

April 30, 2018

Attention:

Councillor Glenn De Baeremaeker, Ward 38, Scarborough Centre;
Councillor Michelle Holland, Ward 35, Scarborough-Southwest /
Chair, Scarborough Community Council
Paul Zuliani, Director, Community Planning – Scarborough District;
Victor Gottwald, Manager, Central Section, Community Planning – Scarborough District;
Dipak Dhrona, Program Manager, Transportation Planning – Scarborough District; and
Alan Filipuzzi, Senior Planner, Transportation Planning – Scarborough District

re: Scarborough Centre Transportation Master Plan and impacts on 1712 Ellesmere Road
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Councillor De Baeremaeker and Scarborough Community Council,

Urban Strategies Inc. has been retained by Community Living Toronto, with respect to their land holdings at 1712 Ellesmere Road, at the northeast corner of Grangeway Avenue and Ellesmere Road.

Community Living Toronto is a registered charity, and since 1948, they have been a source of support for thousands of individuals with an intellectual disability searching for accessible and meaningful ways to live and participate in their community. Community Living Toronto has owned the land at 1712 Ellesmere Road for many years, and currently operates programs for children, youth and adults with an intellectual disability within the existing building on site (the former Lawson School and Lawson Residence).

Community Living Toronto would like to formally register their opposition to the Scarborough Centre Transportation Master Plan, specifically as it pertains to the “new/modified street” identified for 1712 Ellesmere Road, on Map 5-3 Street Network of the draft Official Plan Amendment (No. 408) to the Scarborough Centre Secondary Plan.

The “new/modified street” identified for 1712 Ellesmere Road should be removed from Map 5-3 of the draft Official Plan Amendment No. 408 for, but not limited to, the following reasons:

1. The vast majority of the “new/modified street” is located wholly on 1712 Ellesmere Road, and negatively impacts the redevelopment potential of the site. *(See the attached image which overlays Map 5-3 Street Network with an existing aerial of the Scarborough Centre)*

2. The “new/modified street” is only one of two streets identified on Map 5-3 for a potentially large block of land, south of the proposed Bushby Drive extension, east of Grangeway Ave, north of Ellesmere Road and west of another new/modified street. This potentially large block of land includes 1712 Ellesmere Road, the TTC’s Scarborough RT yard and lands from 1744 to 1774 Ellesmere Road.

Additional analysis should be undertaken by City staff, including consultation with Community Living Toronto, with respect to a new road network for the aforementioned large block of land, as the “new/modified street” on 1712 Ellesmere Road would not provide a fine-grained street network or connectivity within this area of the Scarborough Centre.

It is the only large-scale block, east of McCowan Road on Map 5-3 that does not have a fine-grained street network indicated. This contradicts policy 5.2 of draft Official Plan Amendment No. 408, which states that “as shown on Map 5-3, Street Network and Map 5-4, Active Transportation Network, large blocks will be divided into appropriately sized development blocks, with a fine grain network of streets and connections to ensure a high level of permeability for pedestrians, cyclists and vehicles.”

