

Scarborough Centre Focused Review Study

Date: January 24, 2017

To: Scarborough Community Council

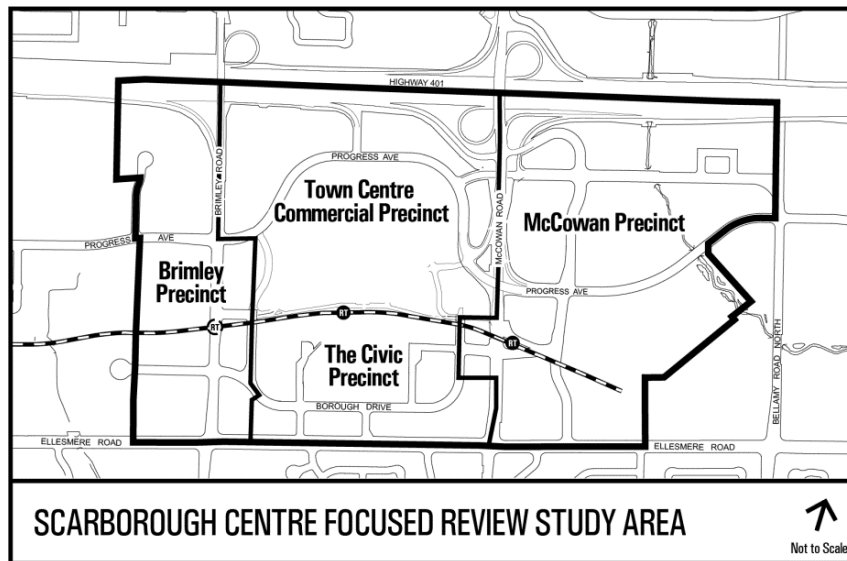
From: Director, Community Planning, Scarborough District

Wards: Wards 37 and 38 - Scarborough Centre

File No: 18 103942 EPS 00 TM

SUMMARY

The purpose of this report is to advise Scarborough Community Council that City Planning staff are initiating a focused review of the Council approved 2005 Scarborough Centre Secondary Plan. The intent of the Scarborough Centre Focused Review (SCFR) Study will be to update and further articulate the Secondary Plan and develop a revised vision and planning framework that will guide and support future growth and encourage city building.



With the significant investment in civic infrastructure, including new station entrances and new bus terminal associated with the Scarborough Subway Extension, a once in a lifetime opportunity exists to create an exemplar civic vision and signature, which should embody the highest quality in both urban community and built form design. The SCFR will build upon existing policy and weave in new policy resulting from on-going City initiatives such as the Scarborough Centre Transportation Master Plan. It will knit

together the four precincts and provide focus for the Centre's continued urbanization. Refer to Attachment 1: Scarborough Centre Secondary Plan, Map 5-2 Precincts.

The SCFR Study will be undertaken by City staff, in conjunction with an outside consulting team. The Study will engage area residents, landowners, business owners, Ward Councillors and other City Divisions who would form various 'working groups' to assist in the study process and outcomes.

The SCFR will conclude with a final recommendations report which will include:

Conceptual Master Plan and Urban Design Guidelines

Built Form Strategy

Scarborough Centre Massing (3D) Model

Parks and Open Space Strategy

Connections/Linkages Strategy

Community Services Strategy

Subject to City Planning budget and resources, it is anticipated that the study will be initiated in the second or third quarter of 2018. The final recommendations report is targeted to be presented to Scarborough Community Council in 2019. Any proposed amendments to the Official Plan resulting from the study would be considered at a public meeting, under the *Planning Act*. At a later date, any proposed amendments to the zoning by-law to implement the findings of the Scarborough Centre Focused Review Study would be brought forward to Scarborough Community Council at a public meeting under the *Planning Act*.

FINANCIAL IMPACT

There are no financial implications.

DECISION HISTORY

Scarborough Centre Secondary Plan

The Scarborough Centre Secondary Plan was adopted by City Council at its meeting of December 5, 6 and 7, 2005. It establishes a vision and strategic implementation policies for the Centre and sets out broad goals for the future development of the Scarborough Centre. Refer to:

<https://www.toronto.ca/legdocs/2005/agendas/council/cc051205/cofa.pdf>

Scarborough Centre Civic Precinct Plan

At its meeting of April 6, 2009, City Council adopted the first Precinct Plan, The Scarborough Centre Civic Precinct Implementation Plan. The Implementation Plan sets out a list of priority projects and initiatives which would accelerate the maturation of the Civic Precinct as the focal point in the Scarborough Centre. Refer to:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2009.SC24.17>

Scarborough Centre Public Space and Streetscape Master Plan

At its meeting of July 11, 2012, City Council endorsed the Scarborough Centre – Public Space and Streetscape Master Plan. The purpose of the Master Plan was to establish a vision for the Civic and Commercial Precincts and to identify priority projects and implementation strategies to improve and enhance their public space framework. Refer to: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.SC17.22>

