



REPORT FOR ACTION

Scarborough Centre Focused Review - Phase 1 Status Update Report

Date: May 2, 2019

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District

Wards: Ward 21 - Scarborough Centre and Ward 24 - Scarborough-Guildwood

Planning Application Number: 18 103942 EPS 00 TM

SUMMARY

The purpose of this report is to provide Scarborough Community Council with a status update on the Scarborough Centre Focused Review (SCFR) Study (refer to Attachment 1 for Study Area boundaries) and to table the final consultant report for Phase 1.

In consultation with staff from other City Divisions and Agencies, City Planning (Scarborough District) staff worked with a multi-disciplinary consultant team, The Planning Partnership (TPP), to advance Phase 1 of the SCFR. This first phase of the Study focused on data collection and analysis, and synthesizing work completed to date. Outcomes included the identification of: a vision and principles; opportunities and challenges; an emerging public realm framework and character areas and corridors; and a series of big moves that are further articulated in a more detailed Preliminary Public Realm Plan. The work completed as part of Phase 1 will be used to guide and inform future phases of the SCFR.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Scarborough Community Council receive this report for information.

FINANCIAL IMPACT

The recommendations in this report have no financial impact. Phase 1 of the study was funded by the City Planning 2018-2027 Capital Budget and Plan, through account CUR028-46. Subsequent phases of the Study will be funded by the City Planning 2019-2028 Capital Budget and Plan.

DECISION HISTORY

There are a number of City Council decisions related to the SCFR Study.

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. The decision of City Council can be accessed via the following link:

<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 Scarborough Centre. The decision of City Council can be accessed via the following link:

<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. The decision of City Council can be accessed via the following link:

<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, 2014 and put in place the framework to guide future growth and development of the McCowan Precinct. Amendments 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. The decision of City Council can be accessed via the following link:

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

Line 2 East Extension (L2EE)

On March 28, 2017, City Council approved 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 L2EE received full Transit Environmental

Assessment approval on October 30, 2017, thus granting authority to proceed with the transit project. The L2EE project is ready to proceed to procurement and construction. Design has advanced to 60% completion for the tunnel and systems and to 60% completion for Scarborough Centre Station. The project has also conducted a formal detailed risk assessment, resulting in risk-adjusted estimates that better capture potential delays and costs. In addition, the recommended project budget includes a public realm amount based on scope defined by City Planning to support the development of Scarborough Centre into a vibrant urban destination. The decision of City Council can be accessed via the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.EX23.1>

On April 16, 2019, City Council adopted a report regarding Toronto's Transit Expansion Program, which provides a comprehensive overview of the current status of Toronto's transit expansion program and direction to advance progress on building the network. The decision of City Council can be accessed via the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.EX4.1>

Scarborough Centre Transportation Master Plan (SCTMP)

The SCTMP Final Report (including OPA 408 & 409) was adopted by City Council on May 22, 2018 and put in place a transportation network for Scarborough Centre. The Official Plan Amendments implement the findings of the SCTMP and are intended to:

- 1-create a vibrant public realm and sense of place that attracts people and jobs;
- 2-provide mobility options for all users, regardless of mode, age, ability, or income; and
- 3-support the growth, development and investment in Scarborough Centre.

The decision of City Council can be accessed via the following link:

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

Scarborough Centre Public Art Master Plan Study (SCPAMP)

The SCPAMP Consultant's Report was adopted by City Council on April 24, 2018. The SCPAMP provides strategic direction for the public art program in Scarborough Centre. It establishes the vision, guiding principles and framework recommendations for its public art program. To ensure public art is long-lasting, functional, safe, economical, sustainable and beautiful, the master plan provides implementation, maintenance and conservation strategies, including funding mechanisms available, to support the Public Art Plan vision. The decision of City Council can be accessed via the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.SC29.9>

Initiation of Scarborough Centre Focused Review (SCFR) Study

At its meeting of February 21, 2018, Scarborough Community Council received a report for information advising that City Planning staff were initiating the SCFR Study. The intent of the SCFR Study is to update and further articulate the Secondary Plan and develop a revised vision and a planning framework that will guide and support future growth and encourage city building in Scarborough Centre. The decision of Scarborough Community Council can be accessed via the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.SC28.5>

ISSUE BACKGROUND

Background

The evolution of Scarborough Centre has been closely tied to transportation infrastructure. The initial wave of urbanization occurred when Ontario Highway 401 was built through the area in the 1950s, followed by the construction of Line 3 Scarborough (originally known as the Scarborough RT) and the Bus Terminal in 1985. The next wave of development in the area will, in part, be triggered by the construction of the L2EE to Scarborough Centre and the expanded bus terminal.

Scarborough Centre is one of four designated 'Centres' in the City of Toronto as shown on the Urban Structure Map (Map 2). The Official Plan describes Scarborough Centre as an important regional gateway to the rest of the city. Located in the middle of an established employment corridor along Highway 401, it is also a focal point of civic uses; retail, institutional, entertainment and recreational facilities; natural heritage; both green and urban open spaces and a destination point for surrounding communities. It contains residential, employment (offices, retail and light industrial), a regional mall, local and interregional transit facilities, municipal and federal government services, and a variety of recreational, educational and community services.

Over the past several decades, Scarborough Centre has grown into a hub for population, employment and transportation for eastern Toronto and the Greater Toronto Area. Currently, there are 536 businesses within the Centre, employing 15,816 full and part-time employees (2016 Employment Survey) and approximately 14,150 residents in Scarborough Centre occupying approximately 7,218 dwelling units (2016 Census). Another 8,919 additional units are approved or in the pipeline. Scarborough Centre includes several large sites (many of which are vacant), which offer potential for residential and/or employment intensification.

With the significant investment in civic infrastructure, including new station entrances and an expanded bus terminal associated with the L2EE, combined with strategic initiatives and private developments, a once in a lifetime opportunity exists to create an exemplar civic vision and signature in Scarborough Centre, one which is of the highest quality in both urban community and built form, as well as one of enhanced connectivity.

In order to facilitate this program of investment taking place in Scarborough Centre, staff have commenced the SCFR.

Scarborough Centre Focused Review (SCFR) Study

Overall Study Purpose

The SCFR is a multi-faceted study being undertaken by the City Planning Division (Scarborough District) that will develop a revised vision and a comprehensive planning framework that will create an improved sense of place for Scarborough Centre. Combined with the significant investment of the L2EE, this study is a critical element to the transformation of Scarborough Centre. The development of a comprehensive planning framework specific to Scarborough Centre will form the foundation and

recommendations for an update to the Scarborough Centre Secondary Plan and will include policies that direct:

- conceptual master plan and urban design guidelines;
- built form, parks and open space, active connections, and community infrastructure strategies;
- massing (3D) model; and
- review and refinement (if necessary) of the SCTMP.

