approach is informed by A Shared Vision for the Expanded Rouge National Urban Park, which frames nature, farming, and community as the three interdependent legs of a balanced stool. The key elements of each are outlined below:"

### NATURE

#### **Permanent protection & expansion of natural systems**

- Incorporate the land into RNUP, with permanent protections

#### **Climate resilience & biodiversity**

- Restore ecosystems, strengthen habitat connectivity, and enhance biodiversity to support climate adaptation

#### **Nature as public infrastructure**

- Develop recreational areas & educational facilities for residents & visitors

### FARMLAND

#### **Protection of prime farmland**

- Retain Pickering Lands as an agricultural landscape, preserving Class 1 farmland for food production

#### **Sustainable agriculture & livelihoods**

- Support regenerative practices, farm jobs, local food systems, and agri-tourism
- Offer secure, long-term leases to farmers

### COMMUNITY

#### **Revitalized hamlets**

- Concentrate development in restoration of existing hamlets: Brougham and Altona

#### **Sustainable rural development**

- Community development designed to support thriving rural communities and the land's agricultural and park-related activity

## INTEGRATED APPROACH

The community leg of the stool presents an opportunity to model sustainable rural development that can be replicated across Ontario. As opposed to sprawl development typical in the GTA, development and activity in the Shared Vision is concentrated in the revitalized hamlets of Brougham and Altona, featuring diverse housing typologies, mixed-use development, transit, and community hubs that co-locate complementary services.