McCowan Precinct Plan

The McCowan Precinct Plan Study Final Report (including OPA 242) and the Urban Design Guidelines were adopted by City Council on June 10, 11, 12 and 13, 2014 and put in place the framework to guide future growth and development of the McCowan Precinct. Amendment to the Secondary Plan (OPA 242) promote a finer grid of new public streets and the creation of small and medium sized development blocks. These policies are intended to create new public street frontages for buildings, enhance opportunities for vehicle, pedestrian and cycling circulation, intensification, and further the potential for new public spaces.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.SC32.20>

Scarborough Centre Transportation Master Plan (SCTMP)

At its February 22, 2017 meeting, Scarborough Community Council received the SCTMP Phase 1 Status Report, which can be found at: [SC20.12](#). The goal of the SCTMP is to develop a framework and direction for the transportation network within Scarborough Centre to *support the Secondary Plan vision for a vibrant urban centre*. The SCTMP *identifies a number of initiatives and projects that would transform the existing auto-oriented transportation network into more walkable streets*. The preferred transportation network, which was presented for public input on November 20, 2017, creates a finer grid pattern with appropriately sized development blocks which support placemaking and city building. A final report is expected in the second quarter of 2018 and amendments to the Secondary Plan are anticipated.

Scarborough Centre Public Art Master Plan Study (SCPAMP)

At its February 22, 2017 meeting, Scarborough Community Council received the Scarborough Centre Public Art Master Plan report, which can be found at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.SC20.11>. The purpose of the SCPAMP is to provide strategic direction for the public art program in Scarborough Centre. The SCPAMP will assist in enhancing the Centre's identity and shape the public realm. The SCPAMP will include a highly visual demonstration plan that identifies a public space hierarchy for iconic works of art, and integrated and functional works of art; as well as recommend priority projects for early implementation and identify mid and long range opportunities supported by an evaluation and selection process and funding and implementation strategy. A final report is expected in the second quarter of 2018.

Scarborough Subway Extension (SSE)

In March 2017, City Council approved, as described in the February 27, 2017 report <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.EX23.1>, the extension of Line 2 (Bloor-Danforth Subway) from Kennedy Station to Scarborough Centre via the McCowan alignment and the Triton bus terminal concept. The SSE received full Transit Environmental Assessment approval on October 30, 2017, thus

granting authority to proceed with the transit project. Currently, the project is advancing detailed design, with the expectation of reaching 30% design by the end of 2018.

COMMENTS

Scarborough Centre is one of four designated "Centres" in the City of Toronto as shown on the Urban Structure Map (Map 2) of the Official Plan. The Official Plan describes the Scarborough Centre as an important mix of retail, government, institutional, cultural, employment and residential uses at the core of an established employment corridor along Highway 401. Scarborough Centre provides both employment and housing opportunities for workers and residents. Scarborough Centre is also a destination point for surrounding communities; with a regional mall, municipal and federal government services and a variety of recreational, educational and community services.

The Centre has grown from a vacant land area to an urban centre with 535 businesses, employing 22,070 full and part-time employees (2016 Employment Survey). Currently there are 14,150 residents in the Scarborough Centre occupying 7,225 dwelling units (2016 Census). Another 6,400 dwelling units are approved (but not constructed) and an additional 2,507 dwelling units proposed. The Secondary Plan contemplates a projected population of upward of 40,000 residents and 23,000 jobs.

The existing Scarborough Centre Secondary Plan incorporates policies and principles to guide development to create a strong, consistent identifiable image; unify the Centre; enhance its streetscapes, pedestrian and cycling paths and green spaces; and to assist in promoting the destination focus of the Centre. Promoting transit supportive development in the vicinity of rapid transit is also a strategy of the Scarborough Centre Secondary Plan. The Plan was based on the Sheppard Subway, connecting North York Centre with Scarborough Centre and on the Scarborough Rapid Transit (SRT).

In keeping with the intent of the Scarborough Centre Secondary Plan to develop the Centre as a vibrant, successful community, staff will be initiating the SCFR study. The study is intended to build on past planning initiatives undertaken in the Centre; as well as recent planning initiatives such as the SCTMP, the SSE (including the decommissioning of the SRT) and the anticipated intensification of the Scarborough Town Centre mall lands.

The study will develop a revised vision and planning framework that will create an improved sense of place for the evolving Scarborough Centre. Combined with the significant investment of the SSE, this study is a critical element to the transformation of Scarborough Centre. Study outcomes will:

- result in a conceptual master plan with specific and detailed urban design guidelines, a built form strategy and a connections/linkages strategy that will inform the scale, connections and physical environment of development in the Centre, promote an exemplar urban character and guide the future of the Centre;
- create a healthy and liveable community by developing a parks and open space strategy that will ensure a high quality public realm featuring: a variety of passive

and active parks, open spaces, natural areas, publicly accessible private spaces, pedestrian walkways, trails and cycling routes;

- create a community services strategy that will ensure the needs of the residential and employment growth in the Centre are met; and
- provide a foundation for the preparation of any policy and zoning by-law amendments for Scarborough Centre to manage future development.