The SCFR, including updates to the Scarborough Centre Secondary Plan, will be reviewed against the *Planning Act*, Provincial Policy Statement (2014) and the Growth Plan for the Greater Golden Horseshoe (2017).

The Provincial Policy Statement (PPS) and Growth Plan are issued under Section 3 of the *Planning Act*. All decisions of Council in respect of the exercise of any authority that affect a planning matter shall be consistent with the PPS and shall conform with the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS and shall also conform with the Growth Plan.

Study Team

The SCFR is being led by the City Planning Division. The 'Core' City of Toronto Project Team is comprised of staff from the following divisions: City Planning (Community Planning, Transportation Planning, Urban Design and SIPA), Parks, Forestry & Recreation; and Engineering & Construction Services. Other City Divisions or Agencies attending meetings include, depending on the topic of focus: Economic Development and Culture Division; Toronto Water; Transportation Services; TRCA, the TTC, the Toronto Public Library, the local School Boards, and other Divisions and/or Agencies as needed.

Study Approach

The SCFR is being conducted over four phases:

- Phase 1: Establish a Vision
- Phase 2: Test and Confirm Ideas
- Phase 3: Synthesis and Recommendations
- Phase 4: Implementation and Final Report

A Study website has been established at www.toronto.ca/scarborough-centre-review.

Next Steps

Staff are currently working on completing the Request for Proposal (RFP) to hire a multi-disciplinary consultant team to assist staff with the completion of the subsequent phases 2-4 of the SCFR. It is anticipated that Phase 2 of the Study will commence in second or third quarter of 2019. The Study is anticipated to be completed by the first quarter of 2021; with the planning framework, including recommendations for an update

to the Scarborough Centre Secondary Plan policies, guidelines and strategies being brought to City Council for consideration in the second quarter of 2021.

Consultation and Engagement

Each phase of the Study process features a consultation and engagement program for specific audiences, including City staff, external stakeholders, members of the general public, landowners and business community, and may include: Public Open Houses, Planners in Public Spaces (PiPS), Design Charrette, and presentations to the Design Review Panel (DRP), and other public events as required. A Local Advisory Committee (LAC) will be established for Phases 2 through 4 and will serve as a forum for feedback and to provide guidance and advice to City staff and the consultant team at key points during the Study process. The LAC will be comprised of residents, landowners, business representatives, community service providers, both local councillors and other interested stakeholders. In addition to a diverse public consultation process, the study team is engaging numerous City Divisions and Agencies and community service providers through the establishment of multiple Technical Advisory Committees to support the Study.

This robust consultation and engagement program will ensure that the local residential and business communities are afforded multiple opportunities to provide input into the Study. Feedback from all public consultation/engagement serves as an input into the development and refinement of the vision and planning framework for Scarborough Centre.

COMMENTS

Status Update of Phase 1 Report

Phase 1 of the SCFR was undertaken from October 2018 to April 2019 and is now complete. It resulted in a number of deliverables that will underpin the next phases of the larger study. Deliverables included: a vision and principles; opportunities and challenges; an emerging public realm framework and character areas and corridors; and a series of big moves that are further articulated in a more detailed Preliminary Public Realm Plan.

The engagement/consultation process for Phase 1 of the SCFR Study focused on collaboration with City staff to synthesize work completed to date to develop an updated vision, planning principles and a Preliminary Public Realm Plan for Scarborough Centre, along with preliminary direction on how to achieve a well-connected and expanded network of existing and new public spaces. The Preliminary Public Realm Plan will be used to guide and inform subsequent phases of the Study and may be further refined as a result of additional consultation and engagement.

Phase 1 consultation and engagement undertaken by City staff and TPP included:

- Internal staff workshop (November 27, 2018)
- Open House for Landowners & Business Owners (March 4, 2019)
- Community Consultation Meeting No. 1 (March 4, 2019)
- Design Review Panel (DRP) (March 7, 2019)

The Executive Summary of TPP's 'Scarborough Centre Focused Review Public Realm Phase 1 Final Report' is attached (refer to Attachment 2). The full report is available online at: www.toronto.ca/scarborough-centre-review.

TPP's 'Scarborough Centre Focused Review Public Realm Phase 1 Final Report', includes the following sections:

1.0 Introduction

This section outlines the:

- Study Purpose
- Phase 1 Objectives
- Phase 1 Overview
- Phase 1 Process

2.0 Background

This section provides a detailed description of the study area, including land use, context, and the planning and policy context for the study area.

3.0 Public Realm Analysis

In order to develop a public realm plan, an analysis of existing parkland and open space was undertaken, along with a high level review of available developable lands in order to determine the approximate amount of additional parkland that would be required to support the future build out of Scarborough Centre based on Official Plan requirements.

Looking at the evolution of Scarborough Centre and the completion of an analysis of the public realm led to the identification of Challenges and Opportunities associated with:

- Mobility;
- Public Realm; and
- Planning and Development

4.0 Vision and Principles

TPP, in consultation with the Study team, suggested the following 'Vision' to serve as a foundation for the development of Secondary Plan policies, guidelines and strategies for Scarborough Centre:

"Scarborough Centre is envisioned as evolving from a suburban, car-centered commercial hub into a vibrant, urban, and pedestrian friendly mixed-use community, anchored by the Scarborough Civic Centre, transit, and an enhanced public realm."

The Vision for Scarborough Centre is articulated by four principles that, taken together, inform the development of the Emerging Public Realm Framework. The four principles are:

1. Connectivity - provide seamless connectivity in all directions within and beyond Scarborough Centre;
2. Nature, Parks and Open Spaces - incorporate the natural systems and enhance connectivity to the open space network that is unique to Scarborough Centre. All new communities should be designed with the aim of providing a public park within a 5-minute walk of residential populations; and ensuring parks are appropriately sized with flexible, programmable spaces;
3. Design Excellence and Placemaking - design and create quality open spaces, including parks and privately-owned publicly accessible spaces (POPS) and enhanced streetscapes utilizing best practices in design and sustainability; and
4. Leveraging Capital Investments - ensure that public investments in infrastructure serve as catalysts for additional investments in the public realm. Identify opportunities for public/private partnerships where shared objectives can be realized.

5.0 Emerging Public Realm Framework

The Emerging Public Realm Framework is built upon the above four principles. It consists of 7 'Big Moves' that separately act as important initiatives and together contribute to a comprehensive plan for the public realm as a whole. The 7 Big Moves are:

1. Sustainability & Resiliency;
2. Expanded Civic Node;
3. Enhanced North/South and East/West Connectivity;
4. Enhance and Integrate with Natural Systems;
5. Create Community Parks;
6. Create Neighbourhood Parks and Parkettes; and
7. Create and integrate POPS and other Open Spaces into Public Realm.