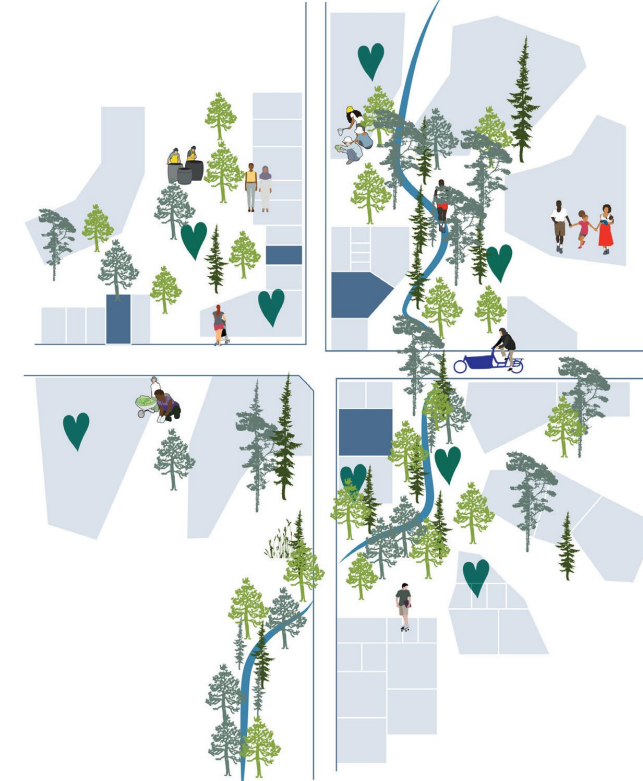
### Revitalized Brougham

*Illustrative Plan*



### Revitalized Altona

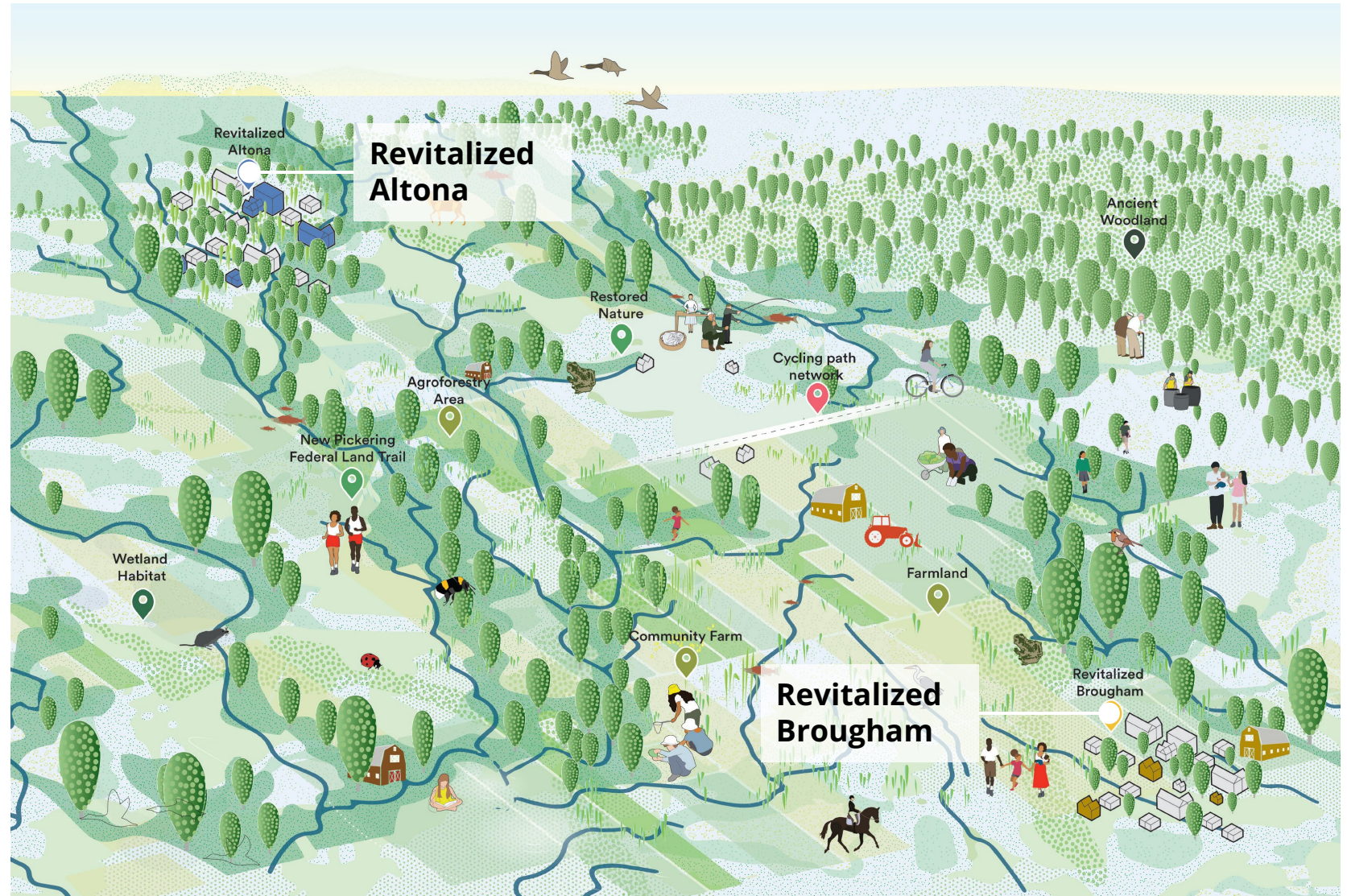
*Illustrative Plan*



- Existing building / road
  - New construction
  - Community programs
- Surface area: 100 ac

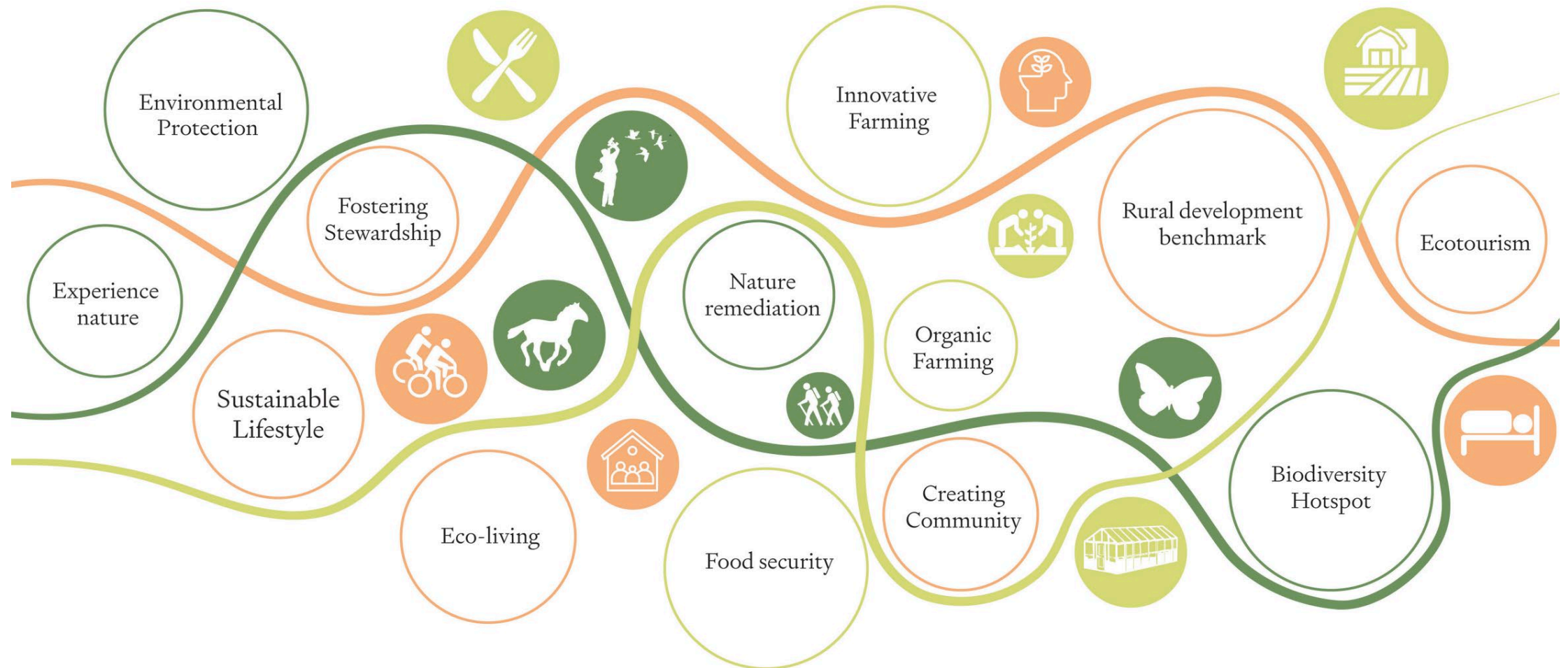
## INTEGRATED APPROACH

Positioned at opposite ends of the Pickering Federal Lands, Brougham and Altona have the potential to become the western and eastern gateways to the expanded Rouge National Urban Park, framing access to the landscape while demonstrating how historic hamlets can evolve into resilient, living communities for the future.



## INTEGRATED APPROACH

The power of the Shared Vision for the Expanded Rouge National Urban Park comes from the integration of each leg of the stool, with nature, farmland, and community amplifying one another to produce benefits at scale.





# 03

## Benefits of the Integrated Approach

## BENEFITS OF THE INTEGRATED APPROACH

The Shared Vision for the Expanded Rogue National Urban Park offers a range of benefits across four key categories. These benefits touch a wide range of stakeholders, including the public sector, residents, workers, and the environment, and accrue over both the near- and long-term.



