

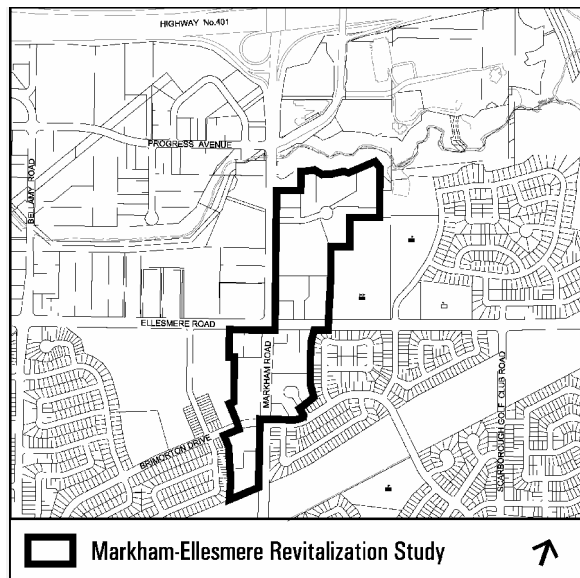
Markham-Ellesmere Revitalization Study – Final Report

Date:	April 28, 2009
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 38 – Scarborough Centre
Reference Number:	08 158371 EPS 38 OZ

SUMMARY

This City-initiated amendment is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This report presents the conclusions of the Markham-Ellesmere Revitalization Study. It recommends approval of an amendment to the Official Plan to add new road links to Schedule 2, the list of planned but unbuilt roads, and to introduce a new Site and Area Specific Policy to establish specific priorities for public realm improvements and private sector investment for the study area. In addition, this report recommends the adoption of Urban Design Guidelines, including a Conceptual Master Plan, which will provide guidance for reviewing current and future development applications, and encourage private and public landowners in and near the study area to improve their properties. The proposed Official Plan Amendment, along with the Urban Design Guidelines and Conceptual Master Plan, provide the framework for the co-ordinated, long term incremental public and private reinvestment that will renew the area.



RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Official Plan substantially in accordance with the draft Official Plan amendment attached as Attachment No. 5.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan amendment as may be required.
3. City Council adopt the Urban Design Guidelines and Conceptual Master Plan attached as Attachment No. 6, to guide the development of the Markham-Ellesmere Revitalization Area.
4. City Council direct appropriate City staff to take action to implement the Conceptual Master Plan, where possible through conditions of approval of new developments in the area, and otherwise through the relevant Capital Works Programs; such initiatives to include:
 - (a) new public road connections;
 - (b) new traffic signals on Markham Road between Ellesmere Road and Tuxedo Court, and on Ellesmere Road between Markham Road and Dormington Drive/Gander Drive;
 - (c) continuous planted centre medians on Markham Road and Ellesmere Roads;
 - (d) improvements to Woburn Park and the Scarborough Centennial Recreation Centre; and
 - (e) improvements to pedestrian connections throughout the area.
5. City Council encourage the Toronto District School Board to plant trees along the western and northern boundaries of the Woburn Collegiate Institute property as illustrated on the Conceptual Master Plan, and to facilitate enhanced community use of the indoor and outdoor facilities at both Woburn Jr. Public School and Woburn Collegiate.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

At its meeting of April 8, 2008, Scarborough Community Council directed the Director, Community Planning, Scarborough District, to undertake an area revitalization study for the Markham Road and Ellesmere Road area. The study was to consider sites in the area with potential for intensification and revitalization, and recommend a framework for future redevelopment that City Council can use as a guide for consideration of individual redevelopment proposals, including the proposal for 1221 Markham Road.

ISSUE BACKGROUND

Markham-Ellesmere Revitalization Study - A Vision for the Area

Sites fronting on, or in close proximity to, Markham Road between Progress Avenue and the Hydro Corridor south of Brimorton Drive, which have the potential for redevelopment or intensification, were included in the study area. A map showing the study area, which includes twenty-one individual properties, is included as Attachment 1.

The purpose of the Markham-Ellesmere Revitalization Study was to establish parameters for redevelopment/intensification for the study area including appropriate heights, as well as parks, transportation, and community and social service infrastructure needs and opportunities, to be used in the evaluation of individual development applications.

The Markham-Ellesmere Revitalization Study has created a vision for the renewal and enhancement of the area. The vision for this revitalization area is intended to guide development and encourage private and public reinvestment.

To implement this vision, recommended Official Plan changes in Attachment 5 will provide for additional public road connections and a policy framework to guide the renewal of the area, and the adoption of supporting urban design guidelines. These changes are intended to encourage the revitalization of the area, and are consistent with Provincial legislation guiding planning decisions.

Development Applications

There are two active development applications in the Markham-Ellesmere Revitalization Area (refer to Attachment 2).

Zoning Application 07 288612 ESC 38 OZ, as revised, proposes the redevelopment of the commercial plaza at 1221 Markham Road with 939 residential units comprised of condominium apartments and stacked townhouses (including 355 seniors apartments), and approximately 2,012 square metres of supporting commercial uses, in four buildings ranging in height from 4 to 24 storeys.

Zoning Application 08 176491 ESC 38 OZ and Rental Housing Demolition and Replacement Application 08 176779 ESC 38 RH currently propose the redevelopment of 1 & 2 Meadowglen Place with a total of 886 residential units comprised of apartments and townhouses, as well as ground floor retail and a public park. The two existing apartment buildings on the property would be demolished and the 141 rental units replaced in a new 9-storey building. Three additional buildings, ranging in height from 10 to 32 storeys, are proposed to contain 745 condominium units. The applicant has advised that they expect to submit revised plans in the near future, reducing the unit count and adjusting the built form and massing.

These development applications will be reported on individually to Scarborough Community Council when their review has been completed, in the context of the Markham-Ellesmere Revitalization Study.

The property at 555 Brimorton Drive is the subject of Official Plan Amendment and Zoning Application 03 035242 ESC 38 OZ to permit 9 additional dwelling units on the ground floor of the existing rental apartment building. In 2005, the Ontario Municipal Board approved, in principle, an amendment to the Official Plan of the former City of Scarborough to permit development at a maximum residential density of 156 units per hectare (which includes the 9 additional units), as well as an associated zoning by-law amendment, subject to the property being brought into full compliance with all property standards requirements, as well as the execution of a site plan agreement. The property has not yet been brought into compliance with property standards, and investigation and enforcement by Municipal Licensing and Standards is on-going. The appeals remain before the Ontario Municipal Board, and the Toronto Official Plan is not yet in effect for 555 Brimorton Drive.

Staff Study Team

The proposed Official Plan amendment, and the Urban Design Guidelines and Conceptual Master Plan, were developed with the involvement of a Staff Study Team, which consisted of staff from divisions including City Planning, Technical Services, Transportation Services, Parks, Forestry and Recreation, Community Development, and Economic Development, as well as Toronto Police 43 Division, Toronto Community Housing, the Toronto District School Board and the Toronto Catholic District School Board.

Community Consultation

The areas surrounding the Markham Road/Ellesmere Road intersection are diverse and include a variety of residential, institutional, parks/open space, and employment uses. A Working Group of volunteers from among the area stakeholders was formed at the commencement of the study, and included residents of the study area and the adjacent neighbourhoods, as well as applicants, landowners, and businesses. Local places of worship including the Global Kingdom Ministries and the Salvation Army also participated. The Working Group met six times between May and November 2008, with each meeting focusing on a specific topic including: strengths, challenges and opportunities, and community safety; traffic and transportation; demographics and community services and facilities; urban form; the environment; and the draft vision for the study area. The Working Group was invaluable to the study, providing local insight and constructive input and feedback to the staff team.

Study information including staff presentations and meeting notes was made available on the City's website. The web page has been updated throughout the study. This page is found at http://www.toronto.ca/planning/markham_ellesmere.htm.

Drafts of the Conceptual Master Plan were presented at Working Group Meeting #6 held on November 13, 2008, and the general Community Meeting held on November 20,

2008. The comments and suggestions made throughout the study were very helpful to staff in developing and refining the Urban Design Guidelines and Conceptual Master Plan, and the proposed Official Plan policies. The final versions recommended for approval are presented in Attachments 5 and 6. Specific issues raised at the Working Group and Community meetings are discussed and addressed in the Comments section of this report.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation.

City Council's planning decisions are required by the Planning Act, to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The lands within the study area are designated as either Mixed Use Areas or Apartment Neighbourhoods in the Official Plan, as shown on Attachment 3.

Mixed Use Areas are made up of a broad range of commercial, residential, and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities. Mixed Use Areas are expected to absorb most of the anticipated increase in retail, office and service employment in Toronto in the coming decades, as well as much of the new housing.

In Mixed Use Areas, Section 4.5.2, sets out that development will, among other things:

- create a balance of high quality commercial, residential, institutional and open space uses that reduces automobile dependency and meets the needs of the local community;
- provide for new jobs and homes;
- locate and mass new buildings to provide a transition between areas of different development intensity and scale as necessary to achieve the objectives of the Official Plan, through such means as providing appropriate setbacks and/or a stepping down of heights, particularly towards lower scale Neighbourhoods;

- locate and mass new buildings so as to adequately limit shadow impacts on adjacent Neighbourhoods, particularly during the spring and fall equinoxes; and
- locate and mass new buildings to frame the edge of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces.

Mixed Use Areas are intended to create an attractive, comfortable and safe pedestrian environment. They are to have access to nearby schools, parks, community centres, libraries and childcare, and take advantage of nearby transit services. They are to provide for good site access and circulation and an adequate supply of parking for residents and visitors, locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences, and provide for indoor and outdoor recreation space for building residents in every significant multi-unit residential development.

The Official Plan also contains policies for developments in Mixed Use Areas that are adjacent to or close to Neighbourhoods. In this case, most of the properties in the study area east of Markham Road, which are designated Mixed Use Areas, abut a Neighbourhoods designation, although north of Ellesmere Road the immediately adjacent sites designated Neighbourhoods are Woburn Junior Public School and Woburn Collegiate Institute. These policies are outlined in Section 2.3.1 Healthy Neighbourhoods. Developments in the Mixed Use Areas will be compatible with those Neighbourhoods; provide a gradual transition of scale and density as necessary to achieve the objectives of the Plan through stepping down of buildings towards and setbacks from those Neighbourhoods; maintain adequate light and privacy for residents in those Neighbourhoods; and attenuate resulting traffic and parking impacts on adjacent neighbourhood streets so as not to significantly diminish the residential amenity of those Neighbourhoods.

The sites of the three rental apartment buildings on the west side of Markham Road, south of Ellesmere Road are designated Apartment Neighbourhoods. Apartment Neighbourhoods are made up of apartment buildings and parks, local institutions, cultural and recreational facilities, and small-scale retail, service and office uses that serve the needs of area residents. While built up Apartment Neighbourhoods are considered to be stable areas where significant growth is generally not anticipated, the Plan recognizes that there may be opportunities for additional townhouses or apartments on underutilized sites and provides criteria to evaluate these situations. These criteria address the relationship of the proposed development with its surroundings, its contribution to the public realm and amenities for its future residents. The Official Plan also provides more detailed requirements with respect to intensification projects proposing an additional building or buildings on sites which contain an existing building, to ensure compatible infill development is achieved. These detailed requirements seek to ensure that a good quality of life is provided for both new and existing residents. These requirements address the physical characteristics of the site as they pertain to the needs of both existing and future residents.

The Housing policies of the Official Plan support a full range of housing in terms of form, tenure and affordability, across the City and within neighbourhoods. New housing supply will be encouraged through intensification and infill that is consistent with the Official Plan. Investment in new rental housing, particularly affordable rental housing will be encouraged by a co-ordinated effort from all levels of government. There are also policies supporting the retention or replacement of existing rental housing.

Zoning

The lands within the study area are subject to Woburn Community Zoning By-law No. 9510. The current zoning is shown on Attachment 4.

The majority of the apartment sites are zoned Apartment Residential (A), or have dual zoning of Apartment Residential (A) or Multiple-Family Residential (MF). The TCHC property at 50 Tuxedo Court is zoned Institutional (I). Commercial sites in the area are variously zoned Neighbourhood Commercial (NC), Highway Commercial (HC), Community Commercial (CC), or (Offices) OU. The Esso service station at the southwest corner of Markham and Ellesmere Roads has a dual zoning of Highway Commercial (HC) and Place(s) of Worship (PW). The Salvation Army property at 2085 Ellesmere Road is zoned Highway Commercial (HC) or Place(s) of Worship (PW).

The lands northwest of the Markham-Ellesmere intersection, located outside the study area, are subject to Employment Districts Zoning By-law No. 24982 (Progress Employment District).

COMMENTS

Development Potential and Change

There are essentially three types of sites within the study area, each with a different degree of development potential:

1. Redevelopment sites with the potential for new mixed use or residential development. These sites include the restaurant and market on the east side of Markham Road north of Tuxedo Court; the plaza at 1221 Markham Road (the subject of Zoning Application 07 288612 ESC 38 OZ); the three properties in the southeast quadrant of the Markham-Ellesmere intersection including the former Petro-Canada service station, Woburn Plaza, and the Masonic Temple; Brimorton Plaza at the northeast corner of Markham Road and Brimorton Drive; and the Salvation Army church at 2085 Ellesmere Road.
2. Rental apartment sites with the potential for renewal and/or intensification. North of Ellesmere Road these sites include four privately owned properties at 10, 20, 30 and 40 Tuxedo Court, and the TCHC properties at 50 Tuxedo Court, 2180 Ellesmere Road and 2190 Ellesmere Road; south of Ellesmere Road they include four privately owned properties at 960 Markham Road, 1050 Markham Road, 555 Brimorton Drive, and 1 & 2 Meadowglen Place (the subject of Zoning Application 08 176491 ESC 38 OZ and Rental Housing Demolition and

Replacement Application 08 176779 ESC 38 RH). The existing apartment sites are candidates for renewal through upgrading, and also have the potential for modest intensification, which could take the form of townhouses and/or additional apartment buildings in accordance with the policies of the Official Plan.