Consolidating the 7 Big Moves builds on the Scarborough Centre Transportation Master Plan to create a comprehensive public realm framework that represents a visualization of the vision and principles for the Study Area and provides direction for targeting future public realm investments in order to achieve a coherent public realm system that extends the full breadth of Scarborough Centre and beyond.

6.0 Preliminary Public Realm Plan & Emerging Character Areas

The Preliminary Public Realm Plan is an illustrative plan that explores the potential of realizing the Emerging Public Realm Framework on a more detailed level. It allows one to reimagine today's vehicular-dominant suburban landscape as a sustainable, green, well-connected vibrant urban community, with a strong sense of place.

In the process of establishing a Vision and Principles for the public realm in Scarborough Centre, one begins to see the emergence of Character Areas and Corridors, each with their own distinct attributes. These emerging Character Areas will

help guide future phases of the Study on matters including: built form, density, height, connectivity and open space.

Emerging Character Areas include:

1. North District;
2. Brimley District;
3. Shopping/Retail District;
4. Civic District;
5. McCowan District; and
6. East Highland Creek District

In addition, key Corridors provide the linkages between places and communities both within and beyond Scarborough Centre. Key Corridors include, but are not limited to:

1. Brimley Road;
2. McCowan Road;
3. Corporate Drive/Progress Avenue;
4. Borough Drive;
5. Bushby Drive/Town Centre Court;
6. Ellesmere Road; and
7. Other Key Active Connections

This approach will help ensure each Emerging Character Area evolves into a complete and identifiable community that frames and supports the Corridors while supporting a coherent overall vision for Scarborough Centre.

7.0 Next Steps/Summary

The Phase 1 work builds on the 2005 Scarborough Centre Secondary Plan, the SCTMP, and other previous studies. It synthesizes work completed to date, identifies a vision and principles; opportunities and challenges; emerging public realm framework and character areas and corridors; and a series of big moves that are further articulated in a more detailed and illustrative Preliminary Public Realm Plan. The work completed as part of Phase 1 will guide and inform future phases of the SCFR.

TPP recommends that staff, in subsequent study phases:

- continue to build on the framework established in Phase 1;
- explore key elements intrinsic to defining each character area in term of open space, build form, use, density, movement, and access
- explore structuring elements that define corridors; and
- incorporate opportunities for public and stakeholder input.

Conclusion

This report recommends that the Scarborough Centre Focused Review - Phase 1 Report be received for information.

CONTACT

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SIGNATURE

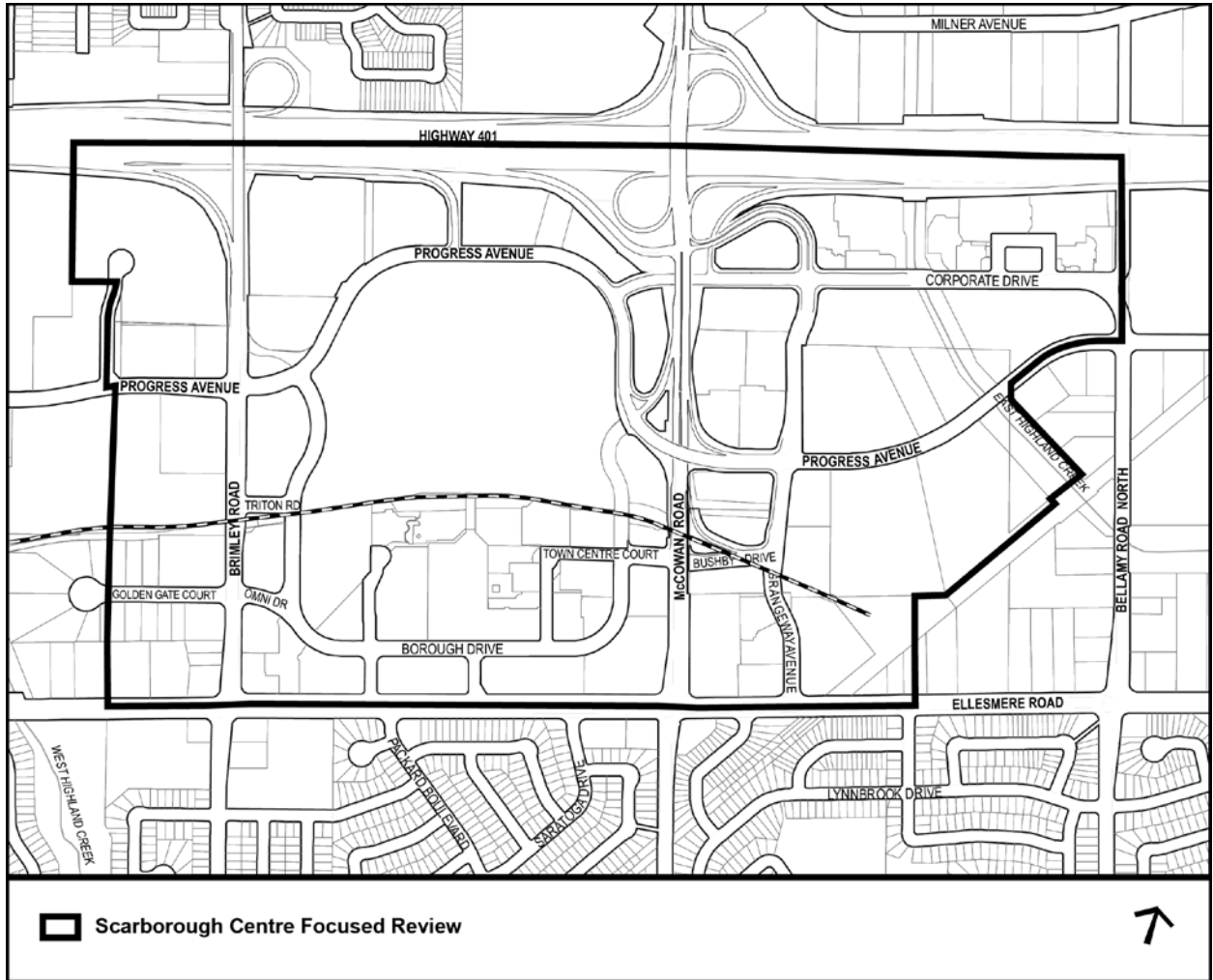
Paul Zuliani, Director
Community Planning, Scarborough District

ATTACHMENTS

City of Toronto Data/Drawings

Attachment 1: Scarborough Centre Focused Review Study Area Boundary
Attachment 2: Scarborough Centre Focused Review - Phase 1 Final Report

Attachment 1: Scarborough Centre Focused Review Study Area Boundary



SCARBOROUGH CENTRE FOCUSED REVIEW

PUBLIC REALM

PHASE 1 FINAL REPORT

APRIL 2019





Albert Campbell Square
(Source: City of Toronto)

