On July 11, 12 and 13, 2012, City Council endorsed the "Scarborough Centre – Public Space Master Plan" and supported the implementation of the projects and initiatives identified in the plan, in order to, over time, significantly improve the quality and character of the public spaces and streets in the Civic and Commercial Precincts of the Scarborough Centre. City Council also directed the Chief Planner and Executive Director, City Planning Division, in consultation with Transportation Services, Parks, Forestry and Recreation, Real Estate and Facilities Management staff, and the Toronto District School Board, to report back in October 2012 on sources of funding, prioritizing and necessary approvals for the implementation of seven (7) key priority projects identified in the Master Plan. The purpose of this report is to respond to that direction. The Council decision and link to the final report and the consultant's report is found at: http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.SC17.22

The Public Space and Streetscape Master Plan focuses on the Civic and Commercial Precincts. A team of staff from various divisions has been assembled to formulate
implementation strategies for the seven priority projects and identify possible funding sources and the necessary approvals. This report prioritizes the seven projects, identifies the division lead for each project, outlines possible funding sources and necessary approvals, and recommends the report be received for information.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Scarborough Community Council receive this report for information.

Financial Impact

It is important to note that adoption of this report does not in itself bind Council to any funding commitments for the seven priority projects. The seven priority projects will proceed on an incremental basis as and when funding has been secured through the capital budget process and from other sources outlined in this report, and from future funding opportunities from various City Divisions.

The seven priority projects identified in this report have an estimated total project cost of $15.385 million, with a 2012-2015 estimated available cash flow of $1.331 million. Further funding sources are yet to be determined, but may include City Divisional Capital Funds and Debt, Development Charges Funding for growth related projects and Reserve Funds (i.e. Public Realm, Section 37).

Funds for the Request for Proposals (RFP) for the detailed design of the Civic Green will need to be allocated from the Public Realm Reserve Fund through the 2013 budget process.

The Deputy City Manager and Chief Financial Officer have reviewed this report and agree with the financial impact information.

DECISION HISTORY

City Council, at its July 11, 12 and 13, 2012 meeting, considered and adopted the Scarborough Centre – Public Space and Streetscape Master Plan (Civic and Commercial Precincts) – Consultant's Report and the recommendations, as amended, in the report dated May 24, 2012 from the Chief Planner and Executive Director, City Planning Division. City Council directed the Chief Planner and Executive Director, City Planning Division, along with Transportation Services, Parks, Forestry and Recreation, Real Estate Services and Facilities Management staff, to pursue the principles, guidelines and implementation strategies identified in the "Scarborough Centre Public Space and Streetscape Master Plan" at every opportunity, including those presented through the development approval process and the City’s capital works program. City Council also directed the Chief Planner and Executive Director, City Planning Division, in consultation with Transportation Services, Parks, Forestry and Recreation, Real Estate Services and Facilities Management staff, and the Toronto District School Board to
ISSUE BACKGROUND
The approved Scarborough Centre – Public Space and Streetscape Master Plan (Civic and Commercial Precincts), identifies twenty distinct projects which need to be carried out in the immediate/near-term (0 to 5 years) and mid-term (6-15 years) to implement the Master Plan and improve the quality and character of public spaces in the Civic and Commercial Precincts. Implementation must be a logical and incremental process with each step building upon those before it. From this list, City Council requested a further report to identify possible funding sources, prioritizing and necessary approvals for the following seven (7) key priority projects:

1. Redesign of the Civic Green (Ceremonial Plaza) on the south side of the Scarborough Civic Centre building;

2. Borough Drive streetscape improvements for the central portion between the two Borough Approaches opposite the Scarborough Civic Centre, including streetscape enhancements around the new library;

3. Redesign of the Civic Common to open up the view corridor from Ellesmere Road towards the Civic Centre building and the new library;

4. Creation of a signage and way-finding system for the Civic and Commercial Precincts;

5. Implementation of the recommendations outlined in the 1989 "Woodlot Management Plan – City Centre Woodlot for Scarborough Centre";

6. Reconfiguration of the two Borough Approaches (currently public streets with restricted traffic flow and turning movements) allowing for full-moves intersections at Ellesmere Road; and

7. Revitalization of Albert Campbell Square.

COMMENTS
The above seven (7) key priority projects have been listed in order of priority based on discussions with various City staff and the Ward Councillor (see Attachment 1 for project locations). The remainder of this report will explain the reasons for prioritizing the projects in this manner, the divisional lead for each project, possible funding sources and necessary approvals to implement each of the projects. A summary of this information can be found in chart form attached as Attachment 2 to this report.