3. “Stable” sites. The existing Esso and Shell service stations at the southwest and northeast corner of the Markham-Ellesmere intersection are expected to continue to be used for their current purpose for the foreseeable future. (A concept for the redesign for the Shell station and the transit stop on the north side of Ellesmere Road (“Superstop”) was one of the submissions in the “Think Toronto” urban design competition organized in 2008 by Spacing Magazine).

Lands within the study area are designated Mixed Use Areas or Apartment Neighbourhoods in the Official Plan and therefore have the potential for redevelopment or intensification. As outlined above, there are some specific sites where significant change is anticipated (particularly the commercial and residential sites for which the City has received development applications). However, rapid or wholesale change is not expected to occur throughout the area. Proposals to intensify residential properties are most likely to be for limited infill development.

Draft Official Plan Amendment

Attachment 5 presents the draft Official Plan amendment, which includes proposed amendments to add new potential road connections to Schedule 2, and introduce a new policy for the study area to the Site and Area Specific Policies of the Official Plan.

Amendments to Schedule 2

Schedule 2 of the Official Plan designates a list of planned but unbuilt roads, over and above those that are designated in Secondary Plans or contained within approved development agreements. The roads are not shown on an Official Plan map as, in many cases, their exact alignment and right-of-way requirements are yet to be fully determined.

It is proposed that Schedule 2 be amended to add the following potential public road connections shown on the Conceptual Master Plan:

- New links: from Tuxedo Court to Ellesmere Road and to Markham Road
- New links: from Ellesmere Road to Brimorton Drive and to Markham Road.

Markham-Ellesmere Revitalization Area Site and Area Specific Policy

It is also proposed that Chapter 7 of the Official Plan be amended to add a new Site and Area Specific Policy for the Markham-Ellesmere Revitalization Area, to establish specific priorities for public realm improvements and private sector investment in the study area.

The policies in the proposed Official Plan amendment call for City Council’s adoption of urban design guidelines as an important tool to guide development in the area.

Urban Design Guidelines and Conceptual Master Plan

Attachment 6 presents the Urban Design Guidelines and Conceptual Master Plan for the Markham-Ellesmere Revitalization Area. While the Urban Design Guidelines do not form part of the Official Plan amendment, they are an important tool to guide development and reinvestment within the area.

The Urban Design Guidelines are intended to guide the design and organization of the built environment in the study area. The guidelines contain specific recommendations on building massing and design, streetscapes and pedestrian activity, and improvements to the public realm including streetscapes, and parks and open spaces.

The Conceptual Master Plan illustrates the “vision” or development framework for the revitalization of the study area. It contemplates potential new vehicular connections and traffic signals, improved pedestrian connections, planted centre medians on Markham and Ellesmere Roads, a potential “public square” at the southeast corner of Markham and Ellesmere Roads, and improvements to and/or better use of the existing community facilities in the vicinity including schools, parks and recreational facilities.

The Conceptual Master Plan identifies the existing rental apartment properties at 1 & 2 Meadowglen Place as having potential for low rise and mid to high-rise residential development. The other rental apartment sites in the study area are viewed as candidates for “potential tower renewal”. This renewal could include reinvestment in the existing buildings, as well as intensification with new buildings.

The Conceptual Master Plan is intended to be conceptual only. It provides guidance for building heights of potential new residential developments, but does not seek to establish specific heights or densities. Development will also be guided by the policies of the Official Plan, and zoning regulations.

Many of the comments, suggestions and concerns raised by the community and stakeholders were taken into account in the formulation of the Urban Design Guidelines and Conceptual Master Plan.

Transportation and Streetscape Improvements

Potential Public Road Connections

Traffic conditions in the area, particularly at the Markham-Ellesmere intersection, and the traffic impacts of new developments, are a significant concern for the community. Participants also expressed the need for more accesses to Markham Road, better public transit, and promoting the use of bicycles.

The Conceptual Master Plan includes potential public road connections within the Mixed Use Areas designations east of Markham Road, including:

- a north-south link between Tuxedo Court and Ellesmere Road, connecting to an east-west link to Markham Road through the 1221 Markham Road site; and

- a north-south link between Brimorton Drive and Ellesmere Road, connecting to an east-west link to Markham Road.

The objective of these new public roads is to create a connected community with a road system that facilitates the movement of pedestrians, bicycles and traffic within the area. These new links are meant to serve the residents and businesses of the Markham-Ellesmere Revitalization Area, and are not intended for the convenience of drivers passing through the area.

Important segments of the proposed new roads can be achieved as a condition of approval of the development proposals for 1221 Markham Road and 1 & 2 Meadowglen Place. Other connections may only be achieved in the long term through future development applications. The links from 1221 Markham Road north to Tuxedo Court, and from Meadowglen Place north to Ellesmere Road, may be achieved through future development applications. Currently there are no development proposals for 10, 20 Tuxedo Court, or for the Woburn Plaza or the Masonic Temple on the south side of Ellesmere Road. As the TCHC properties on the north side of Ellesmere Road are not likely candidates for redevelopment or significant infill housing, a road link south from 1221 Markham Road to Ellesmere Road will likely need to be undertaken by the Transportation Services Division as a capital works project.

New Traffic Signals

The Conceptual Master Plan includes two new traffic signals: on Markham Road approximately mid-way between Progress Avenue and Ellesmere Road at the connection with the new east-west road through 1221 Markham Road; and on Ellesmere Road between Markham Road and Dormington Drive where the proposed north-south road link connects to Ellesmere Road.

The new traffic signals will serve two purposes. They will assist pedestrians, and will provide additional turning opportunities for vehicles in the areas east of Markham Road. The Markham-Ellesmere intersection has a very high volume of pedestrians in comparison to other major intersections such as Kennedy and Sheppard. Additional traffic signals will help achieve the objective of “humanizing” the traffic flow on the arterial roads. There will be more breaks in traffic and there will be more places for pedestrians to safely cross the road.

Some members of the community expressed concern that the proposed new traffic signals would slow down traffic flows through the study area and add to traffic congestion. On the other hand, it was also suggested by at least one member of the community that an additional traffic signal on Markham Road ought to be considered at the new public road intersection proposed mid-way between Ellesmere Road and Brimorton Drive. This latter signal opportunity is not recommended by Transportation Services staff, who believe that there is insufficient distance between Ellesmere Road and Brimorton Drive to accommodate an additional signal. In general, the addition of the proposed traffic signals is an important feature of the revitalization plan. They will create opportunities for

pedestrians to safely cross the major arterials while also providing safe opportunities for vehicles to turn to and from the arterials.

Planted Medians and Street Trees

The Conceptual Master Plan proposes that planted medians be installed on Markham Road and Ellesmere Road between the traffic signals. These medians will enhance safety for both traffic and pedestrians by restricting turning movements, and will greatly improve the appearance of the arterial roads. The City will also encourage the planting of street trees on public road allowances.

Potential SRT Station at Markham Road/Progress Avenue

The Toronto Transit Commission and the City of Toronto are assessing ways to significantly improve transit service to the north and east of the Scarborough Centre through the extension of the Scarborough Rapid Transit (SRT) system. As a result, preliminary planning for a Transit Project Assessment Study has been initiated to amend the approved 1992 Scarborough Rapid Transit Extension Environmental Assessment for an extension from McCowan Station to the Markham/Sheppard area. In addition, the Transit Project study is also looking at an extension beyond Sheppard Avenue to the Malvern Community. A new rapid transit station is contemplated in the Markham Road/Progress Avenue area.

Although the exact location of the station is to be determined through the study process, the Conceptual Master Plan indicates a potential SRT Station on Progress Avenue close to Centennial College, as currently proposed through the Transit Project Study. Further information on the Transit Project Assessment Study will become available later this year.

Improved Pedestrian Connections

There is a large amount of open space surrounding the study area, including public parks and ravines, school grounds and the Hydro corridor. This open space is not as well used as it could be, and there is a clear need to improve pedestrian connections to these facilities. Comments made at the Working Group meetings included the need for better connections between the two halves of the study area, north and south of Ellesmere Road; and between the study area and the surrounding neighbourhoods.

The Conceptual Master Plan promotes improved pedestrian connections from the Tuxedo Court community to the surrounding green spaces; between the north part of the study area and Ellesmere Road; to the Woburn schools from the Tuxedo Court community and from Markham Road; between the Revitalization Area and Confederation Park along the south side of Ellesmere Road west of Markham Road; and along both sides of Markham Road south to the Hydro corridor. Trees should be planted along the boundary between Woburn Collegiate Institute and the study area to provide a “green edge” that enhances the pedestrian environment.

Public Square

The creation of a “public square”, a publicly accessible open space acting as a focal point for the entire Markham-Ellesmere Revitalization Area, will help foster a sense of community, and is an important element contributing to the fulfillment of the Conceptual Master Plan “vision”.

The public square should be in a central location, ideally at the immediate intersection of Markham and Ellesmere Roads, although it could potentially be developed in another prominent location near the intersection. The Conceptual Master Plan envisages the development of the square at the southeast corner of Markham and Ellesmere Roads, on a portion of the former Petro-Canada service station, assuming that the remainder of that site would be combined with a future mixed use development on Woburn Plaza.

Mixed Use Development/Commercial Uses

A consistent theme throughout the community consultation was the lack of a food store in the area, located within walking distance for seniors and residents without cars, beyond the existing Sheung Thai supermarket at 1255 Markham Road at the north limit of the study area. Residents also noted a lack of stores in the area for minor shopping, the need for affordable shops, and a desire for a wine store or LCBO. They also noted that the restaurants in the area have changed over the years, and popular chains such as Denny’s and Kelsey’s have left.

Commercial uses need to be attracted to and retained as part of the revitalization of the study area. New residential and mixed use developments will provide the customers that make it economically feasible to establish businesses and enable them to thrive in a vibrant community.

The Conceptual Master Plan encourages the consolidation of the former Petro-Canada service station site with the Woburn Plaza to facilitate mixed use development with retail, restaurants and a food store in the southeast quadrant of Markham and Ellesmere. A strong commercial presence at this location, more or less in the centre of the study area, has the potential to become the key focal point for the community, supported by the public square. The future mixed use redevelopment could include uses such as a coffee shop, food court, and community space for seniors, providing places for people to gather indoors. The frontage of the south side of Ellesmere Road east of the proposed road link between Brimorton Drive and Ellesmere Road is also a potential location for mixed use development at a modest scale providing appropriate transition to the low density neighbourhood to the east.

The Conceptual Master Plan also promotes mixed use development on the frontage of 1221 Markham Road. This would also be an ideal location for retail uses serving the north half of the study area, as well as community facilities.

New Residential Development

The Conceptual Master Plan envisages new residential uses on a number of sites in the study area, and provides guidance for building heights: low-rise (up to 3 storeys), mid-rise (4 to 12 storeys), and high-rise (12 storeys and above).

Appropriate locations for high-rise residential uses in the north half of the study area include the east side of Markham Road north of Tuxedo Court (60 Tuxedo Court and 1255 Markham Road), and 1221 Markham Road, all sites where existing commercial uses could be replaced by predominately residential development, adjacent to existing high-rise apartment buildings and well removed from low density residential areas.

In the south half of the study area, residential development on the east side of Markham Road north of Brimorton Drive (1-2 Meadowglen Place and Brimorton Plaza) should be mid to high-rise, with higher buildings concentrated towards Markham Road and the mixed use development to the north, and heights stepped down towards the low density residential areas to the east and south. Residential development on the east portion of the 1 & 2 Meadowglen Place and the interior of the Scarborough Masonic Temple property at 2201 Ellesmere Road should be low-rise. Residential development on the Salvation Army site at 2085 Ellesmere Road should be mid-rise in order to provide an appropriate transition to the existing townhouse complex to the west.

Potential Tower Renewal

The study area includes twelve existing rental apartment buildings, three of which are owned by TCHC, with the remainder being privately owned. Zoning Application 08 176491 ESC 38 OZ and Rental Housing and Demolition Application 08 176779 ESC 38 RH currently proposes the redevelopment of the existing 6-storey rental apartment buildings at 1 & 2 Meadowglen Place with four new buildings ranging in height from 9 to 32 storeys.

The remaining ten rental apartment buildings in the study area range from 15 to 19 storeys in height and are located on Tuxedo Court, northeast of the Markham-Ellesmere intersection, and on the west side of Markham Road south of Ellesmere Road. The buildings at 60 Tuxedo Court, 2180 Ellesmere Road and 2190 Ellesmere Road are owned by the Toronto Community Housing Corporation. The remainder are privately owned.

Redevelopment of these apartment properties is not expected to occur in the foreseeable future, particularly those designated Apartment Neighbourhoods, which the Official Plan recognizes as having the potential for more limited intensification in the form of infill development. In addition, the Housing policies of the Official Plan require the retention or replacement of existing rental housing.

The Conceptual Master Plan recognizes the existing apartment sites as candidates for “potential tower renewal”. The properties present opportunities to enhance the existing housing through retrofitting to improve energy efficiency, improved landscaping, etc. Some of the private rental apartment buildings, including properties on Tuxedo Court as

well as 555 Brimorton Drive, would benefit from their owners investing in repairs and upgrades to the buildings and properties.

Any proposals for limited intensification in the form of infill development on the rental apartment sites in the study area will be reviewed in the context of the applicable policies of the Official Plan.