EXECUTIVE SUMMARY

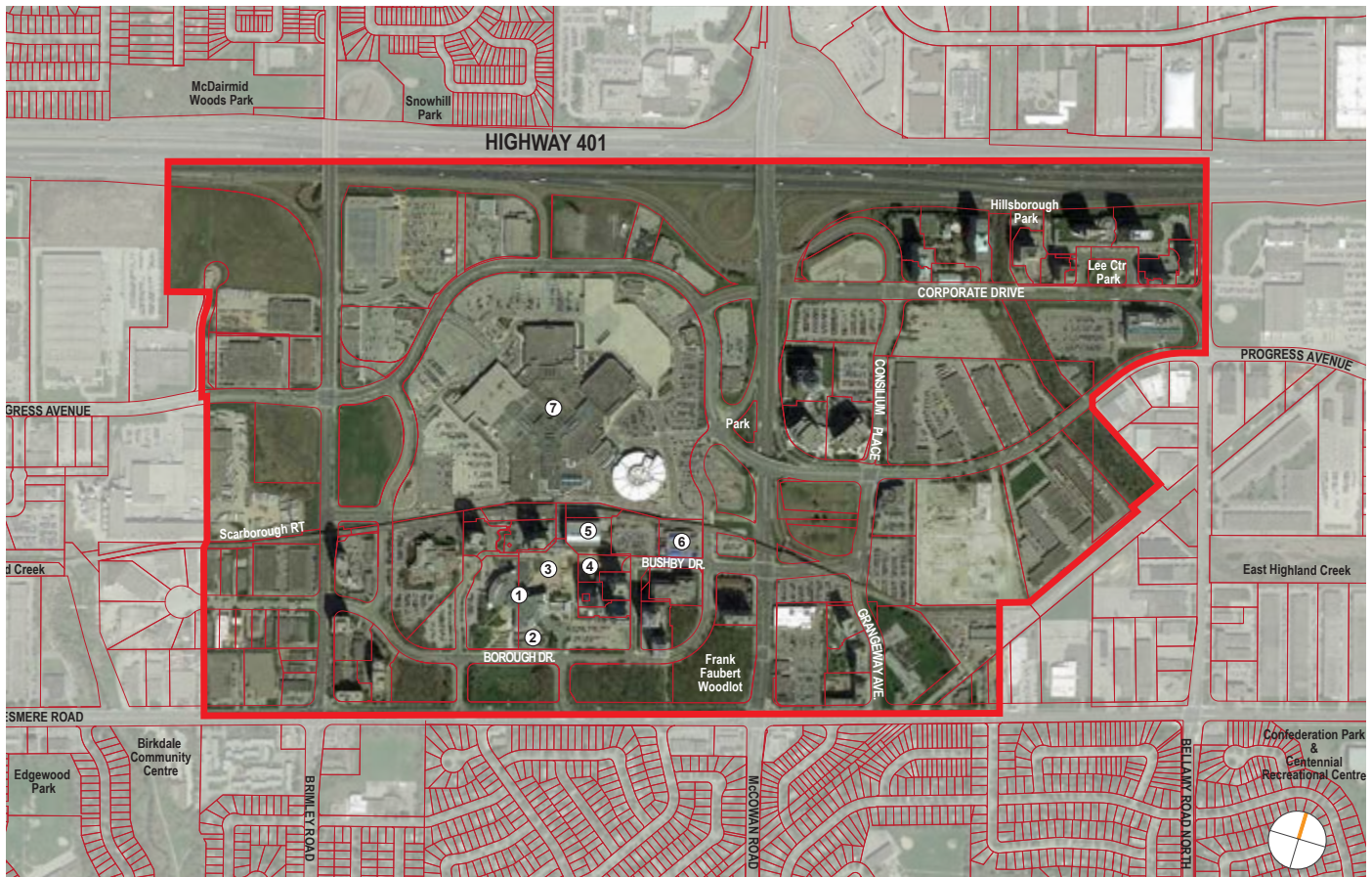
I. Introduction

The Scarborough Centre Focused Review (SCFR) is part of an update to the Council-approved 2005 Scarborough Centre Secondary Plan in anticipation of the Line 2 East Extension (L2EE). This first phase of the study builds on the work prepared to date in developing a Preliminary Public Realm Plan for Scarborough Centre. The work undertaken will inform subsequent phases of the SCFR while also providing direction in achieving a well connected and expanded network of existing and new public spaces.

The first phase of the study involved close collaboration with City staff. This included an internal design workshop with participants from City departments and from other government agencies. The workshop informed key components of the study's first phase, including the refinement of the Public Realm Framework, the development of the Preliminary Public Realm Plan, and the identification of key character areas and corridors.

Stakeholder and community consultation events were held on March 4th, 2019. On March 7th a presentation was made to the City of Toronto Design Review Panel. Feedback from those sessions will inform subsequent phases of the study.

Figure A: Study Area



II. Background

Scarborough Centre (the Study Area) covers approximately 180 hectares. The northern and southern boundaries are defined by Highway 401 and Ellesmere Road respectively. The western edge is located approximately 240 metres west of Brimley Road while the irregular eastern edge is abutted by Bellamy Road North and East Highland Creek.

The majority of lands within Scarborough Centre are designated *Mixed-Use Areas* (Figure B). The remainder of the land is identified as *Parks and Open Space Areas: Natural Areas and Parks*.

Adjacent land uses vary along all sides of the Study Area. To the south, lands designated *Neighbourhoods* are comprised of low-rise houses. The western and eastern flanking lands are designated *Employment Areas* while the lands north of Highway 401 are designated both *Employment Areas* and *Neighbourhoods*.

West Highland Creek, immediately outside the Study Area Boundary, flows parallel to Brimley Road as it crosses Ellesmere Road. East Highland Creek flows in a sweeping arc from Highway 401 to Markham Road and beyond to Woburn Park. Both creeks are part of the Rouge River system.