### Fiscal Benefits

Generating new tax revenue and strengthening long-term fiscal sustainability



### Economic Benefits

Creating jobs and increasing economic output across agriculture, tourism, & local services



### Public Health Benefits

Delivering long-term health and social benefits through expanded access to natural landscapes



### Environmental Benefits

Enhancing valuable ecosystem services and advancing federal climate & environmental goals



**Generating new tax  
revenue and  
strengthening long-term  
fiscal sustainability**

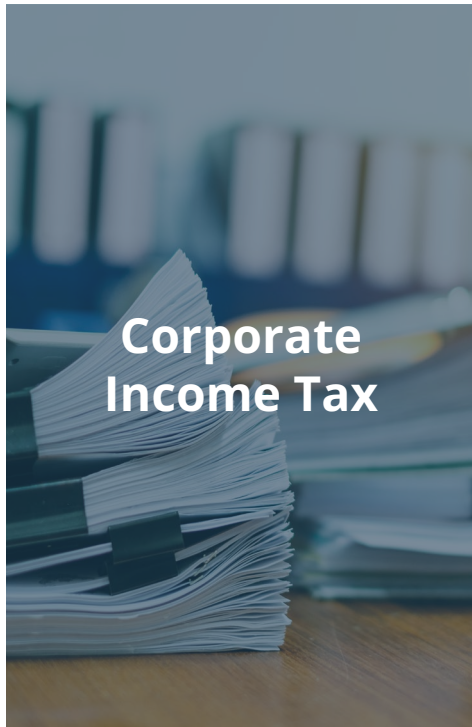
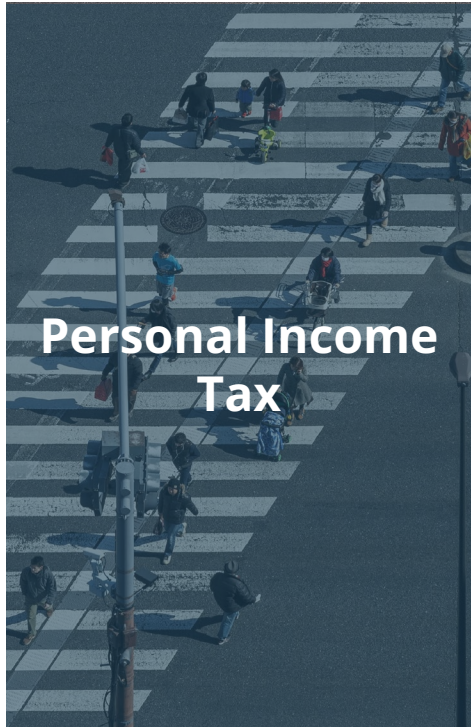
## **FISCAL BENEFITS**

### **Benefits in this category include:**

- Expanded sales and tourism taxes from agri- and eco-tourism and visitor-related spending
- Income and development tax generation within revitalized hamlets
- Concentrated geographic footprint of capital infrastructure to service residents and visitors and higher fiscal sustainability in the long-term

## BENEFITS OF THE INTEGRATED APPROACH | FISCAL

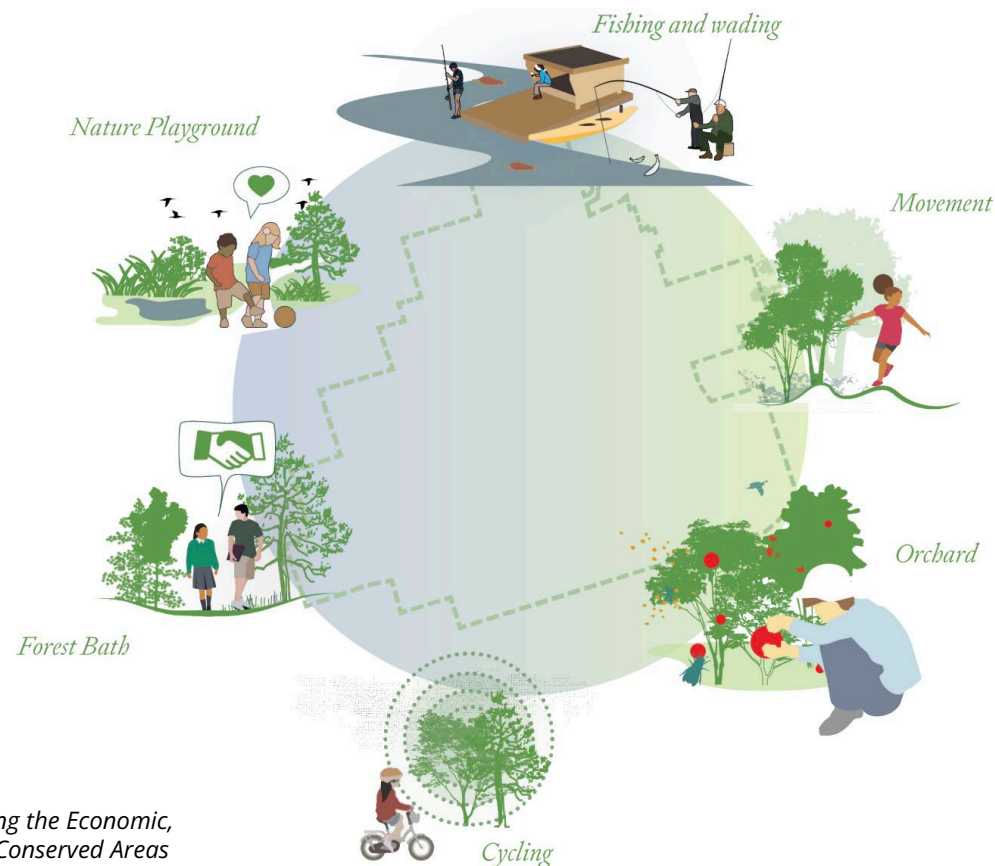
Total annual tax revenue in the Shared Vision would accrue from the following major types of taxes:



## BENEFITS OF THE INTEGRATED APPROACH | FISCAL

A major source of tax revenue is likely to come from sales and tourism taxes from expanded agri- and eco-tourism and visitor-related spending. The positive fiscal impacts of tourism to parkland has been demonstrated across Canada.