Community Services and Facilities

Community services and facilities (CS&F) are part of a healthy neighbourhood that help meet the everyday needs of local residents and make the area attractive for future development. A review of these resources can identify service provision issues and assist in determining CS&F improvements. For the Markham-Ellesmere Revitalization Study a review of schools, child care facilities, libraries, community centres, parks and open spaces was undertaken, and is presented as Attachment 7. The programs and services provided locally by human service agencies were also examined. The CS&F review covered a larger geographic area than the Markham-Ellesmere study area as service areas vary widely. An inventory of existing community services and facilities was compiled.

The CS&F Review identified improvements to enhance the quality of life for current and future area residents including more subsidized child care, more community space, a cricket pitch and more gymnasium space.

Throughout the community consultation there was concern about the impact of new developments on schools, particularly the Toronto District School Board. Of the four closest TDSB schools, three are operating near capacity including Woburn Jr. Public School, Woburn Collegiate, and Churchill Heights Public School, based on October 2007 enrolment data. Bellmere Jr. Public School is operating over capacity. In contrast, schools further removed from the study area have enrolments below their capacity, including Henry Hudson Sr. Public School, Heather Heights Jr. Public School, and North Bendale Jr. Public School, with the later two schools having enrolments significantly below capacity. On a system-wide basis the TDSB experienced overall declines in both elementary and secondary enrolments from 2003 to 2007, and this trend is expected to continue. The TDSB will identify a school within walking distance to accommodate students from new developments whenever possible, but if necessary children will be bussed to the closest school where sufficient surplus capacity exists. Students from new development present the TDSB the opportunity to increase enrolment levels at nearby schools that would otherwise face possible closure at some point if current trends continue.

The majority of Toronto Catholic District School Board schools in the area are operating over capacity, including St. Thomas More Catholic School at 2300 Ellesmere Road, just east of the study area. The TCDSB has submitted Site Plan Approval Application 09 118068 ESC 35 SA, proposing a 2-storey addition on the east side of St. Thomas More school, which would replace the 8 existing portables.

Parks and Open Space Initiatives

Parks and Recreation Facilities

There are over 540 hectares of parks and open spaces within the CS&F study area, comprised of different types of parks from small parkettes with minimum recreation amenities, to larger active parks offering a variety of recreational opportunities, as well as natural ravine type parks featuring hiking trails and groomed picnic areas. Private open spaces, particularly those which are publicly accessible, also play a key role in augmenting the supply of greenspace.

The Conceptual Master Plan encourages the renewal of Woburn Park. This park is immediately adjacent to five apartment buildings on Tuxedo Court, but is not as well used as it could be. Suggestions for improvements to Woburn Park made during the community consultation included adding gazebos and other seating, barbecue pits, washrooms, better lighting for the path, and a splashpad play amenity for children.

The community also asked for a walking trail in the Morningside Park ravine. Other suggestions for recreational facilities for the Markham-Ellesmere area included a cricket pitch, basketball and badminton courts, a soccer field, and a horseshoe pitch. The Conceptual Master Plan promotes better use of the extensive parks and open spaces surrounding the study area and improved pedestrian connections to those amenities.

The Conceptual Master Plan also promotes better community use of the indoor and outdoor facilities at Woburn Jr. Public School and Woburn Collegiate, facilitated by improved pedestrian connections and tree plantings along the edge of the high school grounds. This report recommends that the TDSB be encouraged to plant trees along the western and northern boundaries of the Woburn Collegiate property to provide an improved “green edge”, and facilitate enhanced community access to these schools. The City currently has shared-use of the gymnasium of Woburn Collegiate weekday evenings and weekends for instructional basketball and badminton, co-ed volleyball, and youth drop-in basketball. Parks, Forestry and Recreation staff have identified that more gymnasium space and multi-purpose rooms would provide additional programming opportunities to better serve the community’s needs.

The Centennial Feasibility Study (2004) identified a gym as the first priority for improving the facilities at the Scarborough Centennial Recreation Centre in Confederation Park. Improvements to the Centre in the City’s 10 year capital budget (although funding has not yet been approved by Council) include interior renovations, a new elevator in the pool area, and an addition with a double gym. The Conceptual Master Plan recognizes the opportunity to improve gym and multi-purpose space at this facility.

Improvements to the facilities, furnishings and lighting in Woburn Park, and the upgrading/expansion of the Scarborough Centennial Recreation Centre, should be pursued. The draft Official Plan amendment establishes parks and recreation facility improvements as a priority.

Hydro Corridor

The Conceptual Master Plan promotes improved pedestrian connections to the Hydro corridor abutting the south end of the study area. The community suggested that this green space could be used for growing crops for bio-fuel or allotment gardens. Initiatives for community uses in the Hydro Corridor can be pursued within the framework of the existing Official Plan policies for secondary uses in utility corridors.

Conclusion

Land use change in the Markham-Ellesmere Revitalization Area will largely be gradual and modest in scale. Significant redevelopment or intensification is only anticipated to occur on a limited number of sites.

The Official Plan amendment, and the Urban Design Guidelines and Conceptual Master Plan, recommended in this report will move the revitalization of the Markham-Ellesmere area forward. They provide the framework for co-ordinated, long term incremental reinvestment in public infrastructure and private property that will renew the area over time.

While the recommendations in this report have no financial impacts, there will be financial impacts associated with implementing certain elements such as new public road connections and median tree plantings, the precise timing and budget implications of which are still to be determined.

CONTACT

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SIGNATURE

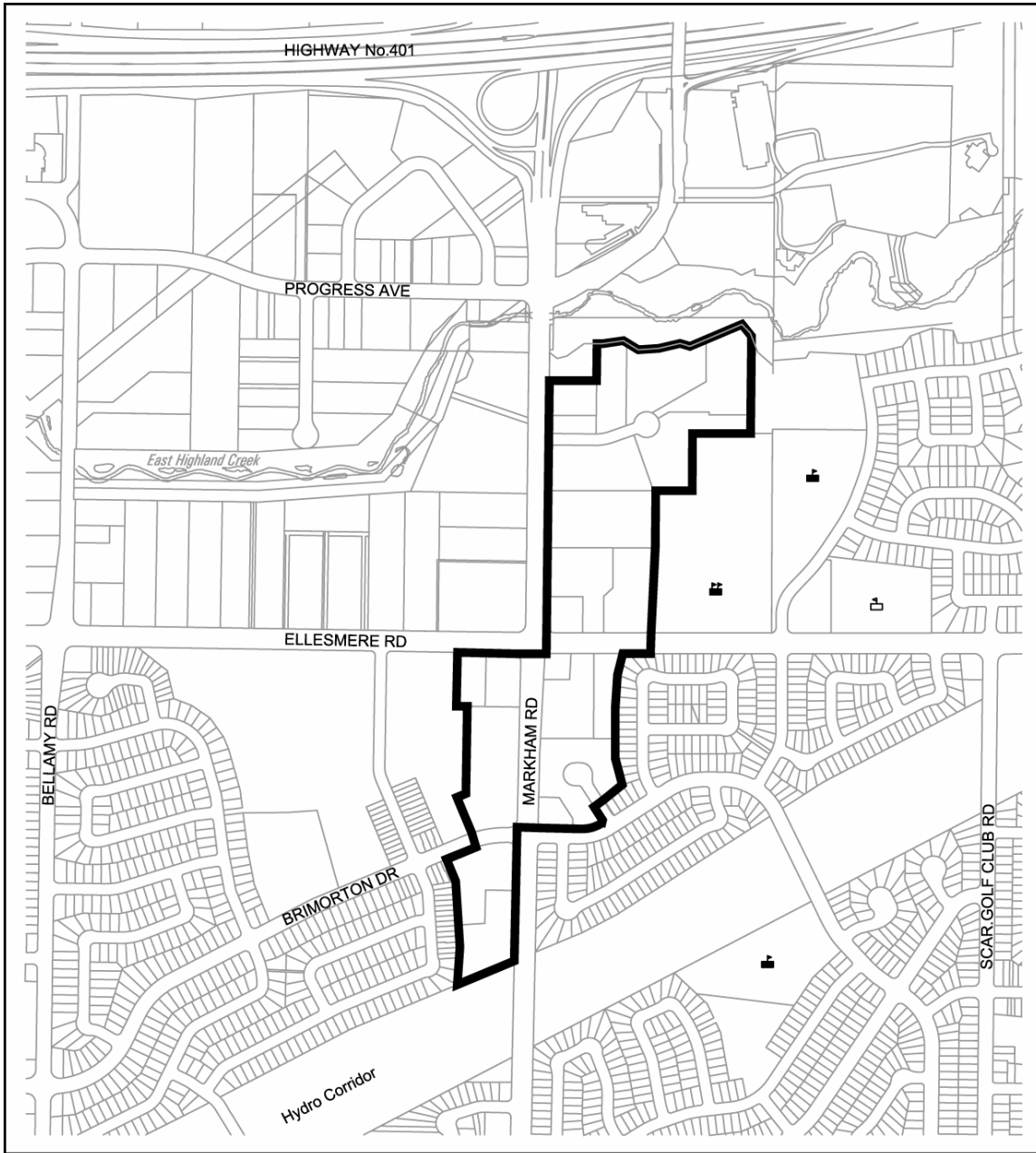
Allen Appleby, Director
Community Planning, Scarborough District

ATTACHMENTS

Attachment 1: Study Area
Attachment 2: Development Applications
Attachment 3: Official Plan
Attachment 4: Zoning
Attachment 5: Draft Official Plan Amendment

Attachment 6: Urban Design Guidelines and Conceptual Master Plan
Attachment 7: Community Services and Facilities Review