The 2005 Secondary Plan identified four precincts within Scarborough Centre (refer to Figure C) based on present-day character and land use attributes. These are:

- **Brimley Precinct;**
- **Town Centre Commercial Precinct;**
- **The Civic Precinct; and,**
- **McCowan Precinct.**

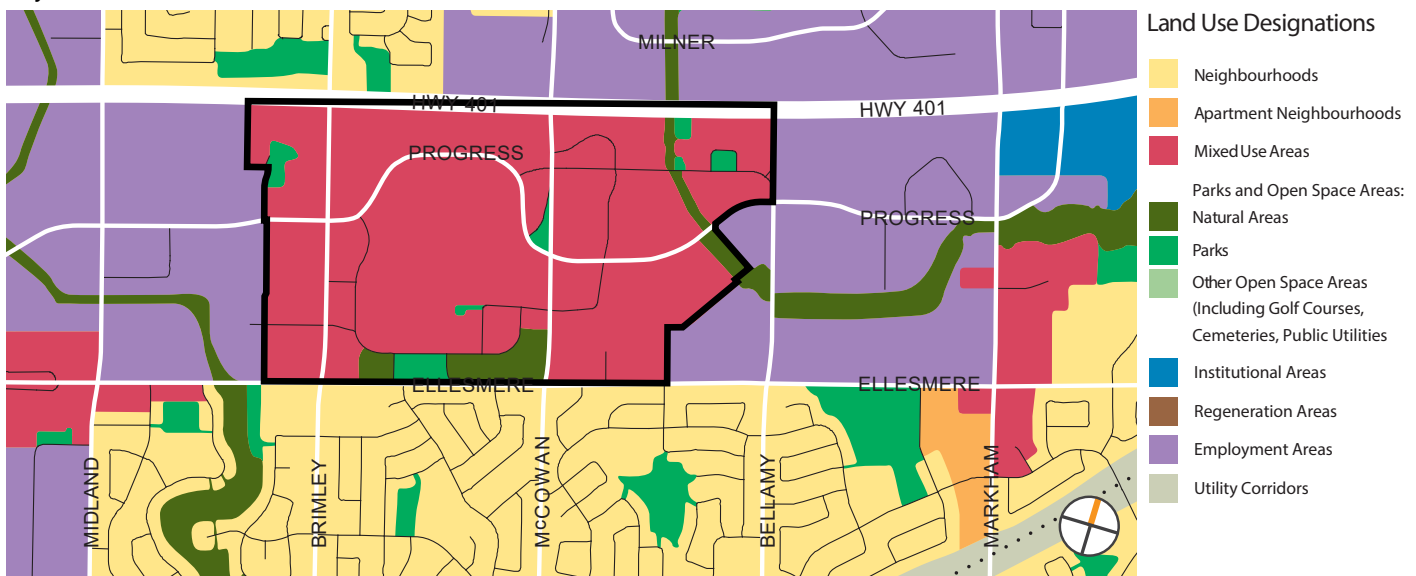
These sub-areas provided the basis upon which to identify future character areas.

The Brimley Precinct is presently characterized by industrial buildings with a cluster of residential units located in the southeastern corner.

The Town Centre Commercial Precinct is grounded by the 2-storey shopping mall. Its peripheral uses include single-storey, large format retail and restaurants. All uses are serviced by surface parking and 2-storey parkades. The Old Scott House, listed as a Part IV Heritage building, is located in the northeast corner of the precinct.

The Civic Precinct offers a wide mix of uses including residential, retail, office, civic, and community-related. The buildings range in height from low-rise townhouses to multi-storey condominiums and mid-rise offices. Central to the precinct is the civic centre and adjacent public spaces (Albert Campbell Square and Park).

Figure B: Land Use Map (detail) with Study Area outlined, City of Toronto Official Plan



The McCowan Precinct is characterized as having two distinct clusters of residential development located in the southwest and northeast corners of the district. A third cluster comprised of office buildings is located midway alongside McCowan Road. East Highland Creek is the distinguishing open space in this precinct. Vacant sites and single-storey employment uses make up the remainder of the lands.

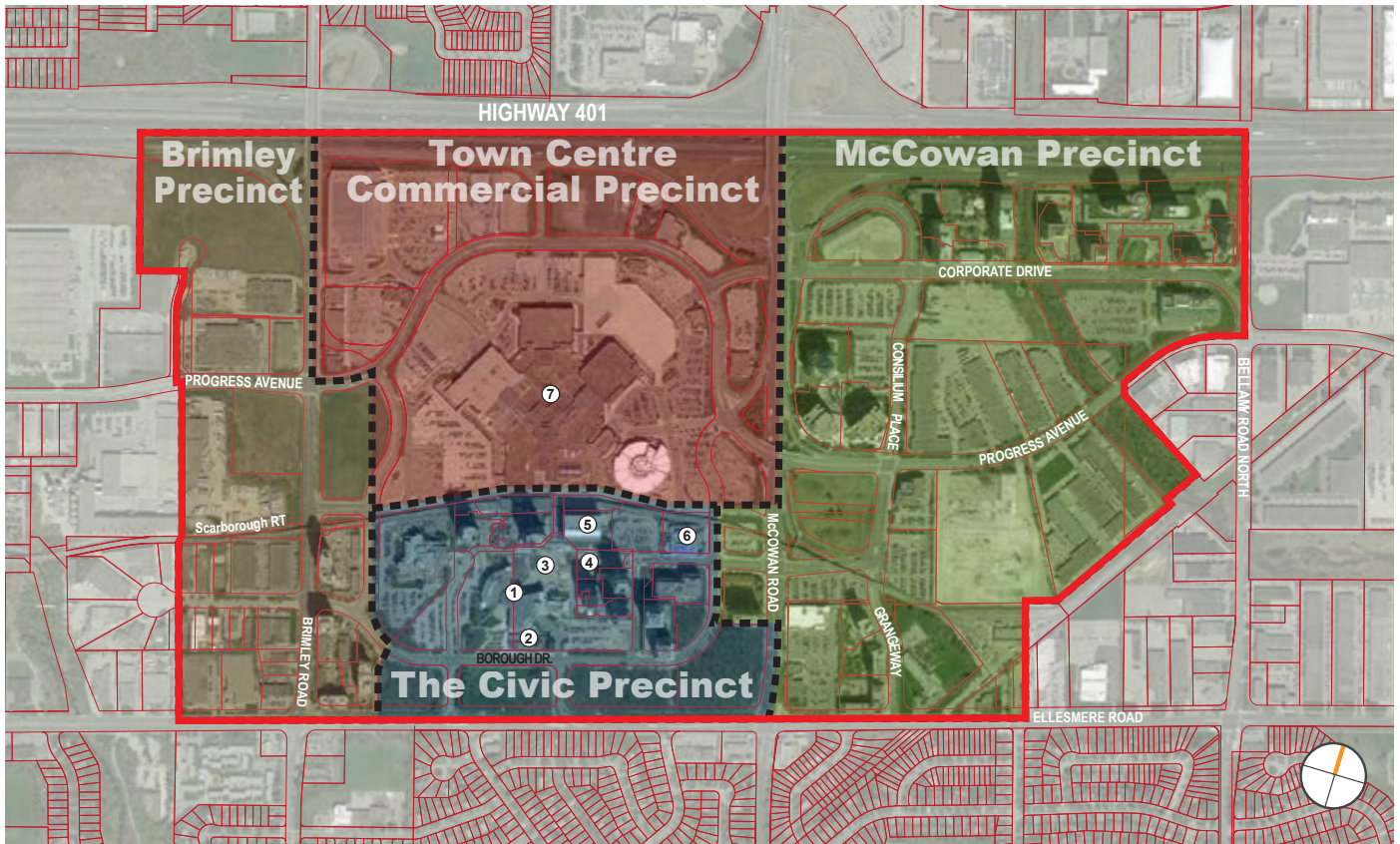
The current study builds on the work of previous efforts in creating a public realm framework. These include:

- Scarborough Centre Secondary Plan (2005);
- Scarborough Centre Civic Precinct Implementation Plan (2009);
- Scarborough Centre Public Space and Streetscape Master Plan (2012);
- McCowan Precinct Plan (2014);
- Line 2 East Extension (L2EE) (2017);
- Scarborough Centre Public Art Master Plan (2018); and,
- Scarborough Centre Transportation Master Plan (2018).