### Types of Expanded Eco- & Agri-Tourism Attractions in the Shared Vision



<sup>1</sup> CPAWS, *Widely Enjoyed but Inadequately Valued: Understanding the Economic, Environmental, and Health Benefits of Canada's Protected and Conserved Areas*

<sup>2</sup> Verum Consulting, *Economic Impacts Of Tourism In Alberta Rocky Mountain Communities.*

<sup>3</sup> Government of Canada, "Frequently asked questions, Rouge National Urban Park"

# \$1.4B

Tax Revenue created by  
Canada's Protected &  
Conserved Lands  
(FY 2023-2024) <sup>1</sup>

# \$308M

Total Tax Revenue  
collected across Towns  
of Banff, Jasper, and  
Canmore (2019) <sup>2</sup>

# >500K

Annual Baseline  
Visitors to RNUP  
(2015); pre-2017 expansion  
visitation that more than  
doubled parkland <sup>3</sup>

## BENEFITS OF THE INTEGRATED APPROACH | FISCAL

The residential bases of the revitalized hamlets will contribute to personal and business income taxes. Their housing will contribute to development taxes. This base will be grounded in farmers and other agricultural workers, and in total will include the following groups:

New Canadian Farmers: Immigrants who are applying their agricultural skills in a supportive environment, enriching the community with diverse perspectives and practices.



Retirees: Individuals who have spent their careers in the area and in agriculture and wish to remain connected to the land and the community.



Children: Young residents of all ages, who will benefit from a nurturing environment that promotes learning and growth.



Temporary Agricultural Workers: Seasonal workers who play a crucial role in the agricultural sector, ensuring that the community remains vibrant and productive.



Local Employees: People working for organizations and businesses situated within or near the community, contributing to its economic vitality.



Established and New Farmers: Long-time and new farmers who work on the Pickering Federal Lands



Farm related entrepreneurs and employees: Individuals who have secured employment in farming or agriculturally related fields, eager to contribute to the local economy.



Family Members: Residents who may have jobs outside the community but choose to live here for its unique lifestyle and values.



## BENEFITS OF THE INTEGRATED APPROACH | FISCAL

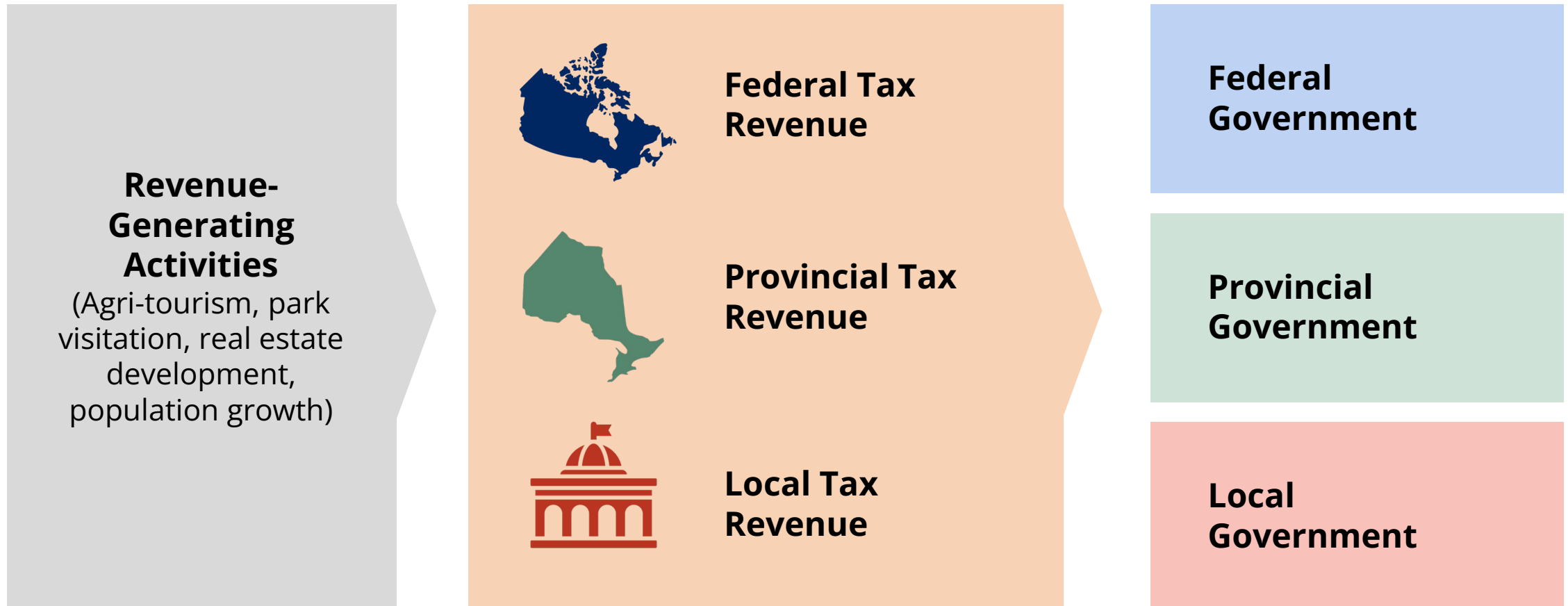
Any development scenario will require upfront capital investment and funding to support ongoing public services (i.e., roads, power, storm & sanitary systems). The Integrated Approach can be an opportunity to reduce capital costs associated with new development, and therefore create a greater opportunity for long-term fiscal sustainability.

### Key considerations include:

- **Significant legacy costs apply under any future scenario**, including deferred maintenance, demolition of obsolete structures, site remediation, and contamination management.
- **Federal commitment to Parks Canada funding is critical** to successfully realize the Shared Vision and to protect the long-term public value of the lands.
- **There may be short-term pressure to sell or leave portions of the land undeveloped** to avoid near-term capital and operating costs; however, this approach risks foreclosing substantial long-term public value and undermining the benefits of an integrated vision.
- **Expansion of Rouge National Urban Park will require both upfront capital investment and sustained operating support.** While some revenues will be generated through visitation and related activity, the Park is a long-term public asset – not a self-financing enterprise.

## BENEFITS OF THE INTEGRATED APPROACH | FISCAL

The Shared Vision creates the opportunity to establish a new mechanism to redistribute tax revenues from agri-tourism, park visitation, and other types of fiscal activity typically captured by federal and provincial government to ensure that incentives and benefits are aligned across all levels of government. This includes municipal services to be provided to the expanded park.