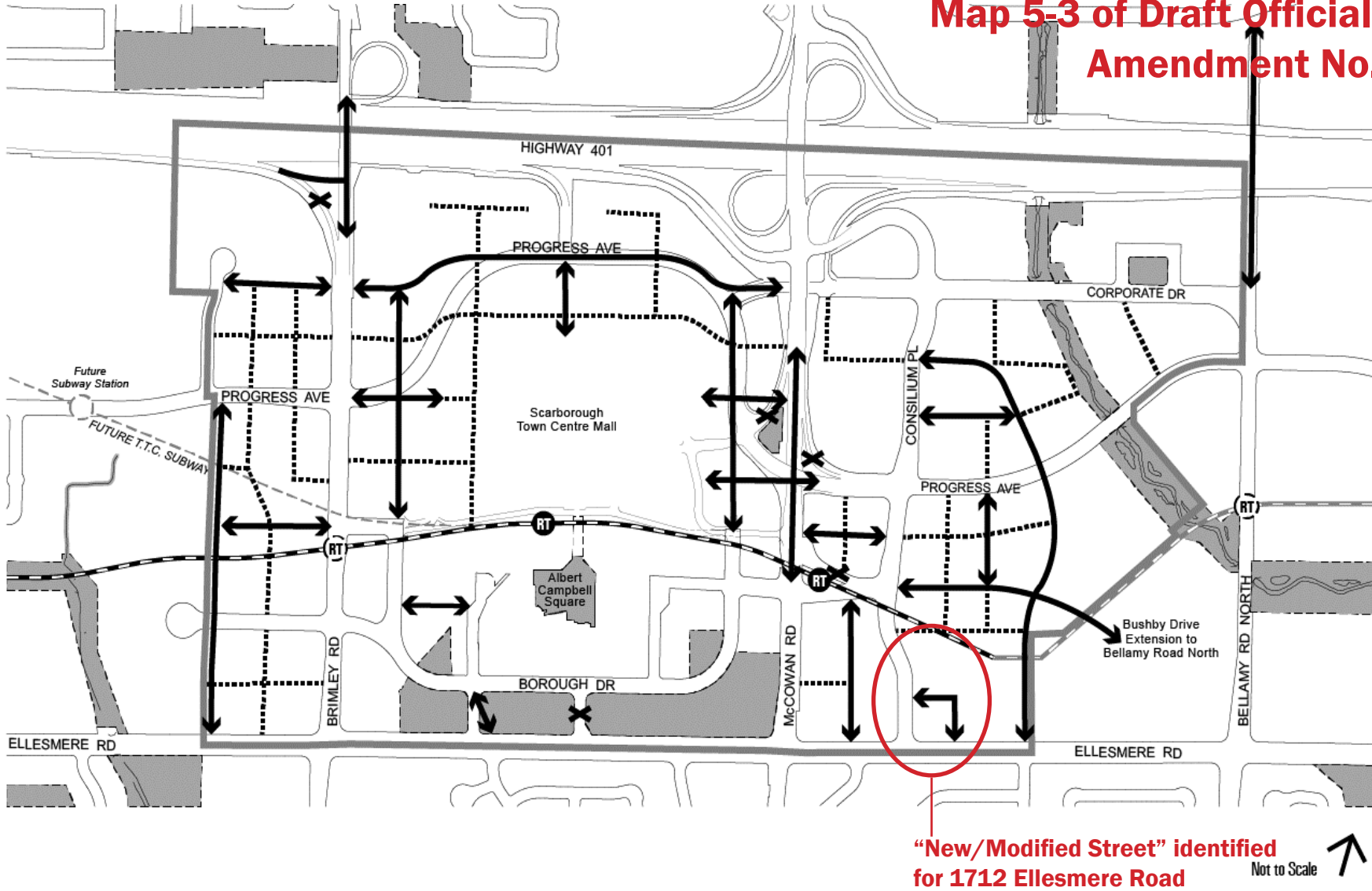
3. The “new/modified street” identified for 1712 Ellesmere Road was also shown on Map 4 of the 2014 Scarborough Centre - McCowan Precinct Urban Design Guidelines, as a “potential area for a new public street (requires further study)”. It appears that the potential for a new public street was not studied further, specifically as it relates to a fine-grained street network for such a large block. The new public street was merely carried over from the McCowan Precinct Urban Design Guidelines into Map 5-3 of the draft Official Plan Amendment No. 408. *(See the attached image which overlays Map 4 with an existing aerial of the Scarborough Centre)*
4. Policy 5.4 of draft Official Plan Amendment No. 408, states “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.” Community Living Toronto acknowledges this draft policy; however, the potential requirement for an Official Plan Amendment still exists.

Given the aforementioned reasons, the “new/modified street” identified for 1712 Ellesmere Road should be removed from Map 5-3 of the draft Official Plan Amendment No. 408. Additional study, including consultation with Community Living Toronto should take place with respect to providing a fine-grained street network for this large block within the Scarborough Centre.

Should you have any questions, please do not hesitate to contact me.

Craig Cal, RPP, Associate

**Map 5-3 of Draft Official Plan
Amendment No. 408**



Schedule A

City of Toronto By-law No. ~~-20~

Scarborough Centre Secondary Plan

Map 5-3 Street Network



- Scarborough Centre Secondary Plan Boundary
- T.T.C. Scarborough Rapid Transit
- Proposed TTC Scarborough Rapid Transit Expansion
- Rapid Transit Station
- Potential Rapid Transit Station
- New/ Modified Street
- New Connection
- Potential Closure

**Overlay of Map 5-3 of Draft Official Plan
Amendment No. 408 and Existing Aerial**



**Bushby Drive
Extension to
Bellamy Road North.**

**Larger, development block south of the
proposed Bushby Drive Extension**

**1712
Ellesmere Road**

Scarborough Centre Secondary
Map 5-3

Overlay of Map 4 of the Scarborough Centre - McCowan Precinct Urban Design Guidelines and Existing Aerial



**1712
Ellesmere Road**