LEGEND

- | | | |
|--|--------------------------|--------------------------------|
|  Study Area Boundaries | ③ Albert Campbell Square | ⑥ YMCA |
| ① Civic Centre | ④ Albert Campbell Park | ⑦ Scarborough Town Centre Mall |
| ② Scarborough Centre Branch Library | ⑤ Service Canada Centre | |

Figure C: The Four Precincts



III. Public Realm Analysis

Scarborough Centre today has approximately 14,150 people and 15,816 jobs. The residential population is set to more than double in size based on approved and proposed development applications. Parkland area (excluding natural areas) is subsequently expected to increase from 5.6 hectares today to 9 hectares. Beyond existing, approved, and proposed mixed-use developments approximately 57 hectares of land is available for redevelopment. Using current City standards for a 'Parkland Acquisition Priority Area', this translates to approximately 8 additional hectares of potential park space. Combined with existing and approved, a total of 17 hectares of parkland is thus possible at full buildout of the Study Area.

In 2019, Council will consider the new Parkland Strategy that provides an updated and modernized framework to measure parkland provision and guide the enhancement of Toronto's parks and open space system. The City will consider amending the Official Plan policies on the alternative parkland dedication rate.

Realizing a comprehensive and coherent public realm framework requires an understanding of both **challenges** and **opportunities** inherent within the Study Area.

CHALLENGES

Mobility:

- Lack of connectivity between precincts with major roadways functioning as barriers to lateral movement;
- Car-dominated environment (numerous grade separations & free-flow ramps);
- High traffic volumes along with infrequent signalized intersections create a hostile environment for pedestrians and cyclists;
- Diagonally oriented interior mall connections and existing curvilinear streets create challenges in establishing a formal grid pattern for the street and block network.

Public Realm:

- Smaller development parcels make appropriately sized and programmable parkland contribution difficult to attain;
- Wayfinding is poorly executed;

- SRT infrastructure is a potential obstacle for development or accommodation of parkland;
- Flood plain may limit development and parkland opportunities in the vicinity of East Highland Creek.

Planning and Development:

- Isolated residential enclaves are difficult to connect together as a result of differing land uses and a lack of physical linkages;
- Employment uses present challenges with transition of uses;
- Long-term leases create obstacles in the short-term to redevelopment.

OPPORTUNITIES

Mobility:

- Improved east-west and north-south connectivity can be achieved throughout the Centre and to the adjacent communities due to design flexibility inherent in larger parcel sizes;
- Establish a modified grid network of streets, connections and blocks on the Mall Lands to promote better connectivity and integration with the surrounding area.

Public Realm:

- Extend and enhance open spaces adjacent to East and West Highland Creek;
- Enhance streetscapes that connect to public parks;
- Develop a future public park and school on the 705 Progress Ave site (proactively purchased by the City and TDSB to accommodate future growth);
- If and where appropriate, use the SRT corridor, west of the future Scarborough Centre Station bus terminal, to link the Civic Centre to West Highland Creek creating improved connectivity east-west to Albert Campbell Square & Park;
- Enhance pedestrian connections between developments and public spaces to further integrate communities with each other;
- Development plans by private landowners to include new public parkland.

Planning and Development:

- Build on existing institutional infrastructure;
- Significant capital investments (subway station, bus terminal) can lead to leveraged opportunities for greater investments by others.

IV. Vision and Principles

The 'Vision for Scarborough Centre' underlies both the principles and subsequent Emerging Public Realm Framework.

“Scarborough Centre is envisioned as evolving from a suburban, car-centred commercial hub into a vibrant, urban, pedestrian-friendly, mixed-use community, anchored by the Scarborough Civic Centre, transit, and an enhanced public realm.”

The Vision for Scarborough Centre is articulated by four principles that, taken together, inform the development of the 'Emerging Public Realm Framework' (Figure D):

1. Connectivity;
2. Nature, Parks, and Open Spaces;
3. Design Excellence and Placemaking; and,
4. Leveraging Capital Investments.