**Creating jobs and increasing economic output across agriculture, tourism, & local services**

## **ECONOMIC BENEFITS**

### **Benefits in this category include:**

- Ongoing jobs and economic activity tied to agriculture (stable, long-term farm employment) and expanded agri-tourism
- Ongoing jobs and economic activity tied to expanded eco-tourism and recreation
- One-time construction impacts from concentrated hamlet revitalization and ongoing economic activity tied to hamlet-based commercial and service activity

## BENEFITS OF THE INTEGRATED APPROACH | ECONOMIC

A study by Land over Landings has quantified the economic impact of both agriculture and agri-tourism in the Shared Vision, demonstrating the significant annual economic impacts generated by agricultural lands.

“A Future for the Lands” measured the potential impacts of agricultural and tourism uses on the Pickering Lands. The combined economic impacts show the following:

- **Annual expenditures** by the farm sector and by visitors to the Subject Lands increase from the present \$3.7 million to **\$103.5 million**
- **Resulting economic activity** within the York-Durham Region increases from \$4.4 million to **\$130.4 million**, and across Ontario from \$7.0 million to **\$221.2 million**
- The **number of jobs** required to sustain the farm output increases from 32 in the region to **1,459**, and from 55 to **2,051** across the province

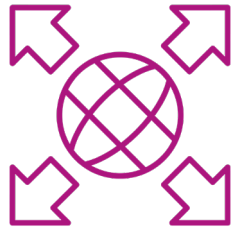
### Annual Economic Impacts (2018\$)

Item	Agriculture & Tourism Impacts - York-Durham Region	Agriculture & Tourism Impacts - Ontario
Annual Direct Expenditures	\$103.5M	\$103.5M
Total Economic Activity	\$130.4M	\$221.2M
<i>Value Added (GDP)</i>	\$67.2M	\$103.1M
<i>Wages &amp; Salary</i>	\$46.8M	\$69.0M
<i>Full Time Jobs</i>	1,459 FTE	2,052 FTE
<i>Taxes Collected</i>	\$28.6M	\$43.5M

## BENEFITS OF THE INTEGRATED APPROACH | ECONOMIC

Agritourism in Ontario is a fast-growing and increasingly important economic driver, fueled by rising demand for experience-based travel. Expanded agritourism activities in the Shared Vision are positioned to capture this momentum and support regional economic growth.

Annually, the Ontario agritourism industry generates:



**\$633M**

Total economic activity,  
supporting over 87,000 jobs



**\$83.5M**

Federal, provincial, and  
municipal tax revenues



**\$246M**

Visitor spending

## BENEFITS OF THE INTEGRATED APPROACH | ECONOMIC

An expanded RNUP will also support eco-tourism and recreation, driving increased visitation and creating ongoing jobs and economic activity. Gros Morne in Newfoundland demonstrates the long-term socioeconomic benefits of environmental-based tourism on surrounding communities.

### Gros Morne National Park

*Region is home to seven small, rural communities with a combined population of <3,200. Formerly relied on logging & fishing- before establishment of the National Park in 1973. Park establishment has stemmed the flight of residents and catalyzed private investment.*



**210,000** Visitors estimated 2023-2024

**\$596.3M** Spent by non-resident visitors in the province

**86%** Surveyed workers indicating that tourism improves the quality of life in their town

## BENEFITS OF THE INTEGRATED APPROACH | ECONOMIC

In the long-term, both Brougham and Altona will support compact rural populations of roughly 5,000 residents each. Revitalization of these hamlets will create one-time construction impacts. Their sustained economies will produce ongoing jobs from commercial and service activity and economic activity tied to worker, resident, and visitor spending.



Hamlet of Brougham



Hamlet of Altona



**Delivering long-term health and social benefits through expanded access to natural landscapes**

## **PUBLIC HEALTH BENEFITS**

### **Benefits in this category include:**

- Significant expansion of access to protected natural landscapes through RNUP
- Increased opportunities for physical activity, recreation, and social interaction, as well as strengthened mental health outcomes associated with proximity to green space
- Positive public health outcomes in the form of medical costs saved from an increase in preventive behavior

## BENEFITS OF THE INTEGRATED APPROACH | PUBLIC HEALTH

The expanded RNUP will add 2,710 acres of retained and extended natural area to serve the fast-growing Greater Toronto Area, providing a rapidly expanding population with critical access to greenspace.

# 7.1M

2024 population of the Toronto Census Metropolitan Area (CMA), Canada's largest metro region

# 20%

population growth between 2016 and 2024, with record-breaking growth between 2023-2024

Source: Statistics Canada, 2021 Census of Population; Statistics Canada, Canada's population estimates, 2024; Waterfront Regeneration Trust, A Shared Vision for the Expanded Rouge National Urban Park



## BENEFITS OF THE INTEGRATED APPROACH | PUBLIC HEALTH

The RNUP will deliver a range of public health benefits with proven, long-term impacts.

### Access to natural landscapes support healthier lifestyles...



Residents living within a mile of newly built trails get an average of **45 minutes more of exercise per week** than before trails were built.<sup>1</sup>



Greater density of public green is associated with an **8.6%** increase in resident walking and a **41% higher likelihood** of engaging in regular light physical activity.<sup>2</sup>

### ...which deliver quantifiable public health benefits



Every \$1 invested in building and maintaining trails correlates to **\$3 saved in medical costs.**<sup>3</sup>



**Participation in regular physical activity is a preventive behavior**, reducing the risks of chronic disease and increasing quality, and perhaps length of life.<sup>4</sup>

<sup>1</sup> Goodman A, Sahlqvist S, Ogilvie D; iConnect Consortium. "New walking and cycling routes and increased physical activity: one- and 2-year findings from the UK iConnect Study." (2014).