Attachment 1: Study Area




Toronto City Planning
Division
Location Map

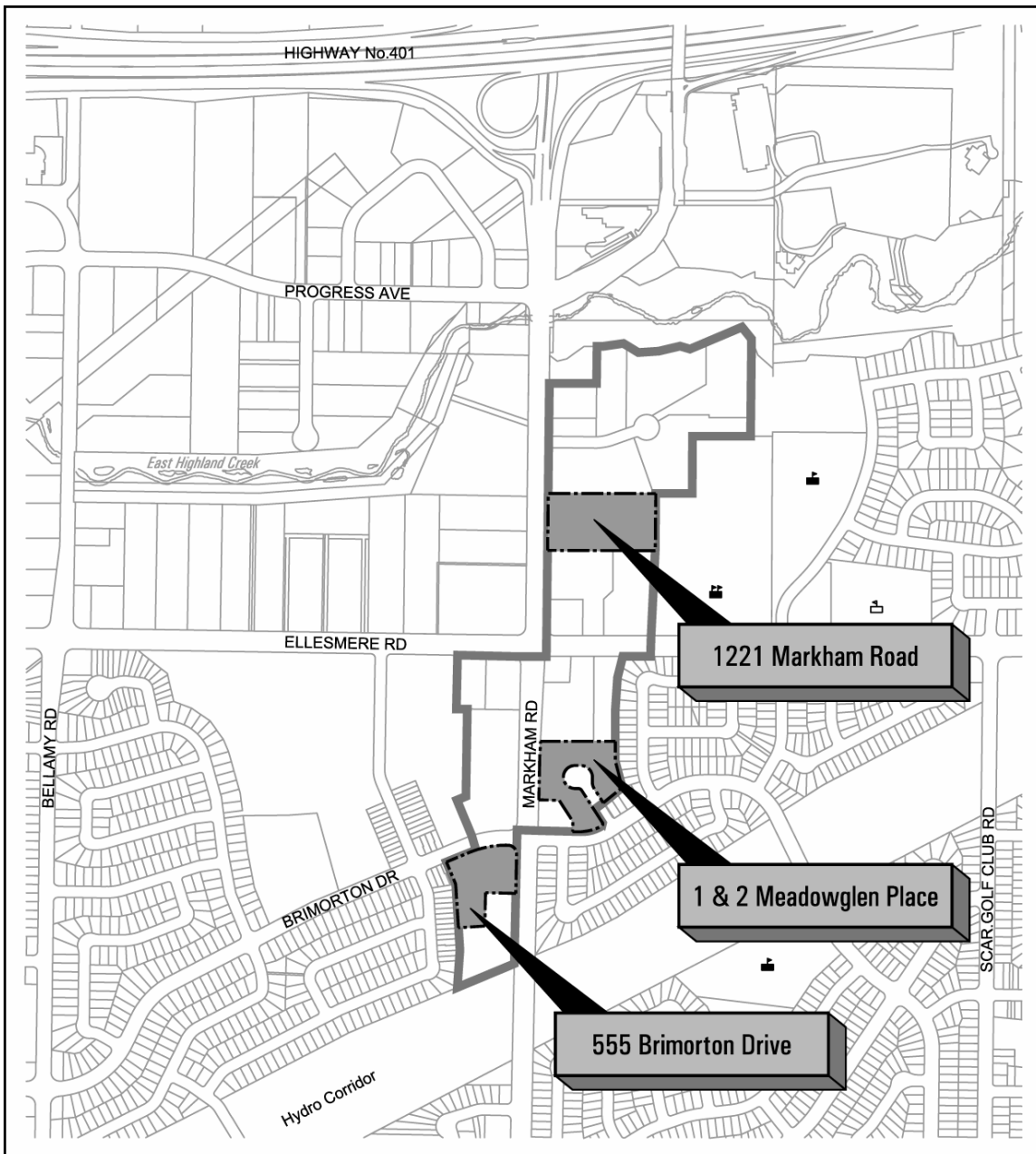
Markham-Ellesmere Revitalization Study

 Study Area

File # 08-158371 0Z

 Not to Scale
03/03/09

Attachment 2: Development Applications



Toronto City Planning
Division
Location Map

Markham-Ellesmere Revitalization Study

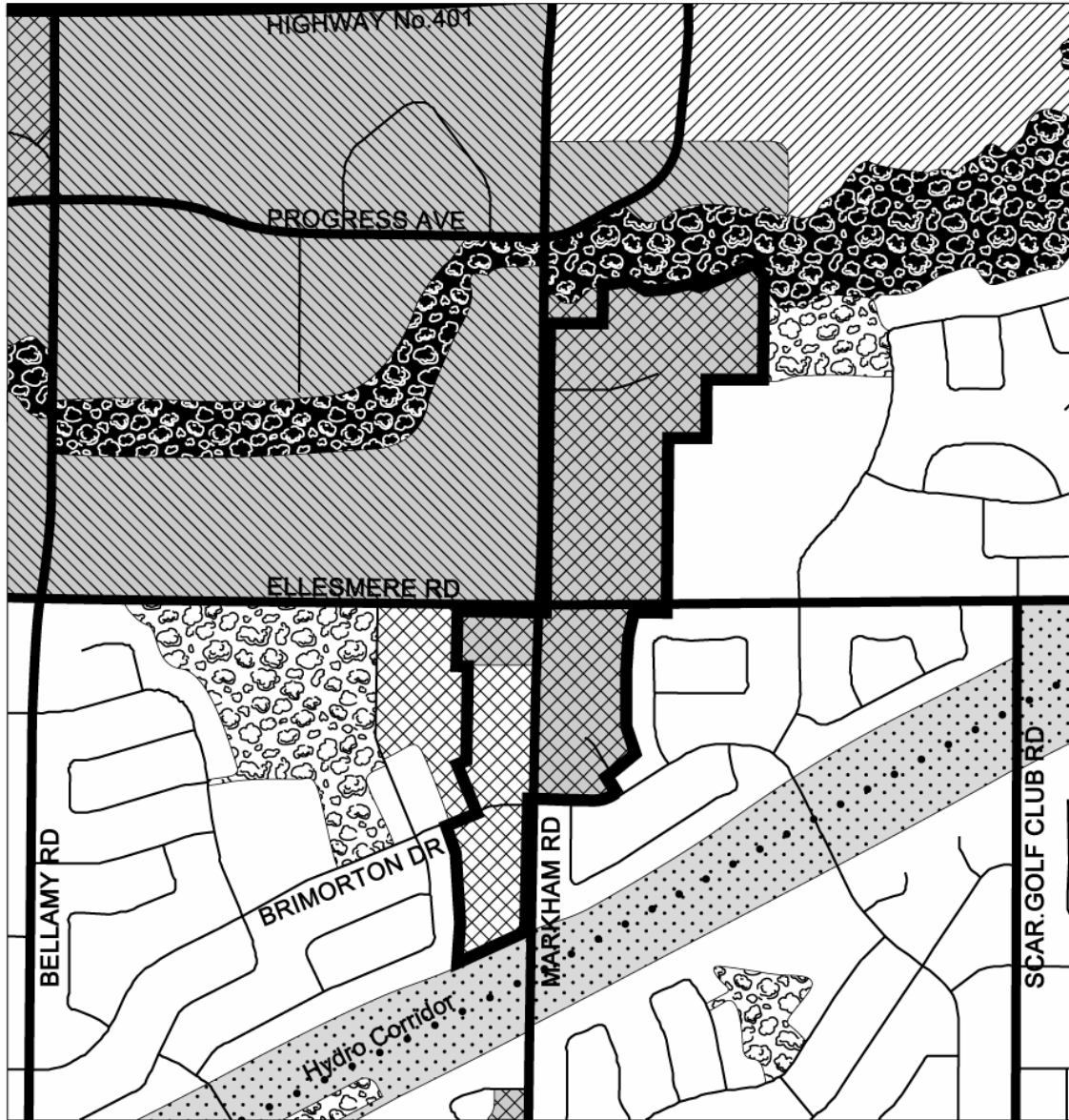
 Study Area

 Development Applications

File # 08-158371 OZ

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
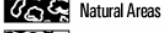
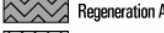

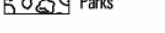
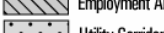

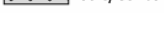
Attachment 3: Official Plan



TORONTO City Planning
Official Plan

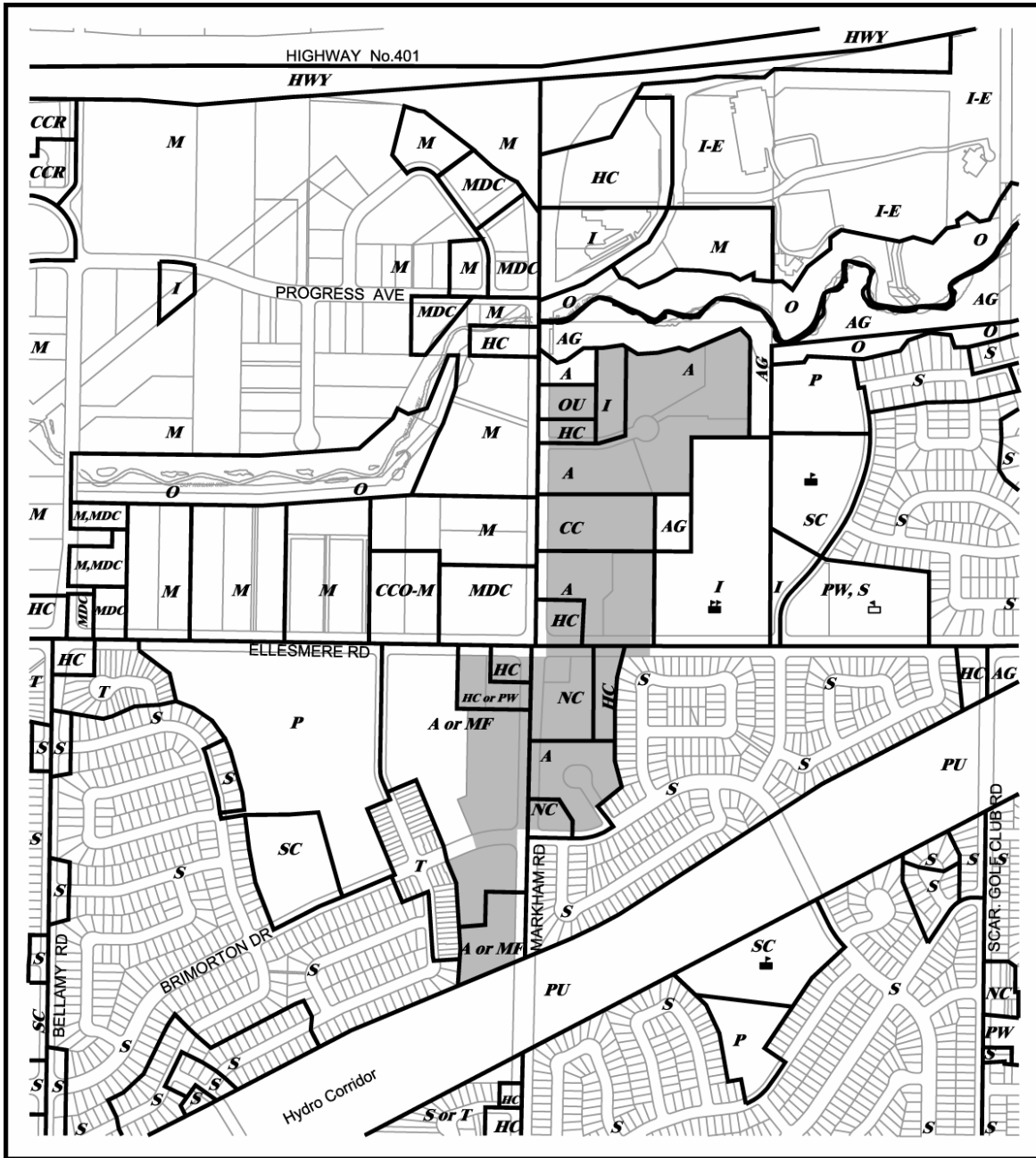
Markham-Ellesmere Revitalization Study

File # 08-158371 0Z

	Site Location		Parks & Open Space Areas		Institutional Areas
	Neighbourhoods		Natural Areas		Regeneration Areas
	Apartment Neighbourhoods		Parks		Employment Areas
	Mixed Use Areas				Utility Corridors

↑
 Not to Scale
 03/03/09

Attachment 4: Zoning



TORONTO City Planning
Division
Zoning

Markham-Ellesmere Revitalization Study

File # 08-158371 OZ

S Single-Family Residential
T Two-Family Residential
MF Multiple-Family Residential
A Apartment Residential
I Institutional
I-E Institutional - Educational Zone
PU Public Utilities

SC School
PW Place(s) of Worship
OU Offices
P Park
O Major Open Spaces
AG Agricultural
HWY Highway Zone

NC Neighbourhood Commercial
CC Community Commercial
HC Highway Commercial
M Industrial Zone
MDC Industrial District Commercial Zone
CCO City Centre Office Zone
CCR City Centre Residential Zone

Woburn Community Bylaw &
Progress Employment Bylaw
Not to Scale
03/03/08



Attachment 5: Draft Official Plan Amendment

Authority: Scarborough Community Council Item ~ ,
as adopted by City of Toronto Council on ~, 20~
Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

To adopt Amendment No. 71 to the Official Plan of the City of Toronto with respect to the lands municipally known as Markham-Ellesmere Revitalization Study, lands on the east side of Markham Road between Morningside Park and Brimorton Drive and on the west side of Markham Road between Ellesmere Road and the Hydro Corridor.

WHEREAS authority is given to Council under the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law;

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The attached Amendment No. 71 to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

AMENDMENT NO. 71

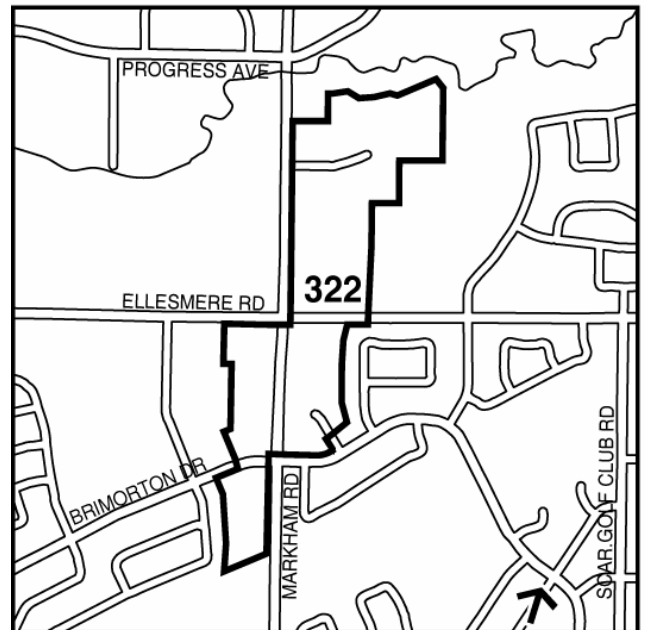
TO THE OFFICIAL PLAN OF THE CITY OF TORONTO

The Official Plan of the City of Toronto is amended as follows:

1. Schedule 2: The Designation of Planned but Unbuilt Roads, is amended by adding:
 - New Links: from Tuxedo Court to Ellesmere Road and to Markham Road
 - New Links: from Ellesmere Road to Brimorton Drive and to Markham Road.
2. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 322 as follows:

322. Markham-Ellesmere Revitalization Area

The Markham-Ellesmere Revitalization Area includes sites fronting on, or in close proximity to, Markham Road between Progress Avenue and the Hydro Corridor south of Brimorton Drive which are designated Mixed Use Areas or Apartment Neighbourhoods and have the potential for redevelopment or intensification. The Revitalization Area is comprised of existing commercial, institutional, and higher density residential uses, surrounded by established residential neighbourhoods and employment areas.



The Revitalization Area will benefit from renewed private and public investment. This site and area specific policy establishes the planning framework to guide the revitalization of the area, and the consideration of individual redevelopment proposals. The intent of this site and area specific policy is to support private and public investment in the renewal of the area.

New Road Connections

New public road connections will be established east of Markham Road to increase choices for safe access to the arterial road network and within the Revitalization Area for pedestrians, bicycles and vehicles. Location and

spacing of street connections will be designed to ensure safe and effective functioning of existing and future intersections.

Planted Medians

Planted medians will be established on Markham Road and Ellesmere Road to improve the streetscape, and to ensure safe and efficient vehicular and pedestrian movement.

Public Square

The establishment of a publicly accessible square, designed to be a focal point of the Revitalization Area and visible and easily accessible from the arterial streets, will be pursued as a priority.

Commercial Uses

Restaurants, a food store and other retail uses are particularly encouraged on the lands designated Mixed Use Areas southeast of Markham Road and Ellesmere Road.

Apartment Building Renewal

The existing rental apartment buildings in the Revitalization Area present opportunities for renewal through retrofitting to improve energy efficiency and other improvements including enhanced landscaping and tenant amenities. The owners of the rental apartment buildings will be encouraged to invest in upgrades to their buildings and properties.

Parks and Open Space Initiatives

Pedestrian connections to, and within, local parks and open spaces will be improved. Improvements to the parks and recreation facilities serving the Revitalization Area, particularly Woburn Park and the Scarborough Centennial Recreation Centre in Confederation Park, are a priority.

Better community use of the indoor and outdoor facilities at Woburn Junior Public School and Woburn Collegiate Institute will be promoted. Tree plantings along the western and northern boundaries of the high school grounds will be encouraged.

