

Scarborough Centre Public Space Master Plan

Two Themes

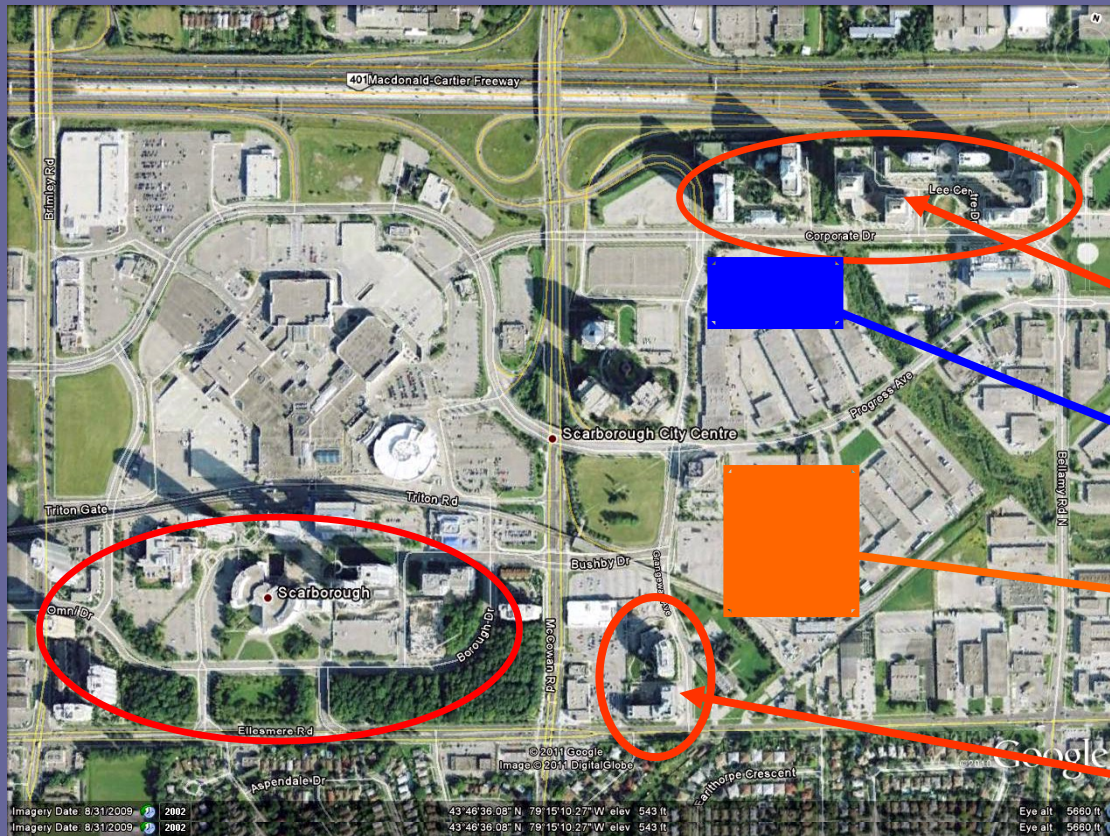
Safe pedestrian-cycling connections.
Sense of place – a destination.

The two sides of our Centre should be connected by spanning McCowan with a pedestrian deck over the road between Progress and Bushby Drive



This part of McCowan is significantly below the grade of properties on both sides





2,800 units

1,515 units approved

Application filed for 2,488 units

600 units

East of McCowan: 3,400 apartments + 4,000 approved-proposed.

- Major employers in the Consilium and Royal Bank towers.

West of McCowan: 4,000 apartments built.

- Major employers and public services.

Problem: You can't get there from here!

Parks Staff tell us our downtown is one of the worst served neighbourhoods in all of Toronto in terms of local parks and public open space.

- Our Solution ?

Create almost 3 acres of new public open space with lots of public art on the Span McCowan deck.



Cities all over the world do this.
... reconnect neighbourhoods
... beautiful public open space.