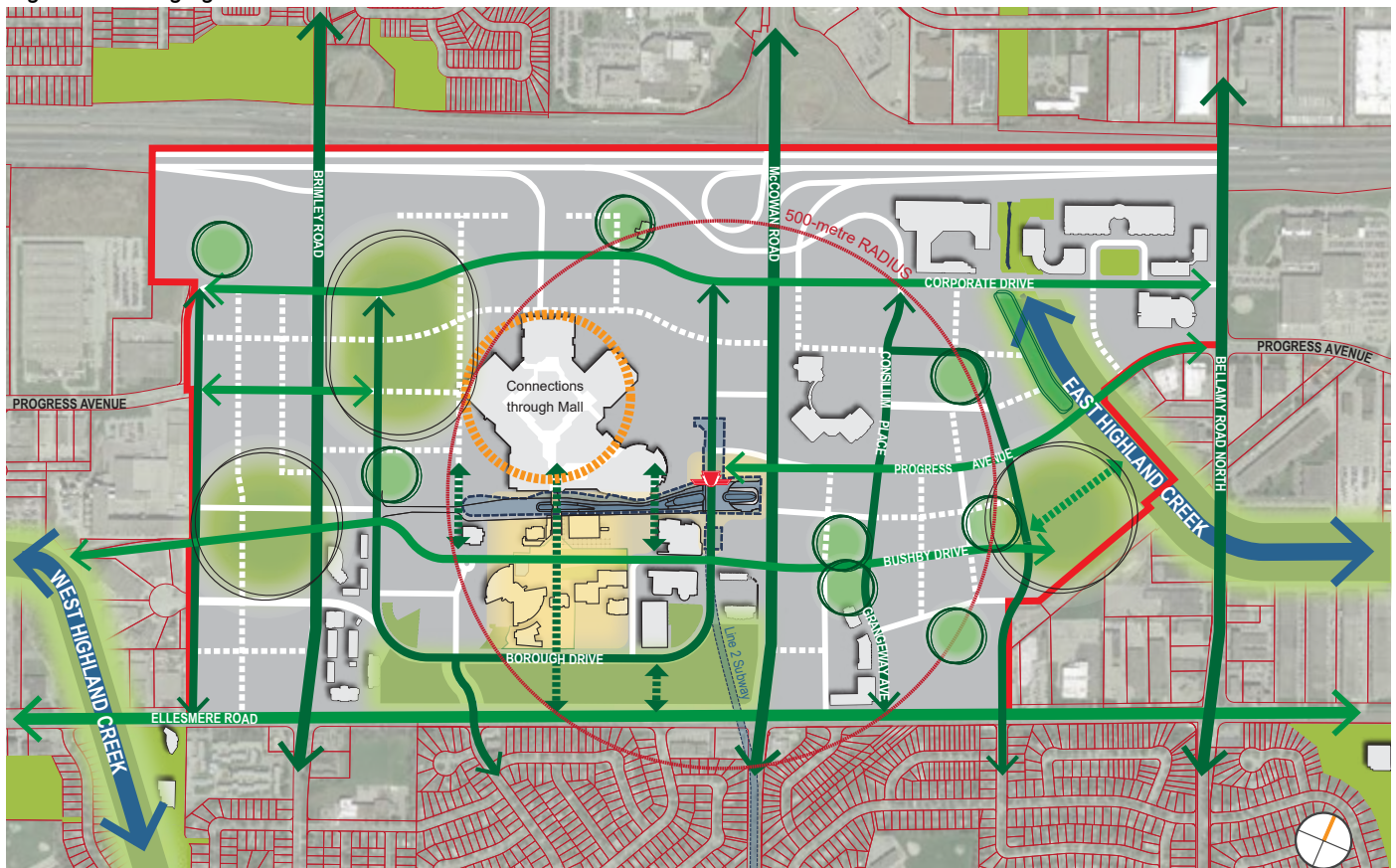
V. Emerging Public Realm Framework

The Emerging Public Realm Framework (Figure D) consists of 7 'Big Moves' each contributing a specific and significant aspect to the overall structure. Each move can function independently of the others. Taken together however, they form a robust and comprehensive structure for a public realm plan in Scarborough Centre.

The 7 'Big Moves' are:

1. Sustainability and Resiliency;
2. Expanded Civic Node;
3. Enhanced North/South and East/West Connectivity;
4. Enhance and Integrate with Natural Systems;
5. Create Community Parks;
6. Create Neighbourhood Parks and Parkettes; and,
7. Create and Integrate POPS and Other Open Spaces into the Public Realm.

Figure D: Emerging Public Realm Framework



VI. Preliminary Public Realm Plan and Character Areas

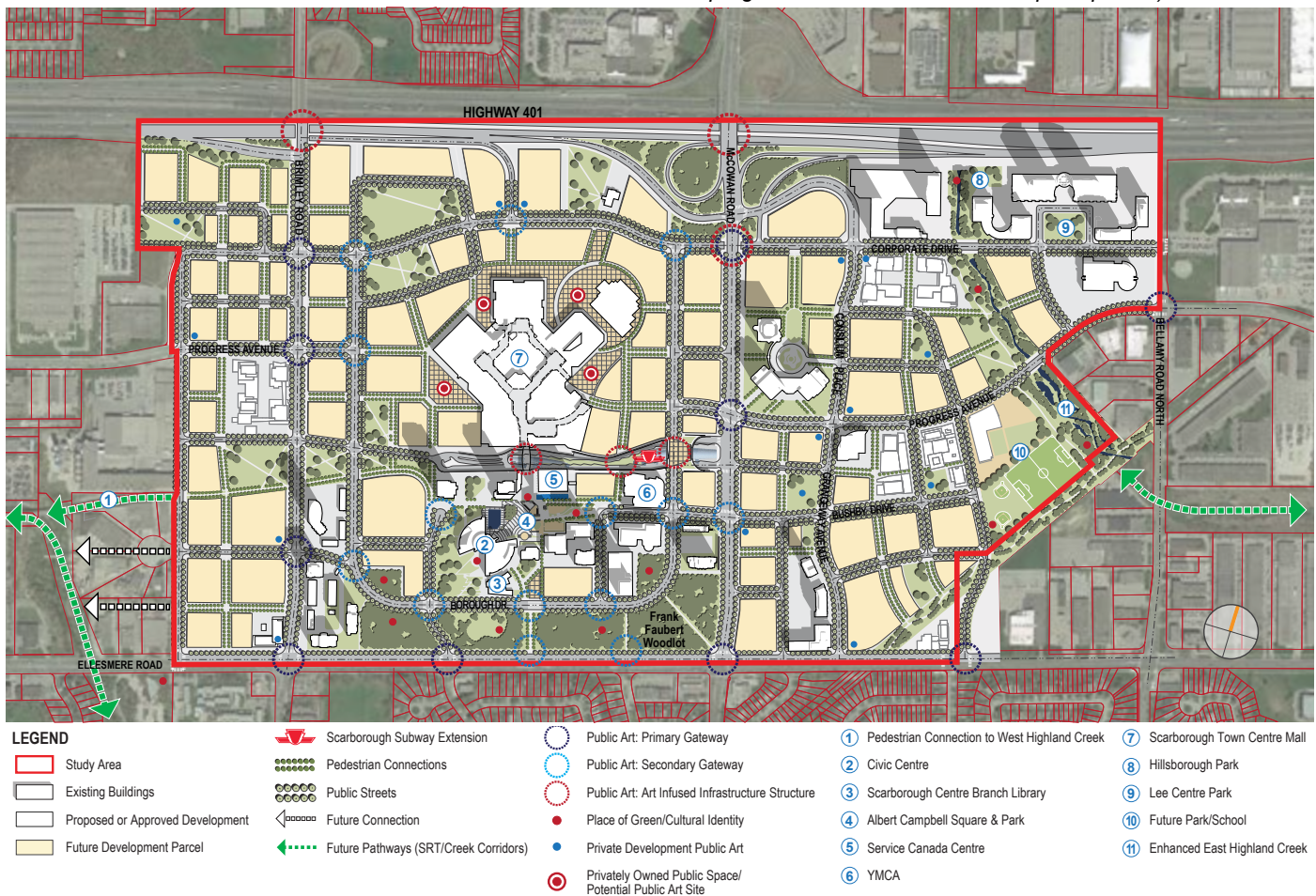
To better envisage the potential of a green and interconnected Scarborough Centre, an illustrative plan has been created based on the Emerging Public Realm Framework. The Preliminary Public Realm Plan (Figure E) has four underlying themes, or pillars:

1. Establishment and expansion of a clearly articulated, attractive, sustainable, and centrally located civic node;
2. Enhancement of existing open spaces;
3. Creation of new parks and open spaces; and,
4. Development of a strong pedestrian and cycling network connecting public spaces within and beyond Scarborough Centre.