Community Services & Facilities

The provision of additional or enhanced community services and facilities is a priority within the Revitalization Area. The provision of, or contributions towards, community services and facilities will be pursued as a priority when determining appropriate contributions pursuant to Section 37 of the *Planning Act*. It is a priority to achieve this objective through the establishment or enhancement of facilities at locations in or convenient to the Revitalization Area.

Urban Design Guidelines

Urban Design Guidelines will be adopted by Council to provide detailed guidance on the design and organization of the built environment in the Revitalization Area. They will include specific recommendations on building massing and design, and public realm improvements.

Consideration will be given to these guidelines during the preparation and review of development applications within this site and area specific policy area.

3. Maps 33 and 34, Site and Area Specific Policies, are modified by adding the lands within the Markham-Ellesmere Revitalization Area, as shown on the map above as Site and Area Specific Policy No. 322.

Attachment 6: Urban Design Guidelines and Conceptual Master Plan

Markham-Ellesmere Revitalization Study

**Urban Design Guidelines
and Conceptual Master Plan**

City of Toronto
April, 2009

Markham-Ellesmere Revitalization Study

Urban Design Guidelines and Conceptual Master Plan

1.0 Introduction

The Urban Design Guidelines and Conceptual Master Plan for the Markham-Ellesmere Revitalization Area provide clarification, interpretation and illustration of the vision or development framework for physical planning and design in Site and Area Specific Policy No. 322 in Chapter 7 of the Official Plan, within the general context of the Official Plan.

The Urban Design Guidelines and Conceptual Master Plan apply to new development and public works in the Markham-Ellesmere Revitalization Area, which includes sites fronting on, or in close proximity to, Markham Road between Progress Avenue and the Hydro Corridor south of Brimorton Drive which are designated Mixed Use Areas or Apartment Neighbourhoods and have the potential for redevelopment or intensification.

The Urban Design Guidelines provide guidance on public realm improvements, and the design and organization of the built environment. The Conceptual Master Plan illustrates key components of the vision and development framework for the area.

The Guidelines and Conceptual Master Plan are intended for use by developers in the preparation of development proposals, and by the City of Toronto in the development review process, and in the planning of public projects.

2.0 Public Realm Guidelines

Public realm improvements in the Study Area will improve connections within and between neighbourhoods, improve streetscapes, encourage pedestrian oriented activities, and renew parks and open spaces.

The public realm includes streets and streetscapes, public parks and open spaces, as well as publicly accessible private open spaces.

New Road Connections

- New public street connections will be established to create a connected community with a road system that facilitates the movement of pedestrians and traffic within the area. The new road links will provide public street frontage for development blocks and connections to the arterial roads:
 - (a) from Tuxedo Court to Ellesmere Road and to Markham Road; and
 - (b) from Ellesmere Road to Brimorton Drive and to Markham Road.

- Street dimensions and features should match their function and importance in the public framework. The new streets will serve as local streets and/or minor collectors depending on their location.
- New traffic signals are desirable to assist pedestrians by providing breaks in the traffic flow and more places to safely cross the arterial roads, and to provide additional turning opportunities for vehicles in the areas east of Markham Road:
 - (a) on Markham Road approximately mid-way between Progress Avenue and Ellesmere Road at the connection with the new east-west road through 1221 Markham Road; and
 - (b) on Ellesmere Road between Markham Road and Dormington Drive where the proposed north-south road link connects to Ellesmere Road.

Planted Medians

- Planted centre medians will be installed on Markham Road and Ellesmere Road to enhance safety for both vehicular traffic and pedestrians by restricting turning movements, and improving the appearance of the arterial roads. Such planted medians exist on Ellesmere Road (between Brimley Road and McCowan Road) and on Kennedy Road (between Lawrence Avenue and Highway 401).

Streetscapes and Pedestrian Activity

- Existing and new streets will receive extensive street tree planting and other landscaping.
- Markham Road, Ellesmere Road and any new streets will be lined with generous sidewalks to create a pedestrian-oriented environment for the whole Markham/Ellesmere area.
- Streetscape improvements will be designed and constructed so as promote safe and comfortable pedestrian access to a potential new rapid transit station in the vicinity of the intersection of Markham Road and Progress Avenue.
- Coordinated street furniture will be employed to promote pedestrian comfort and to increase the Markham/Ellesmere area's attractiveness.
- The pedestrian entrances of all new development will be connected directly to the nearest public sidewalk.
- Driveways and service areas will be located so as not to have an adverse impact on streetscapes.

- All new development and redevelopment will contribute to improved pedestrian access to existing and new open spaces and public facilities such as Woburn Park, Confederation Park, the Hydro Corridor, the Highland Creek valley and the Scarborough Centennial Recreation Centre. Pedestrian connections will be improved:
 - (a) from the Tuxedo Court community to the surrounding green spaces;
 - (b) between the north part of the Study Area and Ellesmere Road;
 - (c) to Woburn Junior Public School and Woburn Collegiate Institute from the Tuxedo Court community and from Markham Road;
 - (d) along the south side of Ellesmere Road west of Markham Road between the Revitalization Area and Confederation Park; and
 - (e) along both sides of Markham Road between the Revitalization Area and the Hydro Corridor and the communities to the south.
- New streets north of Ellesmere Road will be designed and constructed so as to foster improved pedestrian access to and from the existing school grounds.

Public Square

- The creation of a publicly accessible urban square, to act as a community focus for the area, will be strongly encouraged. The preferred location is at or near the southeast corner of the intersection of Markham Road and Ellesmere Road.
- The publicly accessible urban square will be lined with mixed use buildings with direct access to the square.

Parks and Open Spaces

- Pedestrian connections to, and within, local parks and open spaces will be improved.
- Improvements will be made to the parks and recreation facilities serving the Revitalization Area. Woburn Park will be renewed with improved facilities, furnishings and lighting; the improvements may include items such as seating and a splashpad play amenity for children. Opportunities to improve facilities at Scarborough Centennial Recreation Centre in Confederation Park, such as gym and multi-purpose space, will also be promoted.
- Better community use of the indoor and outdoor facilities at Woburn Junior Public School and Woburn Collegiate Institute will be promoted. Tree plantings

along the western and northern boundaries of the high school grounds will be encouraged.

Public Art

- Public art installations will be encouraged in all new development to add to the quality of the public realm in the Markham/Ellesmere area. The publicly accessible urban square is a key location for public art.

3.0 Site Development and Built Form Guidelines

Mixed Use Development/Commercial Uses

Commercial uses need to be attracted to and retained as part of the Revitalization Area.

- Mixed use development with commercial uses including restaurants, a food store and other retail uses are particularly encouraged on the lands southeast of Markham Road and Ellesmere Road. A strong commercial presence at this location, more or less in the centre of the Study Area, has the potential to become the key focal point for the community, supported by the public square.
- Mixed use development is also encouraged on the south side of Ellesmere Road east of the proposed north-south road link between Brimorton Drive and Ellesmere Road, at a modest scale providing appropriate transition to the low density neighbourhood to the east.
- Mixed use development is encouraged on the Markham Road frontage of 1221 Markham Road, as an ideal location for retail uses serving the northern half of the Study Area, as well as community facility uses.
- High quality design will be encouraged in any proposals for additions to, or redesign of, the existing Shell and Esso service station sites, at the northeast and southwest corners respectively, of Markham Road and Ellesmere Roads.

New Residential Development

- Residential development adjacent to existing low density residential neighbourhoods, south of Ellesmere Road, east of the proposed north-south road link between Ellesmere Road and Brimorton Drive, should be low-rise.
- Mid-rise residential buildings may be permitted at 2085 Ellesmere Road, as an appropriate transition to the existing townhouse complex to the west.
- A range of building heights from mid-rise to high-rise development may be permitted on the east side of Markham Road, north of Brimorton Drive, and west of the proposed north-south road link between Ellesmere Road and Brimorton

Drive. Higher buildings should be concentrated towards Markham Road and building heights stepped down towards the low density residential areas to the east and south.

- High-rise residential development may be permitted on sites adjacent to existing high-rise development, removed from low density residential areas, including the east side of Markham Road north of Tuxedo Court, and at 1221 Markham Road.

Apartment Building Renewal

- The existing rental apartment buildings in the Revitalization Area are candidates for “potential tower renewal” through retrofitting to improve energy efficiency and other improvements including enhanced landscaping and tenant amenities. The owners of the rental apartment buildings will be encouraged to invest in upgrades to their buildings and properties. These sites also have the potential for modest intensification which could take the form of townhouses and/or additional apartment buildings in accordance with the policies of the Official Plan.

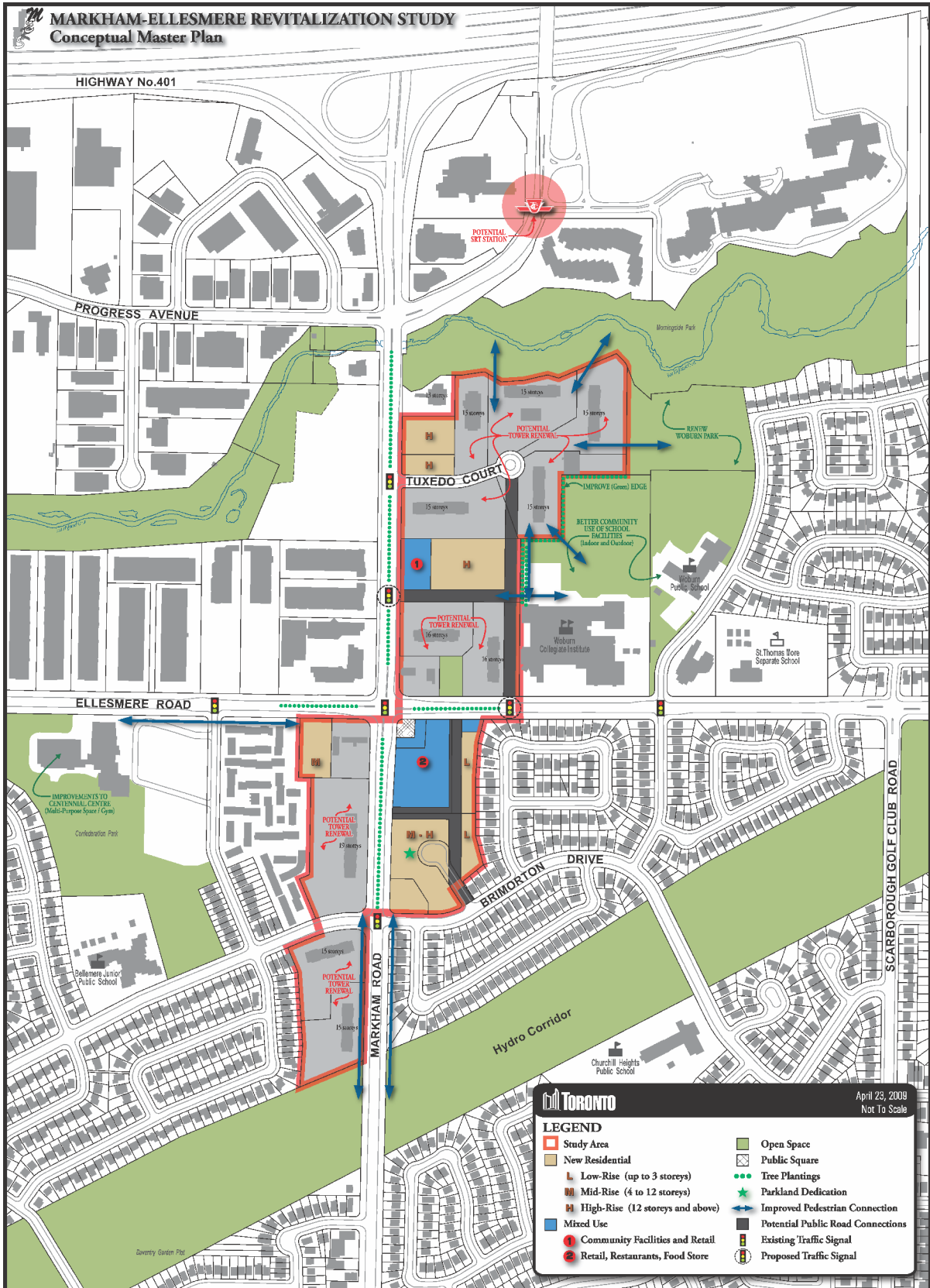
Built Form

- All new development will be designed to respect adjacent single family homes through extensive buffering and through the concentration of new building massing along Markham Road and Ellesmere Road, to ensure appropriate transitions to the adjacent neighbourhoods.
- All existing and new streets will be lined with buildings which foster the creation of a high quality, safe urban environment through the building of attractive, visually interesting street frontages.
- Building designs will be encouraged which maximize the amount of building at or near the street-line.
- The lower floors of all buildings will contribute to the creation of a continuous street edge, with occasional breaks for landscaped open spaces which increase diversity and visual interest.
- Non-residential development will be designed to maximize the visibility of grade level activity from the sidewalks.
- All buildings will be designed to create safe, comfortable pedestrian level micro-climates.
- All non-residential buildings will provide weather protection through the use of canopies, colonnades or building overhangs.

- All buildings will be designed and oriented to promote the use of public transit on Markham Road and Ellesmere Road.
- All new buildings will be identified by name and a clearly visible street address.
- All new buildings will be designed to accommodate convenient and safe bicycle parking preferably on the main level.

Development Implementation

Individual development proposals will be assessed taking into account the details of their site, location, and context and will be reviewed against these and other relevant urban design guidelines and the policies of the Official Plan.