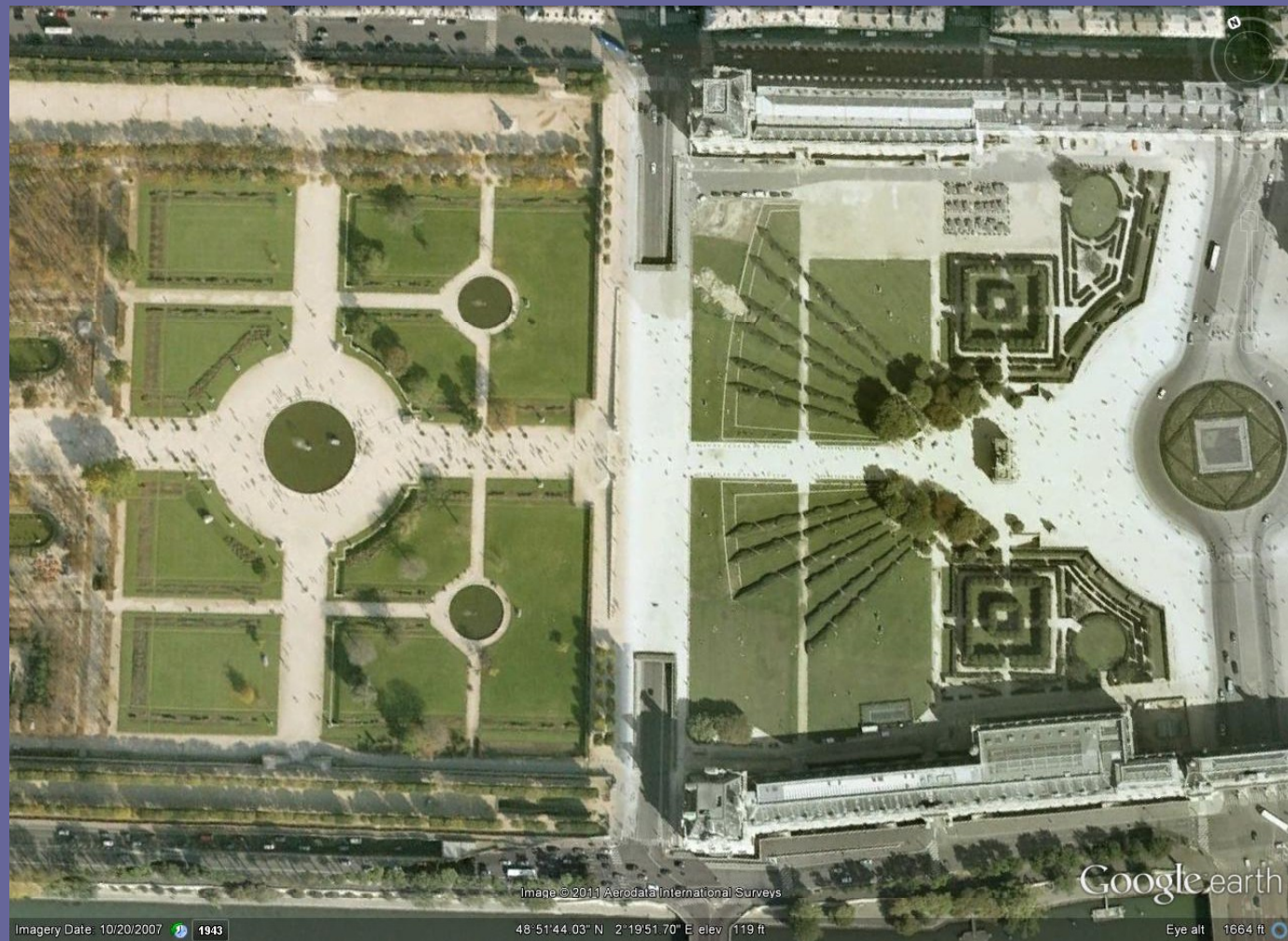


Chicago does it...



Parks and Public Spaces

Paris does it.



Parks and Public Spaces

Denmark does it...



Many US cities have done it... even Detroit.



Public open space on the Span McCowan deck is cost effective compared to taking 3 acres of land anywhere else in our Centre 'out of production':

- Zero land acquisition cost;
- Zero building demolition cost;
- Zero site remediation cost;
- Zero lost assessment and taxes;
- Zero lost development potential.

2. Making our Centre a destination

- Our downtown is supposed to be ‘vibrant’, ‘a focal point for eastern Toronto’, ‘a destination’.