At its July 11, 12 and 13th, 2012 meeting, City Council also requested that the Chief Planner and Executive Director, City Planning Division, establish a residents advisory group to consult and work towards the implementation of the Scarborough Centre Public
Space and Streetscape Master Plan. It is staffs' intention that as funding sources for each of the seven priority projects are identified, a community consultation process will ensue providing local residents, landowners and businesses the opportunity to review and provide input to the planned improvements.

**Redesign of the Civic Green (Ceremonial Plaza) and Civic Common, and Streetscape enhancements around the new Scarborough Centre Library**

The Toronto Public Library (TPL) will be constructing a 14,500 square foot library on the south side of the Scarborough Civic Centre building, with completion targeted for the summer/fall of 2014. Serving as a catalyst, the new library will help to improve the southern public face of the Civic Centre building and Borough Drive. The new library will interface with the planned redesign of the Civic Green, Borough Drive and the Civic Common ultimately connecting both sides of Borough Drive and linking the library’s western pedestrian access with the redesigned Civic Green. As such, Planning staff are of the opinion that the first three priority projects (Civic Green, Borough Drive streetscape improvements and the Civic Common) should be undertaken immediately, subject to funding, in conjunction with the construction of the new library.

The redesign of the Civic Green relates directly to the new library due to its proximity to the immediate west at 140 Borough Drive, lands owned by the Toronto District School Board (TDSB). The library will have a low profile with a green roof to visually extend the landscape base of the Civic Centre. By redesigning the Civic Green, the new space will create a better relationship between the Civic Centre building and Borough Drive, the Civic Common and to the new Library’s west façade. This project is estimated to cost approximately $1.2 million. The Civic Green will provide both a casual seating area and performance area. By modifying the existing slope between the street and upper bank an amphitheatre-like setting can be achieved, making this open space more conducive to casual seating and large gatherings, which will compliment the new library.

Planning staff have consulted with the TDSB who have advised that while no funding is currently available, they are supportive of this initiative and will continue to work with staff to advance the project. Therefore, in discussions with staff, it was determined that Facilities Management would be the lead division for managing and implementing this project, however, they have advised that they do not have any funding in their budget for this project, nor is it a priority to fund such a project given that their focus is on funding State of Good Repair projects. Facilities Management staff recommend a Request for Proposal (RFP) be issued for a detailed design and cost estimate for the Civic Green. Public Realm staff in Transportation Services have advised of the possibility to contribute $200,000 from the Public Realm Reserve Fund from the street furniture contract for the RFP that would be overseen by Facilities Management staff. Civic Design has agreed to prepare a preliminary design concept for the Civic Green to accompany the RFP. This RFP will be prepared by City staff for issuance sometime this fall. It is imperative that the construction of the Civic Green be coordinated with the new library construction as it would impact the final grades of the area to the west of the new accessible walkway and would thereby result in a more desirable interface between the two projects. As such,
should City Council want this project to go forward at this time, a funding source needs to be identified.

The Master Plan proposes the re-shaping of Borough Drive into one of two Scarborough Centre 'Main Streets'. The central portion of Borough Drive between the two Borough Approaches is of a high priority, as it would improve the connection of the Civic Centre building, Civic Green and new library to the Civic Common on the south side of Borough Drive, creating one large seamless public space on both sides of Borough Drive. Planning staff are recommending that the streetscape improvements for the north side of the central portion of Borough Drive and the landscaping improvements along the pedestrian connection from Borough Drive into the Scarborough Civic Centre building along the west façade of the new library be considered an immediate priority and be coordinated with the construction of the new library. The TPL's consultants have estimated that the streetscape and landscape enhancements around the new library would cost approximately $600,000. While TPL does not have funding in their capital budget for these landscaping enhancements, the City Planning Division, Civic Design has agreed to contribute $600,000 from their 2014 Capital Budget to fund these enhancements which will create distinct public 'places' in the vicinity of the new library. Civic Design has estimated that the streetscape and landscape enhancements on the north side of Borough Drive between Brian Harrison Way and the new library would cost $251,000. Public Realm-Transportation Services staff advise of the possibility that they could fund these enhancements from the Public Realm Reserve Fund, with Public Realm-Transportation Services/Technical Services as the Project Leads and Civic Design to provide preliminary designs and cost estimates. No funding is available at this time for the remaining streetscape improvements for this central portion of Borough Drive. The project cost is estimated at approximately $3.8 million including the $600,000 landscape enhancements around the new library and the $251,000 streetscape and landscape enhancements on the north side of Borough Drive between Brian Harrison Way and the new library.