<sup>2</sup> Greater St. Louis, Inc. "Economic and Social Impacts of Developing the Brickline Greenway," (2022).

<sup>3</sup> Health Promotion Practice, "A Cost-Benefit Analysis of Physical Activity Using Bike/Pedestrian Trails" (2005).

<sup>4</sup> Reed, Julian A. "Greenville Hospital System Swamp Rabbit Trail: Year 1 Findings" Furman University.

## BENEFITS OF THE INTEGRATED APPROACH | PUBLIC HEALTH

The Trans Canada Trail, the longest trail network in the world, provides residents and visitors with accessible opportunities for regular physical activity and demonstrates the ability of public space to generate measurable public health benefits.

### Trans Canada Trail

**2.6M  
Adults**

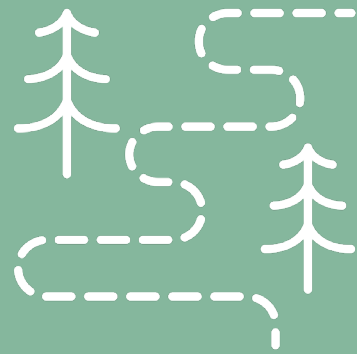
Are physically active due to the presence of the Trail resulting in **\$1.7 billion** in avoided healthcare costs

**1.6M  
Workers**

Are physically active due to the presence of the Trail, resulting in \$619 million in avoided absenteeism costs in the workplace

**351K  
Adults**

Regularly use the Trail for mental health purposes resulting in **\$63 million** avoided mental healthcare costs



Enhancing valuable  
ecosystem services and  
advancing federal climate  
& environmental goals

## ENVIRONMENTAL BENEFITS

### Benefits in this category include:

- Expanded annual value of a wide range of ecosystem services, including but not limited to:
  - Enhanced carbon sequestration through preserved biomass (e.g., forests, wetlands, croplands)
  - Increased insect pollination necessary for growing crops
  - Increased waste treatment (e.g., absorption of nitrogen and phosphorous run-off)
  - Improved natural flood mitigation and groundwater retention
- Alignment with federal and international climate, greenhouse gas reduction, and biodiversity goals
- Conservation of high-quality agricultural land in proximity to a major urban center, contributing to another federal policy goal of improving Canada's agricultural & economic independence

## BENEFITS | ENVIRONMENTAL

“Canada's Wealth of Natural Capital: Rouge National Park”, a report published in 2012 during the initial creation of the RNUP, quantified the annual average value of ecosystem services park-wide at \$2,239/ha/year<sup>1</sup>. Adapting this methodology, an expanded RNUP could produce \$3.5M in annual value. A detailed breakdown by ecosystem service could also be calculated with more precise estimates of the different land cover types (e.g., forest, wetlands, croplands, etc.) in the Pickering Federal Lands.

# +\$3.5M

Estimated annual ecosystem services value (2026\$) from additional 2,710 acres of natural area

### Annual Value of Ecosystem Services (2026\$)

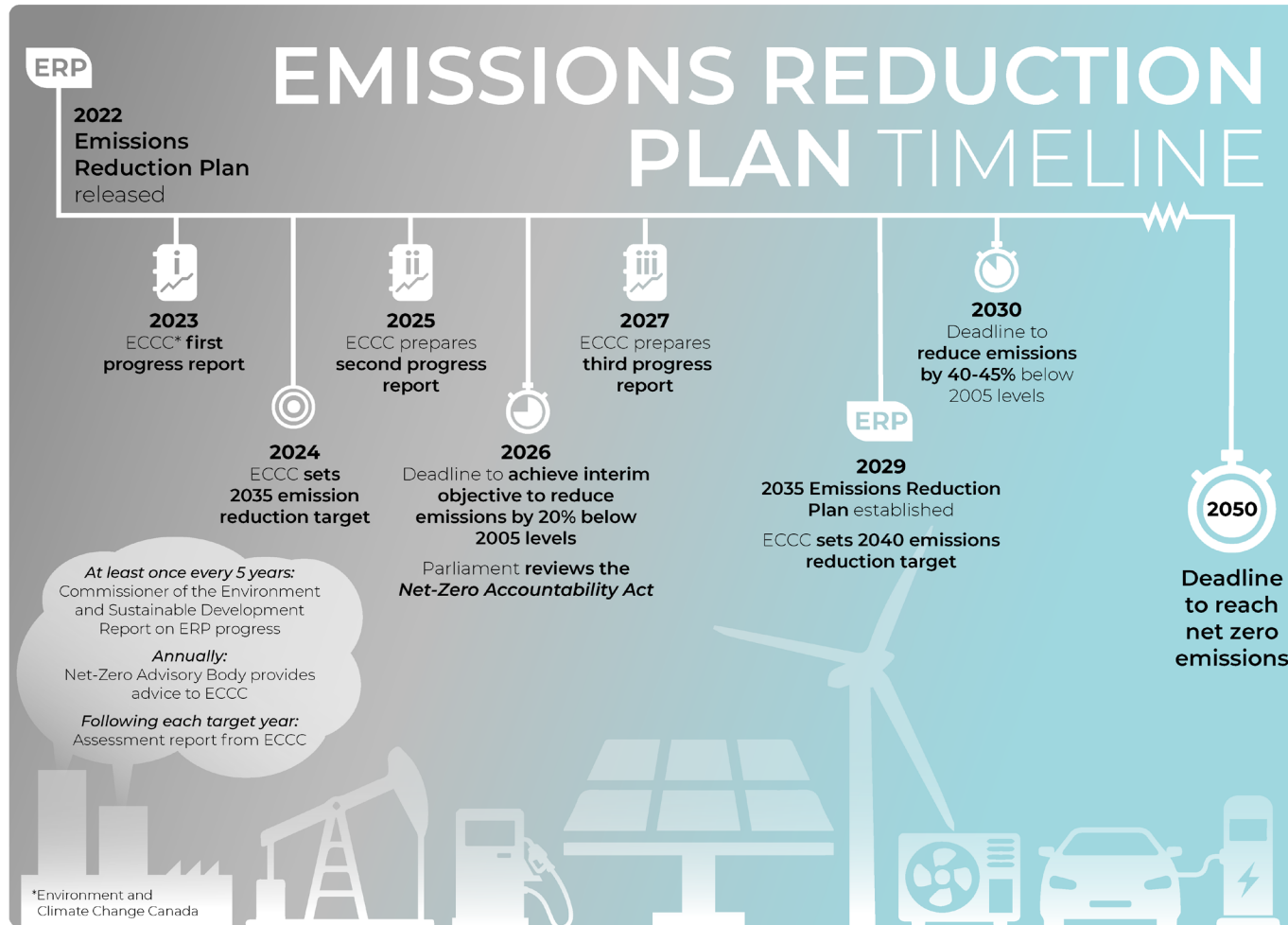
Ecosystem Service	Value per Hectare (\$/ha/year) (2026\$)
Removal of Air Pollutants	\$667
Stored Carbon (annual value)	\$462
Annual Carbon Uptake	\$79
Wetland Flood Control	\$1,219
Forest/Green Space Water Flow Regulation	\$997
Drinking Water	\$748
Erosion Control & Sediment Retention	\$9
Waste Treatment	\$1,913
Pollination	\$1,745
Seed Dispersal (Birds)	\$847
Biological Control	\$51
Wetland Habitat	\$6,637
Recreation	\$760
Cultural	\$217
<i>Average*</i>	<i>\$2,239</i>