Here's our idea to make our Centre a destination:



A permanent City-owned market building

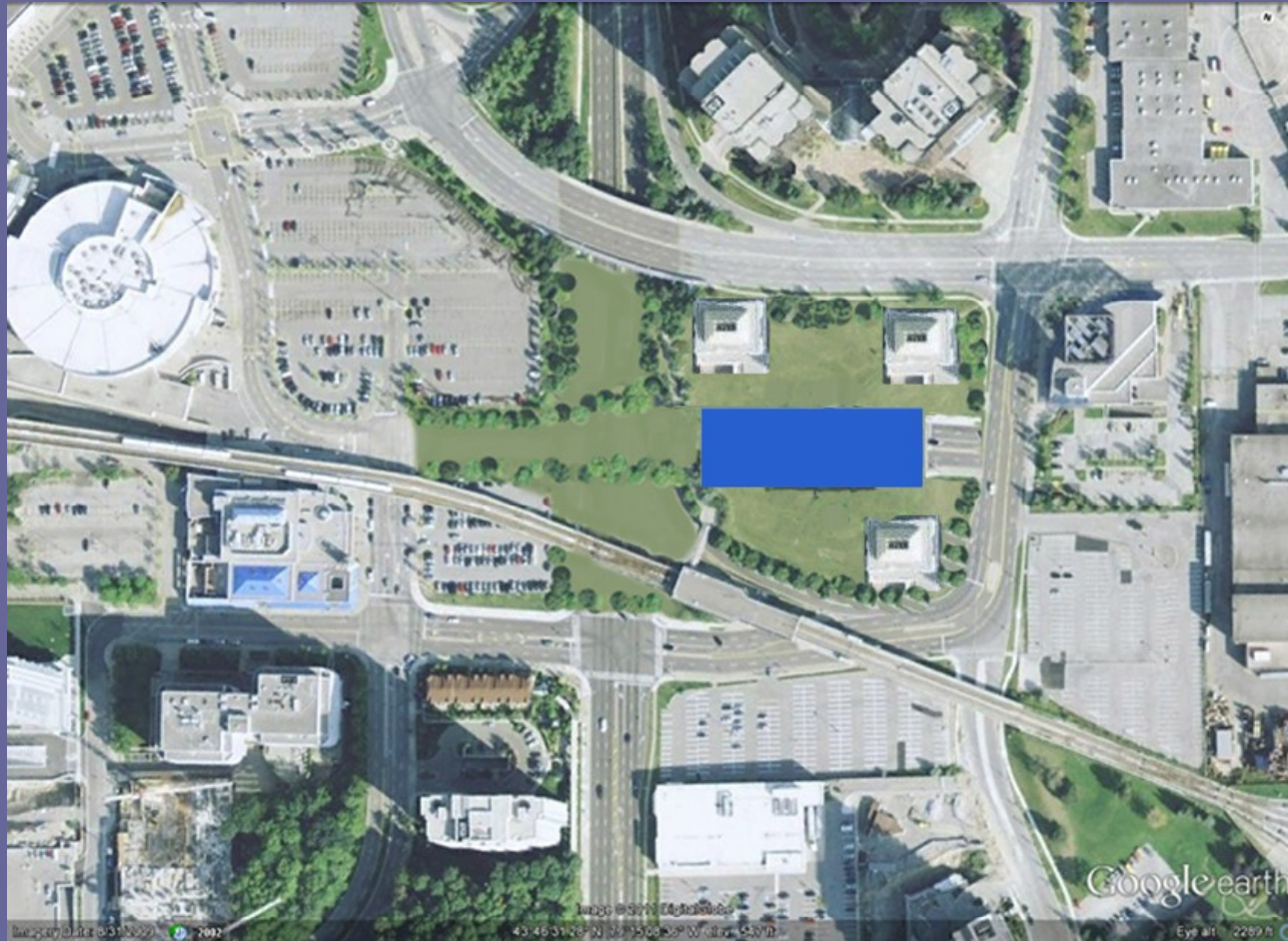
...for Scarborough's independent food merchants,