Re-configuring the Civic Common (Hand of God Park) would open up the view corridor from Ellesmere Road to the heritage designated Civic Centre building, as well as provide a more useable park space. The Civic Common is a large green space situated between Borough Drive and Ellesmere Road, centered between the two Borough Approaches. By modifying the topography, views will be opened up from Ellesmere to the Civic Centre building and the new library, as well as creating new and accessible pedestrian connections into the Centre. Parks, Forestry and Recreation (Parks) would be the Project Lead and funding source. This project is estimated to cost approximately $1.7 million based on a preliminary design prepared by Parks staff. Parks has advised that there is no funding for this project at this time, nor has the project been identified in their capital budget. A potential future funding source could come from directing a portion of Alternative Parkland Dedications above 5% from Ward 38 projects towards the funding of the Civic Common; however, there are no funds available from such a source at this time.
Woodlot Management Plan, Signage and Wayfinding and Reconfiguration of the two Borough Approaches

The existing woodlots on the north and south side of Borough Drive between Brimley and McCowan Roads are the largest protected green space in Scarborough Centre. They are a valuable natural heritage resource. In 1989, the woodlots were evaluated and a management plan produced. To date, the plan has not yet been implemented. Section 6, "A Connected Green Space" in the Scarborough Centre Secondary Plan specifically states that "Protecting, restoring and enhancing the health and integrity of the natural heritage system are objectives of this Plan." Urban Forestry would be Project Lead and funding source. This project is estimated to cost approximately $180,000 and will be included in Urban Forestry’s Ravine Forest Management budget over a three year timeframe beginning in 2013. Urban Forestry staff advise that their resources, both funding and staffing, could be re-directed during this timeframe should they be needed to contribute to controlling the Emerald Ash Borer, an Urban Forestry priority.

Scarborough Centre is one of four Centres in the City of Toronto. In order to put a successful public space framework in place, it is important to create a local identity through the articulation of public spaces by means of a wayfinding system supported by a signage system. Wayfinding and signage are integral ingredients to ensuring the Centre is well connected to its surrounding neighbourhoods, the City and the Region. It ensures the effective and efficient movement of people in and around the Centre. This initiative will be coordinated with current city-wide wayfinding efforts, specifically with the recommendations contained in a report dated August 23, 2012 "Wayfinding System Strategy for the City of Toronto" that was considered at the September 12, 2012 Public Works and Infrastructure Committee. Once the City-wide Wayfinding System Strategy has been adopted by City Council, City Planning staff, in consultation with Transportation Services staff, and the owners of Scarborough Town Centre Mall will explore opportunities for implementing Wayfinding and Customized signage for the Civic and Commercial Precincts of Scarborough Centre. It should be noted that Phase 3 of the Wayfinding System Strategy that includes a rollout to the entire City is not expected until 2016 at the earliest. Urban Design would be the project lead and City Planning the funding source. Urban Design has estimated that the cost to implement wayfinding and customized signage for the Civic Precinct is approximately $100,000.

To further create a front door to the Scarborough Civic Centre, open up the views from Ellesmere Road and assist with the re-shaping of Borough Drive into one of two main streets in the Centre, it is also necessary to reconfigure the two Borough Drive Approaches. Currently they are public streets with restricted traffic flow and turning movements at Ellesmere Road. By allowing for full-moves intersections at Ellesmere Road, the connectivity and accessibility of the road network in the Centre is enhanced, along with improved streetscapes. This initiative, estimated to cost approximately $1.7 million, would be jointly led by Transportation Services/Technical Services. Transportation Services has advised that there is no funding available, nor is the project identified in their capital budget.
Revitalization of Albert Campbell Square

Albert Campbell Square is the primary urban gathering place in Scarborough and every effort needs to be made to revitalize it to a level appropriate to its current role within the City of Toronto. Planned improvements include upgrades to the pool/skating rink, new public art, new lighting and paving materials, reconfiguration of stairs and pedestrian connections, upgraded bandshell and the introduction of a multi-use pavilion building. These upgrades will help create a high-quality and cohesive central public space. A project of this nature would be led by Facilities Management, with design input from Civic Design and Public Realm-Transportation Services. The revitalization of Albert Campbell Square, estimated to cost $6.8 million, is not expected to be undertaken for several years, as the current condition of the Square is satisfactory. When revitalization is necessary in the future, it is expected that funding would come from Facilities Management and Public Realm-Transportation Services capital budgets. Staff from Facilities Management advise that no funding is available at this time and the project has not been identified in their capital budget. Given the contribution to the Nathan Phillips Square Revitalization from the Public Realm Reserve Fund, there could be an opportunity to provide a contribution to the Albert Campbell Square revitalization from this source. It should be noted that Facilities Management is currently managing the Albert Campbell Park expansion project to the immediate east with design input from City Planning. This project is already funded and expected to be implemented in 2013.

Attachment 2, Priority Projects, summarizes each of the seven (7) priority projects and their estimated cost, timeframe, City divisional lead and potential funding sources.