<sup>1</sup> 2011\$. David Suzuki Foundation, Canada's Wealth of Natural Capital: Rouge National Park, [https://greenbelt.ca/research-report/rouge\\_national\\_park/](https://greenbelt.ca/research-report/rouge_national_park/).

\*Average annual ecosystem service value of \$2,239 per hectare excludes outlier values for Wetland Habitat and Erosion Control & Sediment Retention.

## BENEFITS OF THE INTEGRATED APPROACH | ENVIRONMENTAL

The Shared Vision also aligns with a number of federal and international policy goals that seek to improve Canada's climate resiliency.



To help combat climate change, Canada has committed to **reducing annual greenhouse gas (GHG) emissions a minimum of 45 to 50% below 2005 levels by 2035.**

- Independent experts recommend a more ambitious target of 50 to 55% by 2035 to effectively achieve net zero GHG emissions by 2050 (ECCC, 2025a; Net-Zero Advisory Body, 2024)

Additionally, Canada endorsed a **global target of protecting at least 30% of land, freshwater and ocean** in under a decade as part of the Kunming-Montreal Global Biodiversity Framework (GBF), negotiated under the **UN Convention on Biological Diversity.**

## BENEFITS OF THE INTEGRATED APPROACH | ENVIRONMENTAL

The conservation of agricultural land in the Greater Toronto Area also contributes to the country's ability to maintain more self-sustaining food systems, rely less on global supply, and support federal policy goals of increased Canadian self-sufficiency.

# 5,400

Acres of optimized farmland retained in Shared Vision & made permanent for agriculture <sup>1</sup>

# 6x

Potential increase in the value of agricultural output per acre in Shared Vision versus current output <sup>2</sup>

# 70%

Agricultural output from fruits & vegetables possible in Shared Vision with lands in permanent agriculture <sup>3</sup>

*"...I would like to tell you that the other countries, especially intermediate powers like Canada, are not powerless. They have the capacity to build a new order that encompasses our values, such as respect for human rights, sustainable development, solidarity, sovereignty and territorial integrity of the various states."*

- Special address by Mark Carney, Prime Minister of Canada, delivered at the World Economic Forum's Annual Meeting 2026 in Davos <sup>4</sup>

<sup>1</sup> Waterfront Regeneration Trust, *A Shared Vision for the Expanded Rouge National Urban Park*.

<sup>2</sup> Econometrics Research Limited and JRG Consulting Group, *"A Future for the Lands: Economic Impact of Remaining Pickering Federal Lands if Returned to Permanent Agriculture"*.

<sup>3</sup> *ibid.*

<sup>4</sup> World Economic Forum, *"Davos 2026: Special address by Mark Carney, Prime Minister of Canada"*.



04

Fragmented  
Approach to  
Development

## FRAGMENTED APPROACH

Absent a long-term vision, a plausible and familiar scenario would be the division of Pickering Federal Lands into some parkland and some low-density, conventional development.

While this approach is likely still to include some amount of land transfer (high value conservation lands) to Parks Canada for the expansion of the RNUP, the remaining lands are likely to follow the sprawling development patterns of the GTA typical over the last few decades.

**This would result in disparate, piece-meal development by different owners and land speculators**, including: residential, commercial, industrial, and potentially connection to some part of the high-speed rail line.



## FRAGMENTED APPROACH

Taking this approach to Pickering Federal Lands would produce several immediate and long-term costs, including:



- **Increased infrastructure costs and long-term fiscal instability** - dispersed growth patterns require expanded infrastructure and increase long-term municipal cost burdens.
- **Immediate loss & permanent foreclosure of future benefits from prime farmland and natural systems** - Once developed, agricultural soils and ecological corridors would be irreversibly removed from production and conservation use.
- **Negative public health outcomes & limited alignment with federal climate policy goals** - car-dependent growth patterns increase emissions and reduce landscape-scale climate resilience.