...the same size as the south St. Lawrence market,

...with community meeting space/childcare services

...on the former City lands on the east side of McCowan

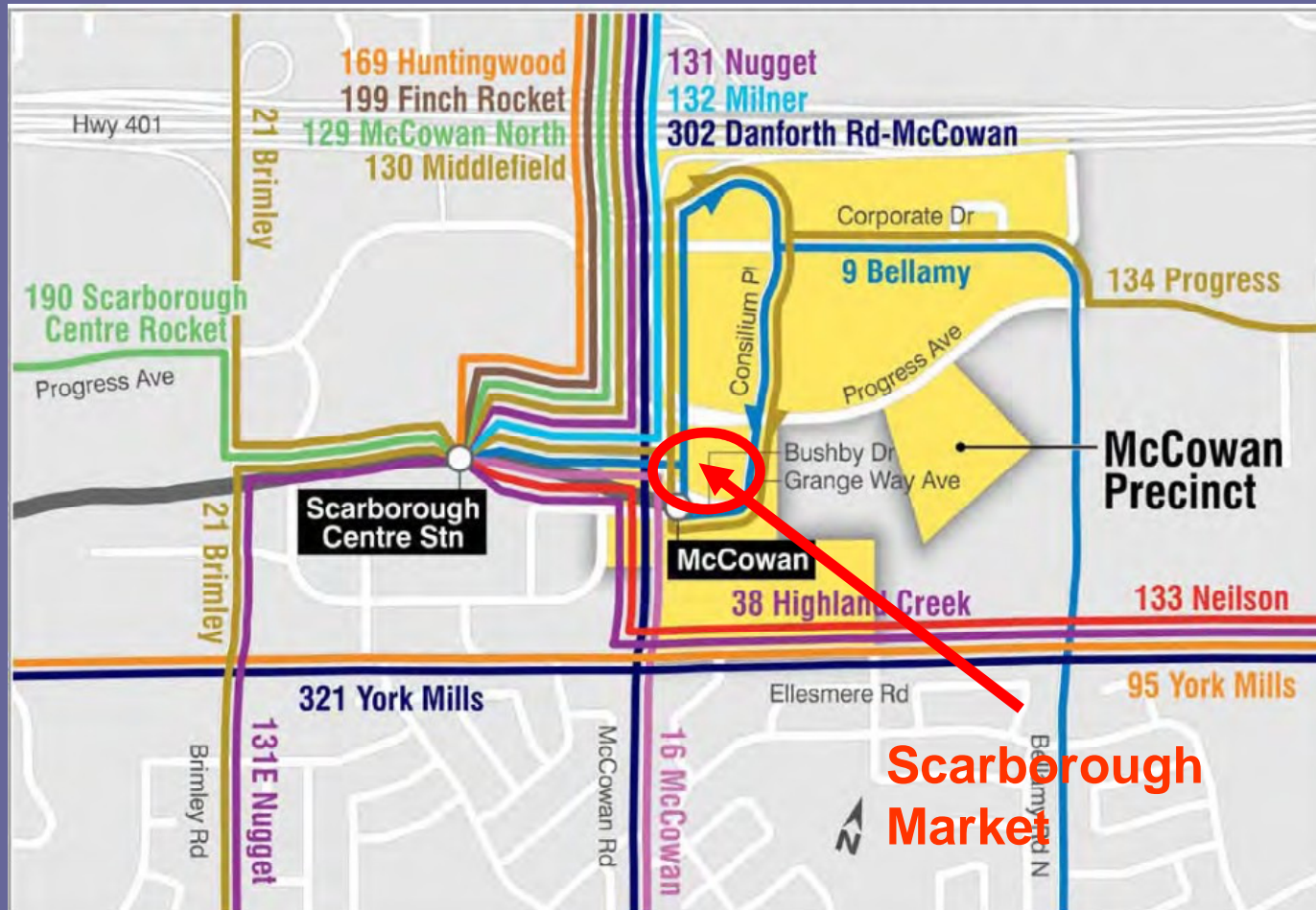
...with a seasonal open air farmers' market spilling out onto the McCowan deck.



There is plenty of room on this 5.3 acres site for our market and lots of new residential towers.

There are 7,400 apartments and 240,000m² of offices within walking distance and plenty more zoned.

We have the transit: 14 TTC Bus Routes bring people right to the market doors. The McCowan RT station is practically part of the site.



A Destination Market for
Scarborough

We can provide the parking with a single level deck over the Green P lot on the south side of Bushby.



A Destination Market for
Scarborough

How do we pay for all this?

By managing three capital revenue streams from development in our Centre:

- Section 37
- Development Charges
- Parkland Cash-in-lieu

Plus...

Proceeds from 'the Grassy Field'

- \$22.6 million.

The City's Official Plan requires that “ land assets owned by the City will be utilized in a strategic manner to further the objectives of the Scarborough Centre Secondary Plan.”

- Council passed this policy in 2005.
- Our 'land asset' has been converted to \$22.6 million in cash.

It should be used here in Scarborough to achieve the Plan's goals

- a vibrant destination
- and focus of people activity...
- making a downtown for all of eastern Toronto....

by spanning McCowan and building our market.

End of presentation.

Presented on behalf of Glen Andrew, Midland Park and North Bendale Community Associations; residents, Board Members and Property Managers of the Omni, Forest Mansions, Altitude, Brian Harrison Way and Town Centre Court condominium apartments.