Attachment 7: Community Services and Facilities Review

**Community Services and Facilities Review for the
Markham-Ellesmere Revitalization Study**

Policy & Research Section
City Planning Division
April 2009

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- 1.3 Study Area
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 - 1.5.1 Ethno-Cultural Characteristics
 - 1.5.2 Education
- 1.6 Profile of existing housing stock
- 1.7 Labour Force by Occupation
- 1.8 Labour Force by Industry

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 - 2.1.1 Toronto District School Board
 - 2.1.2 Toronto Catholic District School Board
- 2.2 Child Care Centres
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 - 2.4.4 Curran Hall Ravine & Community Centre
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- 1: The Markham-Ellesmere Community Services and Facilities Study Area
- 2: Markham-Ellesmere Community Services and Facilities Demographic Profile, 2006
- 3: Toronto District School Board Schools-Enrolment Data for 2007-2008
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- 5: Child Care and Nursery Programs
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- 8: City of Toronto, Parks, Forestry and Recreation Division Study Area for Parks and Community Centres
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EXECUTIVE SUMMARY

This report provides a review of community services and facilities (CS&F) that are available to the local population in the Markham-Ellesmere Revitalization Area Study Area. Community services and facilities include schools, public libraries, childcare, community and recreation centres, arenas, swimming pools, human services and community meeting/gathering space. The purpose of the review is to identify the range of available community services and facilities and emerging priorities for additional community resources that should be considered when planning for growth within the study area. This CS&F Review was prepared as a component of the Markham-Ellesmere Revitalization Study but is a larger geographical area than the revitalization study because the service area for community services and facilities is a larger serve area, which extends beyond the area of the revitalization study. The Markham-Ellesmere CS&F study area encompasses Highway 401 to the north; Morningside Avenue to the east; Kingston Road to the south; and the CN Railway lands to the west located just west of Midland Avenue.

Section 1 of the CS&F Review includes a demographic profile of the area. The census data used in this review is presented in Appendix 2 based on 2001 and 2006 census data. The prevailing characteristics of the area compared to the City of Toronto as a whole include:

- A higher percentage of youth ages 0-19
- A lower percentage of adults 20 to 64
- A higher percentage of married couples with children at home
- Lower percentage of people with a university degree
- Higher percentage of people living in apartment buildings which are 5 or more storeys
- Manufacturing is the largest employer followed by retail

Section 2, Community Services and Facilities, reviews the existing availability of key community services in the CS&F Study Area and identifies areas of deficiency. See map in Appendix 1 for the location of each community service and facility. The review of these community resources revealed the following:

- A need for more subsidized child care space
- A need for more community space
- A cricket pitch
- More gymnasium space

COMMUNITY SERVICES AND FACILITIES REVIEW FOR THE MARKHAM-ELLESMERE REVITALIZATION STUDY

1.0 INTRODUCTION

1.1 Purpose

This report provides a review of the community services and facilities (CS&F) that are available to the local population in the Markham-Ellesmere Revitalization Study Area. Community services and facilities include schools, public libraries, childcare, community and recreation centres, parks, arenas, swimming pools, human services, seniors' services and community meeting/gathering spaces. The purpose of the review is to identify the range of available the range of available community services and facilities emerging core priorities that should be considered when planning for the future within the study area and surrounding community.

1.2 Background

The Markham-Ellesmere Revitalization Study is examining sites fronting on, or in close proximity to, Markham Road between Progress Avenue and the Hydro Corridor south of Brimorton Drive, which have the potential for redevelopment or intensification.

The CS&F review will provide an existing inventory and assist in determining what CS&F improvements may be necessary to enhance the quality of life for current and future area residents.

1.3 Study Area

The Markham-Ellesmere Community Service and Facilities Study area encompasses Highway 401 to the north; Morningside Avenue to the east; Kingston Road to the south; and the CN Railway to the west located just west of Midland Avenue. The Community Services and Facilities Study Area is a larger geographical area than the Markham-Ellesmere Revitalization Study because the service area for community services and facilities is a larger service area, which extends beyond the area of the revitalization study (see Appendix 1).

1.4 Methodology

An inventory was compiled of existing community services and facilities and local human service agencies in the CS&F Study Area. This report includes a profile of key publicly-funded services and facilities including schools, public libraries, childcare, community and recreation centres, arenas, swimming pools, human services, seniors services, and community meeting/gathering spaces. Census data for the CS&F Study Area was also analyzed to develop a demographic profile of the area residents.

1.5 Demographic Profile

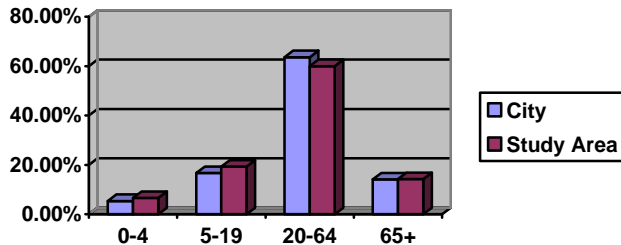
The Demographic profile is based on census data from 2001 to 2006 for the same geographical area as the CS&F Study Area.

The Community Services and Facilities Study Area (Study Area) has a population of 148,522 and has experienced a 1.8% growth rate from 2001 to 2006 compared to a 0.9% per cent growth rate for the City during the same time period.

A summary of demographic characteristics is based on 2001 and 2006 census data is included as Appendix 2.

Population age profile characteristics for the study area and the city are shown in Figure 1 below.

Figure 1: Population Age Profile



Community Profile (Based on 2006 Census data)

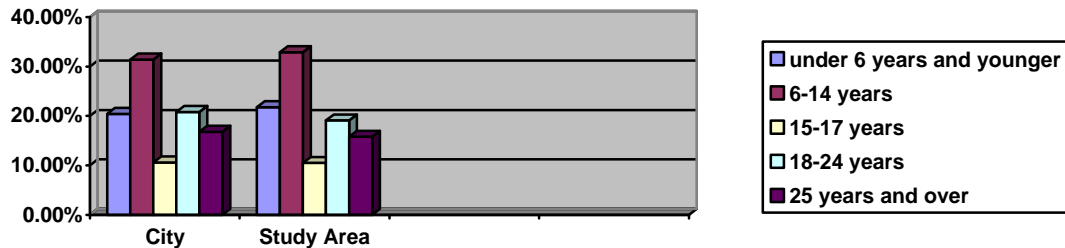
The CS&F Study Area population comprises 25.9 per cent of youths ages 0-19 compared to 22.1 per cent for the City, while adults 20 to 64 comprise 60 per cent of the CS&F Study Area population and 63.6 per cent of the City population. The CS&F Study Areas comprises 14.3 per cent of seniors ages 65+, which is similar with the City, which comprises 14.1 per cent.

In the CS&F Study Area married couples comprise 91.9 per cent of total couple families whereas the City comprises 88.5 per cent of total couple families. The percentage of married couples with children at home for the CS&F Study Area is 71.5 per cent compared to 67.3 per cent for the City. Conversely, the percentage of married couples without children at home is 28.5 per cent for the CS&F Study Area and 32.7 per cent for the City.

The age group of the total number of children at home for the Study Area is similar to the City. Figure 2 shows that children ages 6-14 years of age are the largest age group living at home followed by children under 6 years of age. The smallest age group of children living at home are those between the ages of 15-17. This is likely to change as the 6-14

year olds move into the next age cohort of 15-17 and form the largest age cohort in the next census count, which occurs every 5 years.

Figure 2: Total number of children at home by age group.



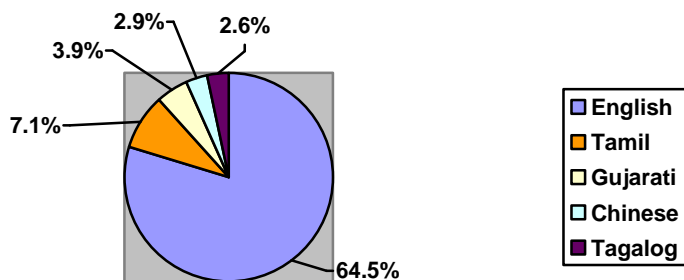
The percentage of family persons 65 years and over in the Study Area is 67.4 per cent compared to 63.6 per cent for the City as a whole. A family person is defined as the nuclear family, which includes two or more married or common law people living with or without children. It also includes a lone parent with one or more children.

The number of non-family persons 65 years and over in the Study Area is 32.6 per cent compared to 36.4 per cent for the City as a whole. Non-family persons are those living alone or with other related or unrelated household members. In the Study Area the total percentage of non-family persons, living with relatives is 7.8 per cent; living alone is comprised of 23.1 per cent and living with non-relatives is 1.7 per cent. This compares with the City where a non-family person living with relatives is 7.5 per cent, living alone is comprised of 26.9 per cent and living with non-relatives is 2.0 per cent.

1.5.1 Ethno-Cultural Characteristics

The five top languages spoken in the Study Area are English, Tamil, Gujarati, Chinese and Tagalog. In comparison English is the top language spoken in the City, followed by Chinese, Cantonese, Tamil and Italian.

Figure 3: Five Top languages spoken in the study area (percent of population)

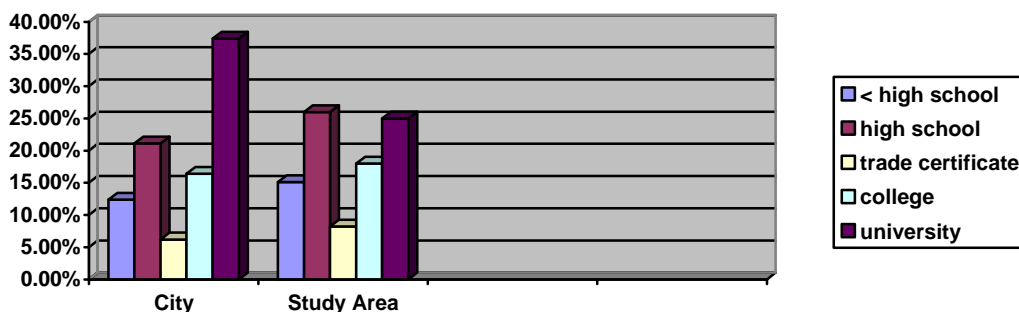


The immigrant population comprises 56.6 per cent of the total CS&F Study Area population, compared to 50.0 per cent for the City. A total of 56.6 per cent of the immigrant population has arrived since 1991 compared to 52.1 per cent for the City. Persons 15 years and over that are first generation immigrants comprise 68.0 per cent of the population compared to 59.1 per cent for the City. This demonstrates that the CS&F Study Area contains a larger percentage of an immigrant population than the City of Toronto, which has also arrived more recently.

1.5.2 Education

Of the total population 20 years of age and over in the CS&F Study Area 15.1 per cent have less than high school education compared to 12.4 per cent for the City; conversely in the CS&F Study Area 25 per cent have a university certificate or degree compared to 37.4 per cent for the City.

Figure 4: Levels of Educational Attainment



1.6 Profile of Existing Housing Stock

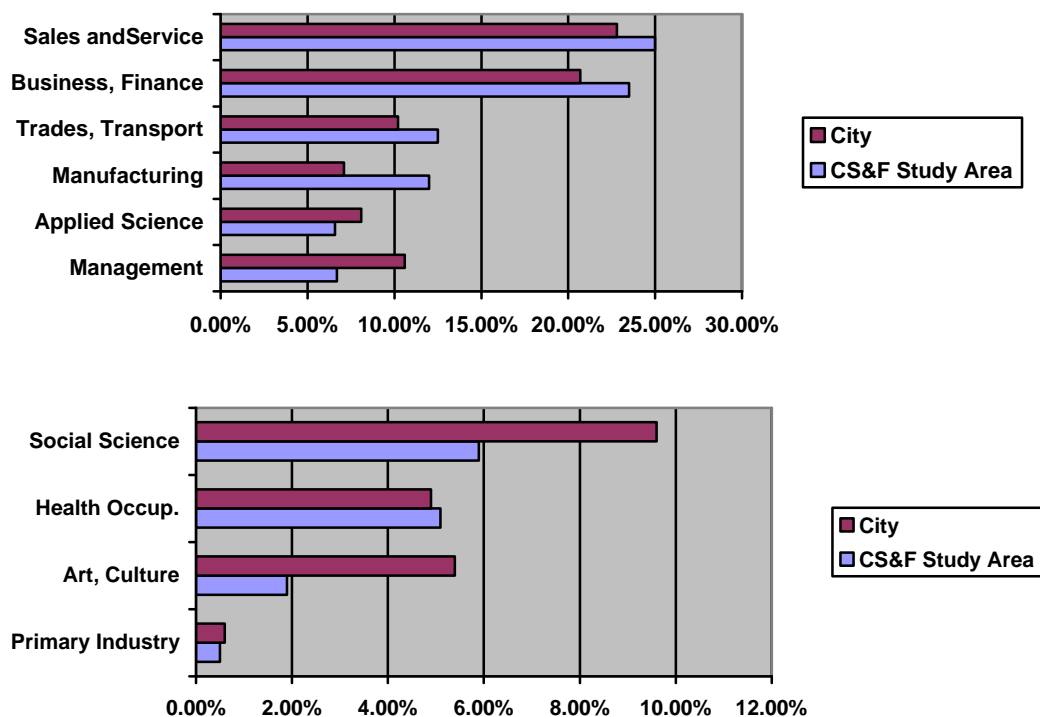
The CS&F Study Area contains a mix of dwelling unit types totalling 52,230 units. Apartment buildings, five or more storeys comprise 48.1 per cent of the total housing

stock followed by single-detached houses, which consist of 31.7 per cent of the total housing. The percentage of apartment buildings, less than five storeys is 4.5 per cent. In the City, the percentage of apartment buildings, five or more storeys is 38.8 per cent of the total housing stock followed by single-detached houses which consists of 27.3 per cent of the total housing stock. The percentage of apartment buildings, less than five storeys is 16.6 per cent. In the CS&F Study Area 56.9, per cent of the total number of occupied private dwellings are owned compared to 54.4 per cent for the City. The CS&F Study Area is characterized by more single-detached housing, which is owner tenure compared to the City.