Conclusion

The Scarborough Centre is an area where the City can demonstrate great public spaces and streetscapes for use by all Torontonians by implementing the vision adopted by City Council in the Scarborough Centre Public Space and Streetscape Master Plan. A team of staff from various divisions has been assembled to identify potential funding sources and the necessary approvals and next steps for the seven priority projects adopted by City Council. While some funds totalling $1.331 million and staff resources have been identified to implement landscaping enhancements around the new library and north side of Borough Drive, woodlot management and wayfinding in the Civic Precinct, and to design the Civic Green, funding sources need to be identified for the remaining seven (7) priority projects to be phased over several years. The immediate priority is to fund the implementation of the Civic Green and Civic Common, estimated to cost a total of $2.9 million.

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SIGNATURE

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Ray David, Director
Community Planning, Scarborough District

ATTACHMENTS
Attachment 1: Map of Priority Projects
Attachment 2: Summary of Priority Projects
Attachment 1: Map of Priority Projects
## Attachment 2: Summary of Priority Projects

<table>
<thead>
<tr>
<th>Project Name (Cost Estimate/Time Frame)</th>
<th>Project Location/Details</th>
<th>Project Lead</th>
<th>Potential Funding Source(s) (Committed funds subject to Council approval)</th>
</tr>
</thead>
</table>
| Redesign of the Civic Green ($1,122,594) | s/s of Scarborough Civic Centre building and n/s of Borough Drive on TDSB lands. Includes: modifications to existing grades and seating | Facilities Management Design Input: Civic Design | Facilities Management and Public Realm-Transportation Services  
Public Realm to fund Transportation Services ($200K in 2013)  
Public Realm and Transportation Services  
Civic Design (Places) to fund library streetscape enhancements ($600K in 2014)  
Public Realm to fund north side of Borough Drive (excluding portions in front of library, $251K in 2013) |
| Borough Drive Streetscape Improvements ($3,760,952; of which approximately $600,000¹ is for the enhancements related to the new library) (Immediate) | Central portion of Borough Drive between the two Approaches south of the Scarborough Civic Centre. Includes a hard paved central median, 9-metre boulevard with staggered double row of street trees on n/s; 3-metres on s/s; unit pavers within the roadway and sidewalks. Streetscape enhancements to new library include double row of trees with benches, 9-metre boulevard with upgraded unit pavers | Library portion led and designed by Library in consultation with City Planning staff, Civic Design Public Realm-Transportation Services/Technical Services Design Input: Civic Design | Parks |
| Redesign of Civic Common ($1,676,624)² (Immediate) | North of Ellesmere Road and south of Borough Drive between the two Borough Approaches. Includes: modifying topography to open up view corridor, creating new, accessible pedestrian connections, public art, lighting, tree planting | Parks Design Input: Parks and Urban Design | Parks |
| Signage and Wayfinding System for Civic and Commercial Precincts ($100,000)³ (0-5 years) | Civic and Commercial Precincts. Create a Scarborough Centre specific system of wayfinding for pedestrian, bicycle and vehicle direction and information, based on adopted City-wide standards. | Urban Design | City Planning ($100K⁶ in 2013) |
| Implementation of 1989 “Woodlot Management Plan-City Centre Woodlot for Scarborough Centre” ($180,000)⁴ (0-5 years) | The protected woodlots located between Borough Drive and Ellesmere Road; and McCowan Road and Brimley Road. Includes: restoring, protecting and managing the woodlots; new lighting; pedestrian connections; and educational signage | Urban Forestry | Urban Forestry ($180K between 2013-2015) |
| Reconfiguration of the two Borough Approaches ($750,915 for Streetscape) ($1,000,000 for Intersections)⁵ (6-15 years) | To allow for full-moves intersections the two Borough Approaches at Ellesmere Road are to be normalized. Includes; new traffic control signals; expansion of central median on Ellesmere; tree planting; improved sidewalks | Transportation Services/Technical Services | Transportation Services |
| Albert Campbell Square Revitalization ($6,794,700) (6-15 years) | Located in the n/e quadrant of the Scarborough Civic Centre Complex. Improvements include: regrading, upgrades to the pool, new public art, new lighting, paving materials, and reconfiguration of stairs. | Facilities Management Design Input: Civic Design and Public Realm-Transportation Services | Facilities Management and Public Realm-Transportation Services |

¹ Cost estimate provided by Toronto Public Library  
² Cost estimate provided by Parks  
³ Cost estimate provided by Urban Design  
⁴ Cost estimate provided by Urban Forestry  
⁵ Cost estimate provided by Transportation Services  
⁶ From the Scarborough Centre Land Acquisition Reserve Fund

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Staff report for action – Scarborough Centre – Public Space and Streetscape Master Plan (Civic and Commercial Precincts) – Funding and Implementation Plan  
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