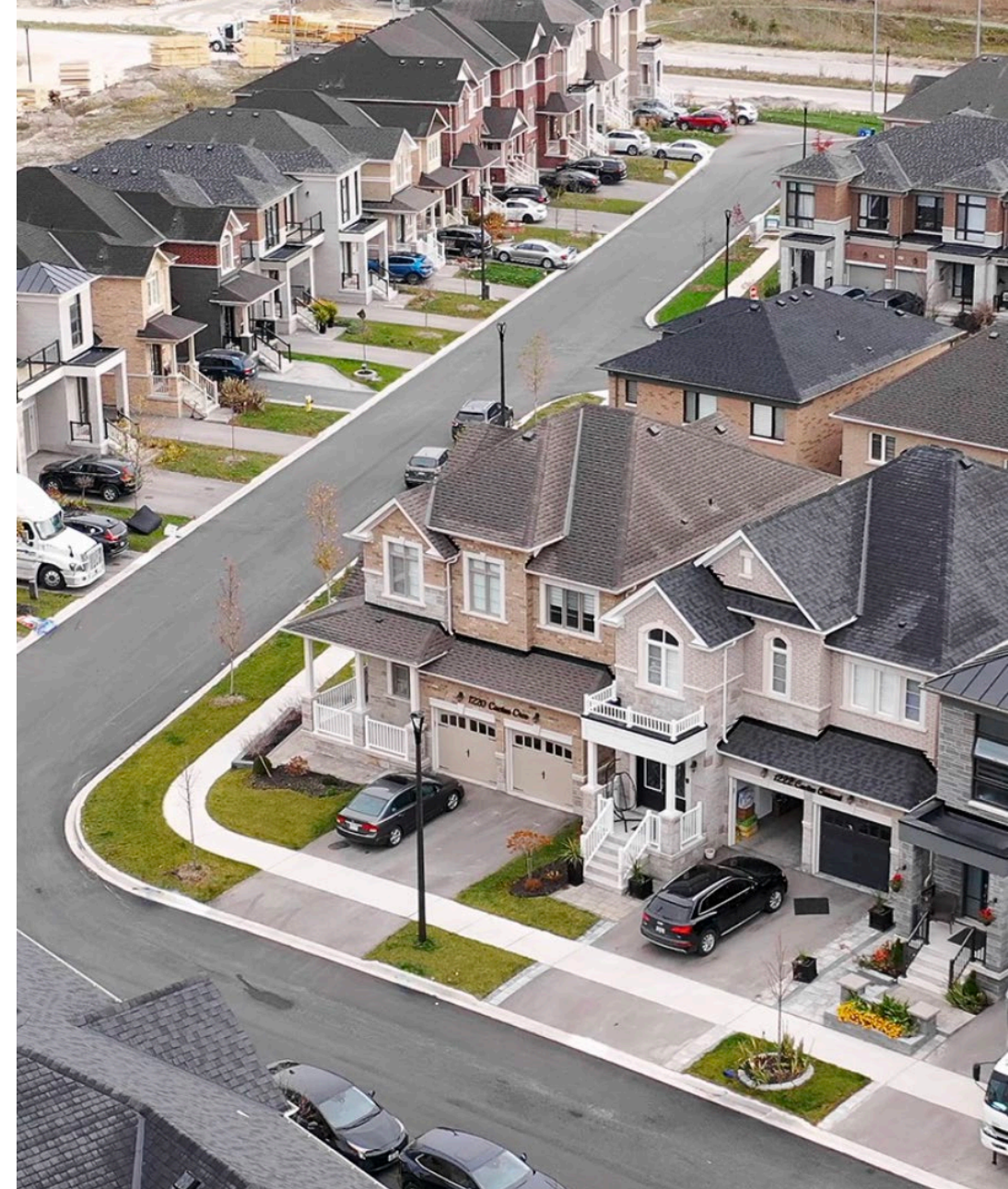
## DIVISION OF THE LAND

While conventional development may be attractive given the push for increased housing supply in response to the exploding population of the GTA, advocates have pointed to the already existing housing capacity of the region, largely produced over the last decade.

“Review of Existing Housing Unit Capacity Identified in Municipal Land Needs Assessments”<sup>1</sup> assessed whether existing designated lands across the Greater Golden Horseshoe can accommodate provincial housing targets. The analysis found:

- Existing designated land **already provides capacity for over 2.05 million housing units**, exceeding the Province’s assigned target of 1.01 million units by more than double
- This capacity includes **approximately 1.36 million units within built-up areas** (intensification) and **~700,000 units in designated greenfield and rural areas**
- The majority of this capacity is **already planned and distributed across municipalities**, with many requiring little or no urban expansion to meet growth targets

<sup>1</sup> Environmental Defence, “Review of Housing Unit Capacity Identified in Initial Land Needs Assessments Prepared for Upper and Single Tier Municipalities in the Greater Golden Horseshoe”.



### New Seaton Community

Master planned development in North Pickering, planned to accommodate up to 70K new residents at full build-out.

An aerial photograph of a rural landscape. In the foreground, there is a dense forest of green trees. A large, two-story house with a red roof is visible, partially obscured by the trees. To the right of the house, there is a smaller structure with a red roof. The middle ground features large, green agricultural fields. In the background, there are rolling hills with more fields and a line of trees under a clear sky.

05

# Conclusion

## CONCLUSION

The combination of all four categories of benefit – fiscal, economic, public health, and environmental – as well as the costs of the ensuing Division of the Lands approach, paints the full picture of the long-term public value of the Shared Vision for the Expanded Rouge National Urban Park.

### INTEGRATED APPROACH



Generating new tax revenue and strengthening long-term fiscal sustainability



Delivering long-term health and social benefits through expanded access to natural landscapes



Creating jobs and increasing economic output across agriculture, tourism, & local services



Enhancing valuable ecosystem services and advancing federal climate & environmental goals

### FRAGMENTED APPROACH



Higher municipal costs, irreversible environmental loss, and poorer public health and climate outcomes



# Conclusion

Given the scale and permanence of the decision before policymakers, it is essential that the full range and lifespan of costs and benefits are understood before decisions are finalized. Once land use decisions of this magnitude are made, they are extraordinarily difficult to reverse.

This briefing book establishes **the potential of the Integrated Approach to deliver greater long-term public value than the Fragmented Approach** across a wide range of dimensions, stakeholders, scales of geography, and generations. Neither approach is self-financing. Both will require an upfront investment and ongoing support for Parks Canada. **Policymakers are urged to pursue the Integrated Approach to deliver the most forward-looking, beneficial future for Pickering Lands.**