1.7 Labour Force by Occupation

The occupational profile shows ten occupational classifications. Similarities exist between the City and the CS&F Study Area in all categories.

Figure 5: Labour Force by Occupational Categories

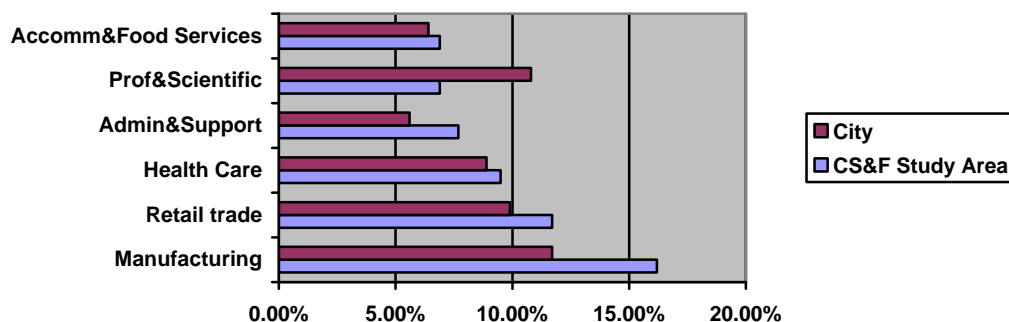


1.8 Labour Force by Industry

Manufacturing is the largest employment sector for the labour force residing in the CS&F Study Area, employing 16.2% of the labour force compared to 11.7% for the City. The second largest sector is retail trade, employing 11.7% of the labour force compared to 9.9% for the City. The third largest sector is health care and social assistance, employing 9.5% of the labour force followed by administration and support at 7.7%, professional,

scientific and technical services at 6.9% and accommodation and food services also at 6.9%.

Figure 6: Labour Force by Industry



2.0 COMMUNITY SERVICES AND FACILITIES

The appendices include an inventory and mapping of community services and facilities that serve the local population in the study area. Key services and facilities include publicly funded schools, childcare facilities, community centres and libraries.

2.1 Schools

2.1.1 Toronto District School Board

The Toronto District School Board (TDSB) has 27 elementary schools, 6 middle schools and 6 secondary schools serving the CS&F Study Area. A description of the school capacities and enrolments is contained in Appendix 3. In total 16 elementary schools are operating over capacity while the remaining 11 out of 27 are under capacity. There are four middle schools in the CS&F Study Area operating over capacity and four secondary schools operating over capacity. The TDSB deems a school to be at capacity based on the Ministry of Education funding formula of 80 per cent utilization.

2.1.2 Toronto Catholic District School Board

The Toronto Catholic District School Board has 8 elementary schools and 2 secondary schools located within the study area (see Appendix 4). Seven of the eight elementary schools are operating over capacity and one of the secondary schools is operating over capacity.

2.2 Child Care Centres

There are 19,740 children 0 to 9 years of age in the CS&F Study Area. The proportion of children living below the Low Income Cut-Off (LICO) in the CS&F Study Area ranges from 32 per cent to over 50 Per cent, which is at or above the Toronto average of 32.3 per

cent according to the Statistics Canada 2006 Census report. Statistics Canada defines low income cut off as occurring when a family would typically spend 20 percentage points more of its income on food, clothing, and shelter than the average Canadian household spends, based on the Canadian household expenditure survey. The incidence of child poverty between the 2001 and 2006 Census increased in the CS&F Study Area (City of Toronto, Children’s Services, from 2006 Statistics Canada).

The CS&F Study area has a total of 2,331 child care spaces located in 38 child care facilities all of which are City owned and operated. The capacity and subsidized waiting list is as follows:

	Capacity	Subsidized Waiting List
Infant	251	125
Toddler	395	88
Pre-school	1,184	229
School age	501	68
Total	2,331	510

(City of Toronto, Children’s Services, 2009)

Of the 38 City owned and operated child care facilities only 5 have no waiting list for subsidized child care space (see Appendix 5). There are also 19,740 children located in the CS&F Study Area with licensed child care space capacity at 2,331. The need for child care space is related to the percentage of women in the workforce with children under the age of 6 which is currently 68.4 per cent (Statistics Canada, 2006). This means 13,502 children are in need of license child care space for the CS&F Study Area.

According to Children and Neighbourhood Services’ Ward Equity Ceiling for December 2008 the greatest need in Ward 38 is for infant and toddler space. Ward equity refers to the allocation of resources based on the number of children in a ward who live in families with incomes below the Statistics Canada Low Income Cut-Off (LICO) as a proportion of all children in the City of Toronto who live in families with incomes below the LICO.

2.3 Public Libraries

The Markham-Ellesmere Community Services and Facilities Study Area is served by Bendale Neighbourhood, Burrows Hall Neighbourhood and Cedarbrae District Libraries (see Appendix 7). The Library also recognizes that the Scarborough Centre area has experienced significant population increases in the past few years. As Toronto Public Library strives to provide accessible library service throughout the City, the Library has included a future branch in its capital program to provide services to the residents in the Scarborough Centre area (see Appendix 6). The branch is currently slated to complete construction in 2013, although this may be adjusted based on capital plan approvals in future years.

Cedarbrae District Library closed for renovations on October 5, 2008. It is expected to reopen April, 2010 with many new enhancements to the building and services such as specially designed outdoor spaces, wireless internet access, expansion of the library learning centre, an interactive pre-school centre and self service technology to support staff meet the needs of additional users.

Located within the libraries are multi-purpose rooms, which seat 34 in the Bendale Neighbourhood Branch and 103 in the Cedarbrae District Branch. The multi-purpose rooms are equipped with flip charts, overhead projectors, tables, chairs, and kitchenette. All the collections, programs, and community facilities available at the three libraries are listed in Appendix 6 and include adult literacy material, CD-Rom, parenting collection, language material, and computer training.

2.4 Community Centres

Community centres in the area provide critical services and programming for all ages. A survey was sent to each centre to assess the type of services offered, the catchment area and the client group served. The following are the findings from the survey:

2.4.1 Scarborough Centennial Recreation Centre

Scarborough Centennial Recreation Centre serves the surrounding area near Markham Rd and Ellesmere Rd. The centre serves all age groups and offers programs in recreation and sports; childcare; arts and culture. Clients served include East Indian, Tamil, Chinese and Asians. The types of programs offered are skating, swimming, yoga, dance, adult fitness and pre-school programs. All the programs are well attended or at capacity.

Scarborough Centennial Recreation Centre contains a pool, meeting rooms, multi-purpose room and playground. There is currently no space available for use by other service providers that is currently not in use. The centre has identified the following top priority needs: more multi-purpose space, gymnasium, new change room facility, new health club, new pool and a new marquis at the front of the recreation centre.

2.4.2 Mid-Scarborough Community Centre and Arena

Mid-Scarborough Community Centre and Arena serves the local community from Kennedy Road to the west; Brimley Road to the east; St. Clair Avenue to the south and Eglinton Avenue East to the north. The centre serves all age groups and offers recreation, sports, arts, education and informational referrals to clients. Clients speak Tamil and Italian in addition to English. The people served are families, homeowners, and other service agencies. The centre offers children, youth and senior programs which are either frequently or at capacity.

Mid-Scarborough Community Centre owns its own community space which has indoor play space, multipurpose room, kitchen, meeting room and gymnasium. There is a need

for more gymnasium space and there is also a shortage of space to offer other types of programs for all age groups.

2.4.3 Cedar Brook Parks & Community Centre

Cedar Brook Parks & Community Centre serves the local community from Ellesmere Road to the north; Eglinton Avenue East to the south; Scarborough Golf Club Road to the east and Brimley Road to the west. The centre serves all age groups and offers recreation, sports, arts and skills development to clients. The centre serves the general population and offers children and adult programs in hip hop, line dance, cardio and mini karate. Children's programs in hip hop are always full but not the adult or pre-school programs.

Cedar Brook Parks & Community Centre own their own community space which has a playground, kitchen, meeting room and a ballroom. Space is also available for other service providers. The community centre has identified a top priority need for the area is a cricket pitch.

2.4.4 Curran Hall Ravine & Community Centre

Curran Hall Ravine and Community Centre serves Ward 43 which extends from Highway 401 to the north; Morningside Avenue to the east; Lake Ontario to the south; and Scarborough Golf Club Road to the west. The centre serves all age groups and offers recreation, sports and arts to clients. The community centre serves the general population and offers children and adult programs in arts, sports, general interest and camps. These programs are frequently full or full and are therefore greatly utilized. Clients speak Tamil and Urdu in addition to English.

Curran Hall Ravine and Community Centre own their own community space which also has indoor play space, multipurpose room and kitchen. There is no space available within the community centre for other service providers to use. The community centre has identified more community space as a top priority need for the area especially space for youth.

2.4.5 Cedar Ridge Creative Centre

Cedar Ridge Creative Centre serves the Greater Toronto Area but priority is given to the City of Toronto residents. The centre serves ages 5 and up and offers programs in arts education, cultural-heritage and recreation. Clients speak French, Chinese, Polish, Italian and Hindi. The centre serves the general population and offers child/youth and adult classes in pottery, art camps, painting and drawing. These programs are almost always or frequently at capacity.

Cedar Ridge Creative Centre owns their own community space which is equipped with an art studio, meeting rooms, kitchen and multi-purpose room. There is no space available within the community centre for other service providers.

2.5 City of Toronto Parks

City of Toronto Parks, Forestry and Recreation Division (PFR) provided an inventory of parks and community centres including a list of amenities. The inventory encompasses a 3.2 km radius from the Markham-Ellesmere Revitalization Study Area (see Appendix 8).

PFR maintains an inventory of park space within the City. There are over 540.7 hectares of park space within the CS&F Study Area made up of trail parks, country club, parkettes, parks and woodlots. Park amenities include baseball diamonds, tennis, playgrounds, mini soccer, and soccer fields (see Appendix 9). Top recreational programs by registration in the CS&F Study area are swimming, preschool, camps, older adults, skating and arts and heritage.

2.6 Human Services

Human service agencies provide a broad range of services that can assist the population and offer such services such as youth counselling, employment and job training, health services, home support, legal services and immigration services. These agencies offer services to the local community and to the Greater Toronto Area. It is important that these agencies have space available to offer services to new participants and reduce waiting time for people needing services. Appendix 10 shows a description of available services in the CS&F study area.

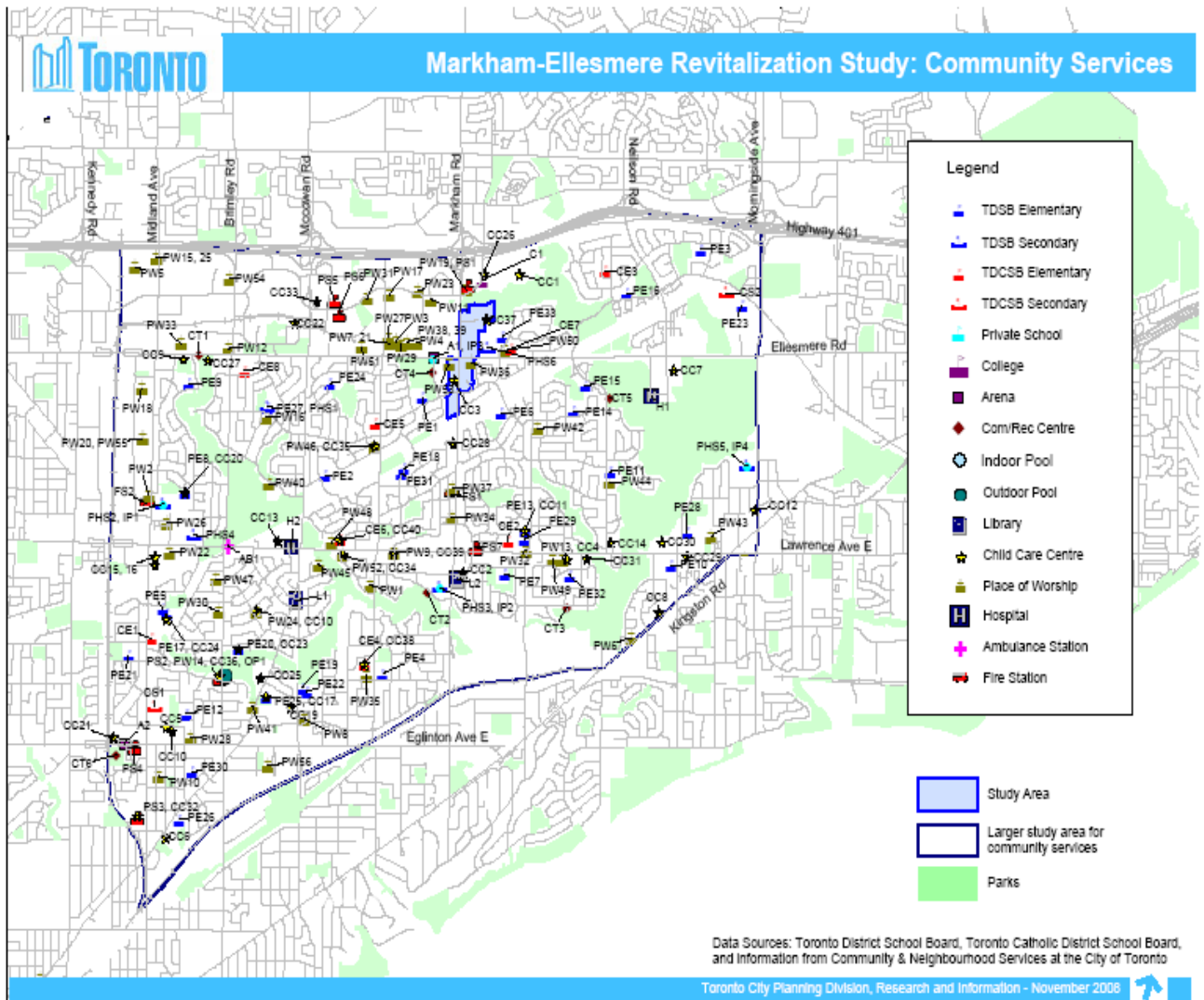
3.0 CONCLUSIONS

The CS&F Review included a demographic (socio-economic) profile of the area. From that analysis it was determined that, in comparison to the City as a whole, the study area has a higher percentage of youth ages 0-9; a lower percentage of people with university degrees; a higher percentage of an immigrant population that has also arrived more recently; and a higher percentage of people living in apartment buildings which are 5 or more storeys.