Subject to City Planning budget and resources, this study is expected to be completed in 2019.

CONTACT

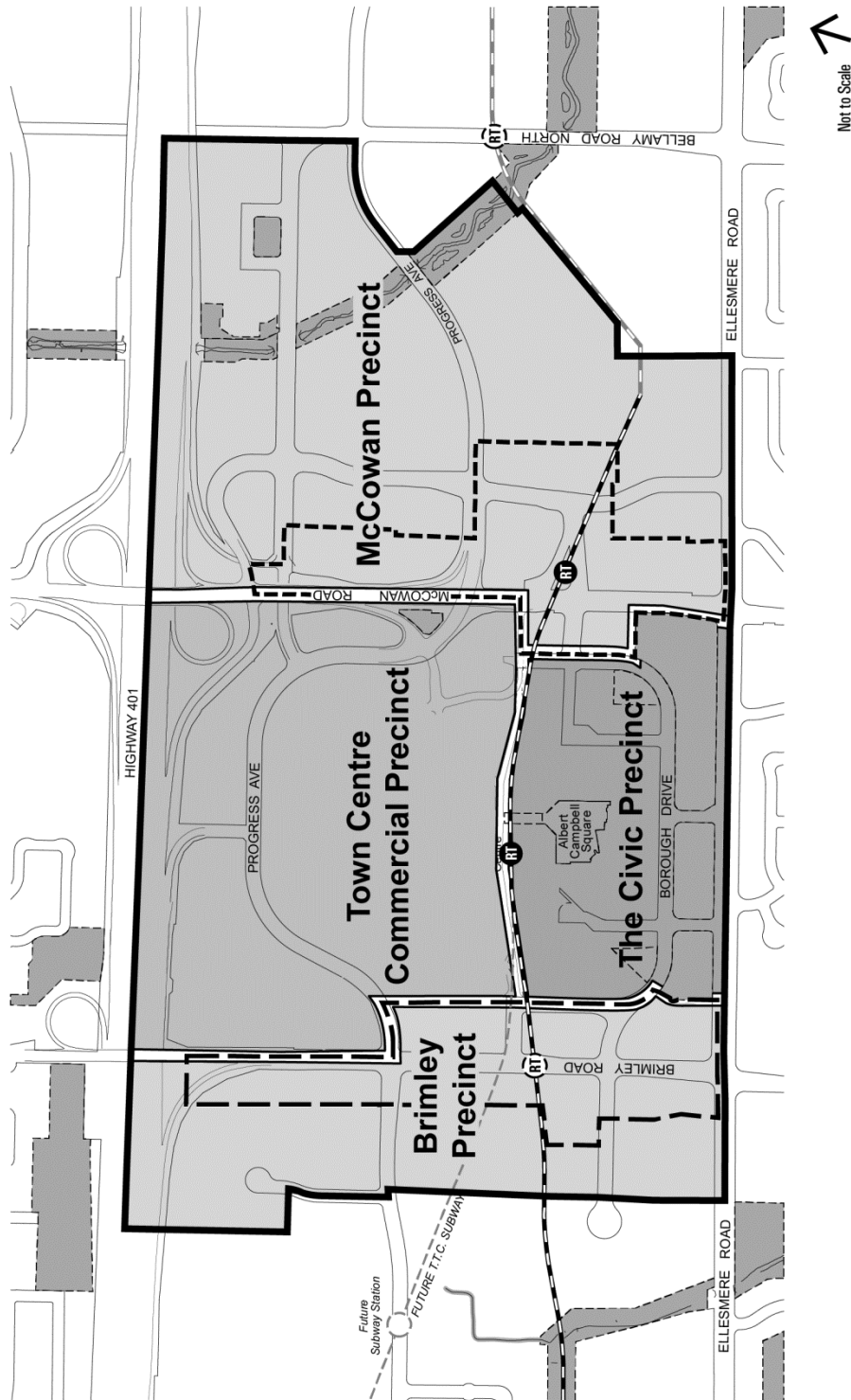
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SIGNATURE

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ATTACHMENTS

Attachment 1: Scarborough Centre Secondary Plan, Map 5-2 Precincts



Toronto

Scarborough Centre Secondary Plan
Map 5-2 Precincts

	Scarborough Centre Secondary Plan Boundary		Brimley Corridor		T.T.C. Scarborough Rapid Transit
	McCowan Corridor		Proposed T.T.C. Scarborough Rapid Transit Expansion		Rapid Transit Station
			Potential Rapid Transit Station		

October 2013