



## REPORT FOR ACTION

# Scarborough Centre Transportation Master Plan - Supplementary Report

Date: May 18, 2018

To: City Council

From: Chief Planner and Executive Director, City Planning Division

Wards: 37 and 38

## SUMMARY

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At its meeting on May 2, 2018, Scarborough Community Council held a statutory public meeting to amend the Official Plan and Scarborough Centre Secondary Plan and adopted staff recommendations with amendments respecting the Scarborough Centre Transportation Master Plan. It was also requested that staff review the information and requests within the correspondence and deputations/submissions considered by Scarborough Community Council and report directly to City Council with any recommended changes, if necessary.

This report summarizes staff's review and outlines minor refinements to draft Official Plan Amendment No. 409 that have emerged as a result of these discussions. The proposed changes to draft Official Plan Amendment No. 409 are described in this report and itemized in Attachment 1. These changes are fully incorporated into a revised draft Official Plan Amendment No. 409 found in Attachment 3.

## RECOMMENDATIONS

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The Chief Planner and Executive Director, City Planning Division recommends that:

1. City Council delete recommendation #4 from Scarborough Community Council and replace with the following:

City Council amend the Official Plan and Scarborough Centre Secondary Plan substantially in accordance with the draft Official Plan Amendments included as Attachments 2 and 3 of this Supplementary Report dated May 18, 2018.

2. City Council determine that no further notice is required in respect of the draft Official Plan Amendments identified in Part 1 above.

## **FINANCIAL IMPACT**

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This report has no financial impact.

## **DECISION HISTORY**

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At its meeting on May 2, 2018, Scarborough Community Council held a statutory public meeting to amend the Official Plan and Scarborough Centre Secondary Plan. Scarborough Community Council adopted staff recommendations with amendments respecting the Scarborough Centre Transportation Master Plan. It was also requested that staff review the correspondence and deputations/submissions considered by Scarborough Community Council and report directly to City Council with any recommended changes, if necessary. Scarborough Community Council's decision can be found at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.SC30.3>

## **BACKGROUND**

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In July 2016, the City of Toronto initiated the Scarborough Centre Transportation Master Plan (SCTMP) study. Throughout the study process, staff have engaged in extensive public and stakeholder consultation, including three Public Consultation Meetings and three Local Advisory Committee meetings.

In the period the draft Official Plan Amendments were available for public review prior to the statutory meeting, City Planning staff held meetings with individual property owners and interested parties when requested.

## **COMMENTS**

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### **Staff Review**

Following the May 2, 2018 statutory public meeting held by Scarborough Community Council, staff reviewed the correspondence and deputations. City Planning staff also held meetings with landowners and their representatives as appropriate.

In some instances, concerns raised were with respect to the specific location and configuration of the proposed streets and connections. These concerns were addressed with staff explaining how the recommended policy framework is consistent with the 2014 Council approved McCowan Precinct Plan ([2014.SC32.20](#)), and that the proposed Maps 5-3 and 5-4 conceptually identify the location of future streets and connections. The final determination of the exact location and configuration of these streets and connections would be made through the development review process. This flexibility is further reinforced by proposed new Policy 5.4, in draft Official Plan Amendment No. 409:

*'5.4 The exact location, alignment and design of each new street and connection may be refined through the development review process. An Official Plan Amendment may not be required to alter the streets and connections, provided the general intent and connectivity as shown on Map 5-3 and Map 5-4 is achieved.'*

In other cases, after consideration by staff, there was support for minor refinements to the policy language in draft Official Plan Amendment No. 409 to provide additional clarity or further precision to address the concerns raised.

## **Recommended Refinements to draft Official Plan Amendment No.409**

Feedback received during the follow-up meetings has resulted in minor wording refinements to draft Official Plan Amendment No. 409. Refinements were made to the non-statutory text as well as Policy 4.6.1 c) in Section 4.6.1 The Town Centre Commercial Precinct and are specifically outlined in Attachment 1.

## **Conclusion**

Staff are proposing refinements to draft Official Plan Amendment No.409 in response to the follow-up meetings regarding the correspondence and deputations/submissions considered at the statutory public meeting held at Scarborough Community Council on May 2, 2018. These refinements provide additional clarity to the policy framework recommended, and are incorporated into a revised draft Official Plan Amendment No. 409 found in Attachment 3 and recommended for approval by City Council.

## **CONTACT**

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## **SIGNATURE**

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Gregg Lintern, MCIP, RPP  
Chief Planner and Executive Director  
City Planning Division

## **ATTACHMENTS**

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Attachment 1: Refinements to Draft Official Plan Amendment No. 409  
Attachment 2: Draft Official Plan Amendment No. 408  
Attachment 3: Draft Official Plan Amendment No. 409

**Attachment 1: Refinements to Draft Official Plan Amendment No. 409**

Reference	Original Wording - to be replaced	Revised Wording (to replace original wording)
<p>Non-statutory text in Section 4.6.1</p>	<p>The Town Centre Commercial Precinct contains the Scarborough Town Centre Mall, a regional destination. The Scarborough Town Centre Mall is a major shopping, services and entertainment destination. Its continued function and evolution is supported. The Mall functions as a link between the Precincts and the retail along Progress Avenue. As the Scarborough Town Centre Mall evolves and grows, opportunities to establish direct publicly accessible connections are important in order to achieve an accessible and connected Centre. Public access through the Scarborough Town Centre Mall property should coincide with the hours of operation of the transit system. Public streets through the existing Scarborough Town Centre Mall property are not anticipated during the life of the Mall. However, should the mall redevelop at some point in the future a public street network will be examined through a coordinated planning process. A common signage and way-finding system within the Town Centre Commercial Precinct especially on lands owned by the Scarborough Town Centre Mall will enable residents, shoppers and workers to move easily within the Centre.</p>	<p>The Town Centre Commercial Precinct contains the Scarborough Town Centre Mall, a regional shopping centre and major employment site in eastern Toronto. Its concentration of retail, service, and entertainment uses draws people from across Scarborough and Durham Region. The mall's continued function and evolution is supported. Over time, the Scarborough Town Centre Mall will evolve into a more mixed-use environment that is connected to surrounding precincts. As the mall grows, large areas of surface parking and servicing areas will be integrated and located below-grade. Development above the integrated parking and servicing areas will help to define a new network of connections, and open spaces that together extend the mall's internal circulation system outwards to meet the existing and planned street network within the precinct. A common signage and way-finding system within the Town Centre Commercial Precinct will enable residents, shoppers and workers to move easily within the Centre and to surrounding destinations.</p>

Reference	Original Wording - to be replaced	Revised Wording (to replace original wording)
Policy 4.6.1 c)	<p>Public streets through the existing Scarborough Town Centre Mall property are not anticipated during the life of the Mall. However, should the mall redevelop at some point in the future a public street network will be examined through a coordinated planning process. In the Interim, the City will secure public and transit access (if required) to the Mall's internal circulation system to facilitate greater north-south and east-west access and connections for the Centre. Public access should coincide with the hours of operation of the transit system.</p>	<p>As development and expansion of the Scarborough Town Centre Mall occurs, connections will be introduced to support north-south and east-west access to transit services and other destinations within the Centre. The City will explore opportunities for public and transit access through the mall's enclosed internal circulation system to further enhance connections within the Centre.</p>