In review of the community services and facilities that are available to the local population in the Markham-Ellesmere CS&F study area, deficiencies in current human services and community facilities were identified for the following: subsidized child care, community space, cricket pitch and a gymnasium.

In order to determine the prioritization of community services and facilities needed in the area further discussion will need to occur with community groups and human service agencies.

Appendix 1: The Markham-Ellesmere Community Services and Facilities Study Area



Legend

Markham-Ellesmere Revitalization Study: Community Services

Arena

A1	Confederation Park(Centennial C.C. Pool)	250 Dolly Varden Blvd
A2	Mid-Scarborough C.C. & Arena	2467 Eglinton Ave E

Ambulance Station

AB1	Station #28	2900 Lawrence Ave. E
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Colleges

C1	Centennial College	941 Progress Ave
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Child Care

CC1	Centennial College Progress Campus Child Care Centre	941 Progress Ave
CC2	Cedarbrae Day Nurseries (Greencrest)	20 Greencrest Circt
CC3	Children's Village #1 Day Care Centre	1050 Markham Rd
CC4	Lawrence Avenue East Child Care	3847 Lawrence Ave E
CC5	Gilder Child Care Centre	31 Gilder Dr
CC6	Canadiana Court Child Care Centre	20 Gordonridge Pl
CC7	Centenary/Seven Oaks Child Care Centre	9 Neilson Rd
CC8	Family Residence Nursery School & After School Program	4222 Kingston Rd
CC9	Birkdale Nursery School & After School Program	1229 Ellesmere Rd
CC10	Gilder Satellite	47 Gilder Dr
CC11	Golf Road School Child Care Centre	730 Scarborough Golf Club Rd
CC12	Morningside Day Care Centre	292 Morningside Ave
CC13	Rosalie Hall Infant/Toddler Centre	3020 Lawrence Ave E
CC14	Sandbox Day Care Centre	15 Orton Park Rd
CC15	Cedarbrae Infant Day Nursery	1375 Midland Ave
CC16	Cedarbrae Day Nurseries (Midland)	1385 Midland Ave
CC17	Children Of Tomorrow - Pringdale Gardens	1325 Danforth Rd
CC18	Knob Hill Day Nursery	23 Gage Ave
CC19	Children Of Tomorrow - Mccowan	400 Mccowan Rd
CC20	N.Y.A.D. Donwood	61 Dorcot Ave
CC21	Rainbow Village Childcare Centre	2460 Eglinton Ave E
CC22	Scarborough Jr Ymca	230 Town Centre Crt
CC23	Knob Hill School Age Ymca	25 Seminole Ave
CC24	Hunter's Glen School Age Ymca	16 Haileybury Dr
CC25	Parkside Nursery School	1340 Danforth Rd
CC26	N.Y.A.D. S.C.A.S.	939 Progress Ave
CC27	Squirrel's Nest Child Care Centre	1305 Ellesmere Rd
CC28	Growing Tykes Learning Centre - 910	910 Markham Rd
CC29	Growing Tykes Learning Centre - 4105	4105 Lawrence Ave E
CC30	West Hill Centre For Early Learning	4010 Lawrence Ave E
CC31	Future Stars Child Care Centre	3895 Lawrence Ave E
CC32	N.Y.A.D. Bond	720 Midland Ave
CC33	Kids And Company Ltd.	100 Consilium Pl
CC34	Friendly Little Campus	3255 Lawrence Ave E
CC35	Sonshine Christian Nursery School	930 Bellamy Rd N
CC36	Winning Ways Day Nursery	614 Brimley Rd
CC37	Discovery Place Child Care Centre	22 Tuxedo Crt
CC38	St. Nicholas -Network (Amarillo Dr.)	33 Amarillo Dr
CC39	Brackendale Montessori	3385 Lawrence Ave E
CC40	St. Rose Of Lima Jr Ymca	3220 Lawrence Ave E

Community Centre

CT1	Birkdale Ravine And C.C.	1299 Ellesmere Rd
CT2	Cedar Brook Park & C.C.	91 East Park Blvd
CT3	Cedar Ridge Park,C.C.,Ch&Cottg	225 Confederation Dr
CT4	Scarborough Centennial Recreation Centre	250 Dolly Varden Blvd.
CT5	Curran Hall Ravine & C.C.	227 Orton Park Blvd
CT6	Mid-Scarborough C.C. & Arena	2467 Eglinton Ave E

Fire Station

FS1	Station #231	740 Markham Rd
FS2	Station #232	1550 Midland Ave

Hospital

H1	Centenary Health Centre	2867 Ellesmere Rd.
H2	Scarborough General Hospital	3050 Lawrence Ave. E

Indoor Pool

IP1	Bendale Indoor Pool	1555 Midland
IP2	Cedarbrae Indoor Pool	550 Markham Rd
IP3	Centennial Indoor Pool	1967 Ellesmere Rd
IP4	West Hill Indoor Pool	350 Morningside Ave

Library

L1	Bendale	1515 Danforth Rd.
L2	Cedarbrae	545 Markham Rd.

Outdoor Pool

OP1	Knob Hill Outdoor Pool	625 Brimley Rd
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Private Schools

PS1	A.G.B.U. Zaroukian School	930 Progress Ave.
PS2	Angel Montessori School	614 Brimley Rd.
PS3	Bond Academy	720 Midland Ave.
PS4	Guild Hall	3-2495 Eglinton Ave. E.
PS5	Madinatul-Uloom Academy	670 Progress Ave.
PS6	Madison Academy	1-700 Progress Ave. E.
PS7	Wisdom House of Education, The	3630 Lawrence Ave. E

Catholic Elementary

CE1	St. Albert	1125 Midland Ave.
CE2	St. Barbara	25 Janray Dr.
CE3	St. Edmund Campion	30 Highcastle Rd.
CE4	St. Nicholas	33 Amarillo Dr.
CE5	St. Richard	960 Bellamy Rd. N.
CE6	St. Rose of Lima	3220 Lawrence Ave. E.
CE7	St. Thomas More	2300 Ellesmere Rd.
CE8	St. Victor	20 Bernadine St.

Catholic Secondary

CS1	Jean Vanier	959 Midland Ave.
CS2	Pope John Paul II	685 Military Trail

Public Elementary

PE1	Bellmere Jr PS	470 Brimorton Drive
PE2	Bendale Jr PS	61 Benshire Drive

PE3	Brooks Road PS	85 Keeler Boulevard
PE4	Cedarbrook Jr PS	56 Nelson Street
PE5	Charles Gordon Sr PS	25 Marcos Boulevard
PE6	Churchill Heights PS	749 Brimorton Drive
PE7	Cornell Jr PS	61 Holmfirth Terrace
PE8	Donwood Park Jr PS	61 Dorcot Avenue
PE9	Edgewood PS	230 Birkdale Road
PE10	Galloway Road PS	192 Galloway Road
PE11	George B Little Jr PS	125 Orton Park Road
PE12	Glen Ravine Jr PS	11 Gadsby Drive
PE13	Glen Ravine Jr PS	730 Scarborough Golf Club Road
PE14	Heather Heights Jr PS	80 Slan Avenue
PE15	Henry Hudson Sr PS	350 Orton Park Road
PE16	Highcastle PS	370 Military Trail
PE17	Hunter's Glen Jr PS	16 Haileybury Drive
PE18	J S Woodsworth Sr PS	120 Sedgemount Drive
PE19	John McCrae Sr PS	431 McCowan Road
PE20	Knob Hill Jr PS	25 Seminole Avenue
PE21	Lord Roberts Jr PS	165 Lord Roberts Drive
PE22	McCowan Road Jr PS	425 McCowan Road
PE23	Military Trail PS	701 Military Trail
PE24	North Bendale Jr PS	29 Aveline Crescent
PE25	Pringdale Gardens Jr PS	1325 Danforth Road
PE26	Robert Service Sr PS	945 Danforth Road
PE27	St Andrew's Jr PS / ASE 1	60 Brimorton Drive
PE28	St Margaret's PS	235 Galloway Road
PE29	Tecumseh Sr PS	720 Scarborough Golf Club Road
PE30	Walter Perry Jr PS	45 Falmouth Avenue
PE31	William Tredway Jr PS	112 Sedgemount Drive
PE32	Willow Park Jr PS	45 Windover Drive
PE33	Woburn Jr PS	40 Dormington Drive

Public Secondary

PHS1	Alternative Scarborough Education 1 (ASE 1)	60 Brimorton Drive
PHS2	Bendale BTI	1555 Midland Avenue
PHS3	Cedarbrae CI	550 Markham Road
PHS4	David & Mary Thomson CI	2740 Lawrence Avenue East
PHS5	West Hill CI	350 Morningside Avenue
PHS6	Woburn CI	2222 Ellesmere Road

Place of Worship

PW1	Bendale Bible Chapel Inc	330 Bellamy Rd N
PW2	Bethel Church Of God	1570 Midland Ave
PW3	Bethlehem Assemblies	1940 Ellesmere Rd
PW4	Bethlehem United Church	1990 Ellesmere Rd
PW5	Celestial Church Of Christ	2220 Midland Ave
PW6	Centre For Humanity Ministries	4158 Kingston Rd
PW7	Christ Centred Fellowship	1085 Bellamy Rd N
PW8	Church Of Jesus Christ Of La	395 Mccowan Rd

PW9	Church Of The Master	3385 Lawrence Ave E
PW10	Commonwealth Ave Baptist Church	83 Commonwealth Ave
PW11	East Scarborough Church Of God	869 Progress Ave
PW12	Fairview Church Of God	1560 Brimley Rd
PW13	Faith Reformed Baptist Church	3837 Lawrence Ave E
PW14	Ferndale Baptist Church	614 Brimley Rd
PW15	Friends Of Jesus Christ	2240 Midland Ave
PW16	Glen Ayr United Church	55 Brimorton Dr
PW17	Grace Apostolic Church	801 Progress Ave
PW18	Harvest Time Revival	1860 Midland Ave
PW19	Holy Trinity Armenian Church	920 Progress Ave
PW20	House Of Prayer	1720 Midland Ave
PW21	Iglesia Profetica	1085 Bellamy Rd N
PW22	Jame Abu Bakr Siddi Que	2665 Lawrence Ave E
PW23	Kingdom Hall Of Jehovas	846 Progress Ave
PW24	Knob Hill United Church	23 Gage Ave
PW25	Liberty Church Of God	2240 Midland Ave
PW26	Midland Park Baptist Church	5 Treewood St
PW27	Miracle Family Temple	1095 Bellamy Rd N
PW28	Murugan	16 Bimbok Rd
PW29	North A. Athia	1950 Ellesmere Rd
PW30	One Accord Ministries	724 Brimley Rd
PW31	Perfect Love Tabernacle	721 Progress Ave
PW32	Port Union Church Of God	3731 Lawrence Ave E
PW33	Rosewood Chinese Church	1220 Ellesmere Rd
PW34	Scarboro Gospel Temple	710 Markham Rd
PW35	Scarborough Filipino 7th Day	24 Nelson St
PW36	Scarborough Masonic Temple	2201 Ellesmere Rd
PW37	Shakti Nurga Temple	744 Markham Rd
PW38	Shiva Temple	1960 Ellesmere Rd
PW39	Sri Radha Krisna Temple	1940 Ellesmere Rd
PW40	St Andrews Presbyterian	115 St Andrews Rd
PW41	St Davids Presbyterian Church	1290 Danforth Rd
PW42	St John The Divine Anglican	885 Scarborough Golf Club Rd
PW43	St Margarets Anglican Church	4130 Lawrence Ave E
PW44	St Marks United Church	115 Orton Park Rd
PW45	St Matthews Lutheran Church	3159 Lawrence Ave E
PW46	St Ninians Anglican Church	930 Bellamy Rd N
PW47	St Peter Anglican Church	776 Brimley Rd
PW48	St Rose Of Lima	3216 Lawrence Ave E
PW49	St Stephens Presbyterian Church	3817 Lawrence Ave E
PW50	St Thomas More Church	2234 Ellesmere Rd
PW51	The Meeting Place Int.	1800 Ellesmere Rd
PW52	The Potter's House Christian	3255 Lawrence Ave E
PW53	The Salvation Army-Cedarbrae	2085 Ellesmere Rd
PW54	Toronto Christian Assembly	1750 Brimley Rd
PW55	Valmiki Ashran	1720 Midland Ave
PW56	Word Of Life Out Reach	40 Barbados Blvd