When combined with current City initiatives, approved and 'under review' development applications, and the Public Art Master Plan, the Preliminary Public Realm Plan presents a compelling vision for Scarborough Centre. It underscores the relationship between open space, movement, transit investment, and development as a coherent whole.

The illustrative plan can also be further described in terms of 'Emerging Character Areas' and 'Corridors'. Based on the previously identified four precincts, the character areas have been identified as potential emerging neighbourhoods with shared traits based on use, built form, open space, and street typology.

Figure E: Preliminary Public Realm Plan (Note: For illustrative purposes only. City staff have not determined size, configuration, or programmatic content of future open spaces.)



The Emerging Character Areas (Figure F) are:

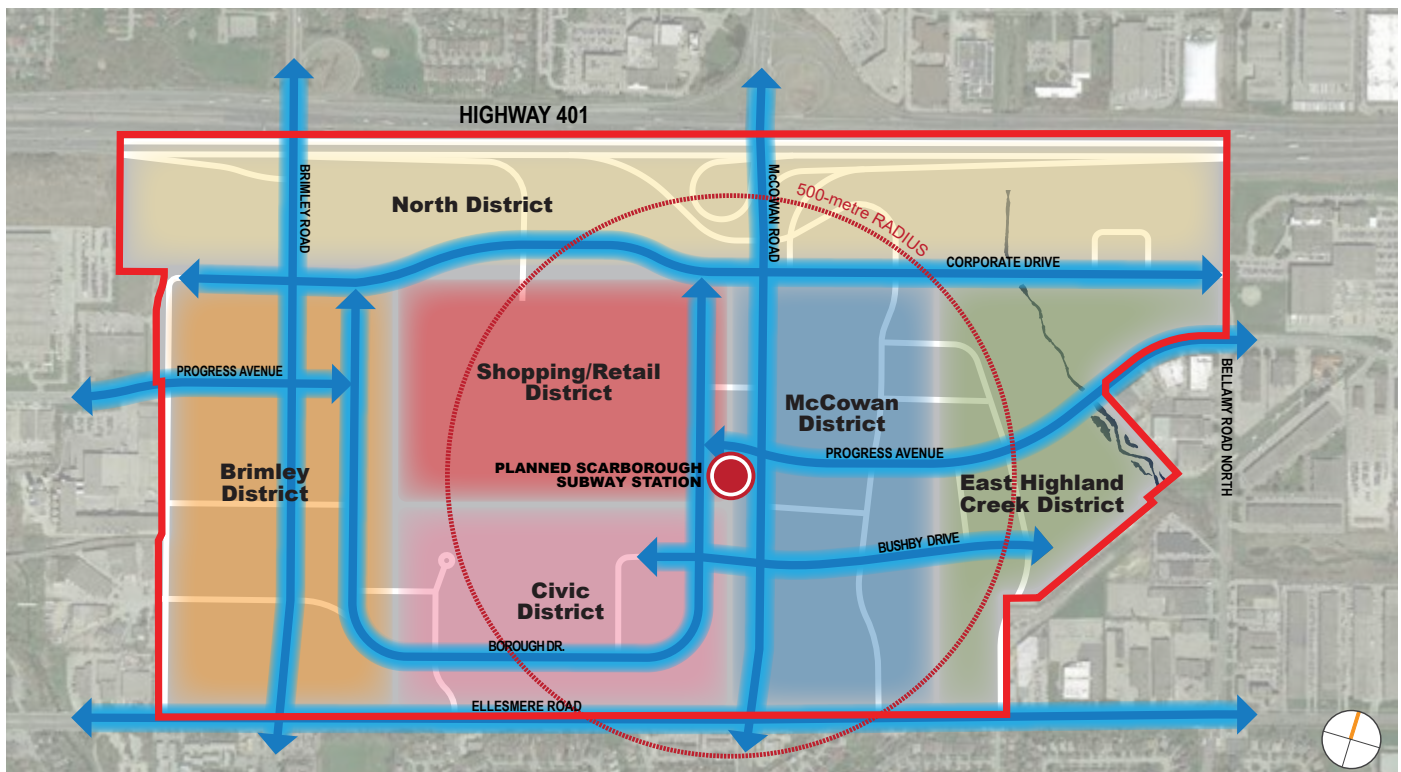
- **North District**, comprised of primarily distinct tall and mid-rise residential buildings aligned along Highway 401;
- **Brimley District** (Figure G), comprised of a mix of mid-rise and tall residential buildings;
- **Shopping/Retail District**, comprised of the Scarborough Town Centre, Supercentre, large format retail outlets, stand alone restaurants, and a Cineplex theatre;
- **Civic District** (Figure H), comprised of its mix of existing facilities and buildings, and a range of open spaces;
- **McCowan District** (Figure I), with a higher intensity of mixed-use developments and a focus on the Scarborough Centre Station;
- **East Highland Creek District** (Figure J), primarily residential in character with strong connections to an open space system comprised of parks and East Highland Creek.

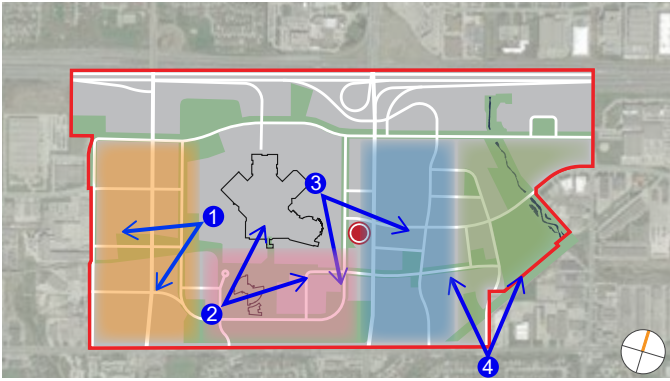
Key corridors (Figures F) provide the linkages between places and communities both within and beyond Scarborough Centre. Key corridors include, but are not limited to:

- Brimley Road;
- McCowan Road;
- Progress Avenue/Corporate Drive;
- Borough Drive;
- Bushby Drive/Town Centre Court; and,
- Ellesmere Road.

These, along with other key active connections will be further explored and described in subsequent phases of the Scarborough Centre Focused Review. The Emerging Character Areas will also form the basis for the built form study portion of the SCFR, to be undertaken as part of its subsequent phases.

Figure F: Emerging Character Areas and Corridors





1 Figure G: Brimley District (Illustrative concept only; density/built form strategies and other details to be developed in subsequent study phases)



3 Figure I: Scarborough Centre Station Main Entrance and Surrounding Area (Illustrative concept only; density/built form strategies and other details to be developed in subsequent study phases)



2 Figure H: Expanded Civic Node with Scarborough Centre Station (Illustrative concept only; density/built form strategies and other details to be developed in subsequent study phases)



4 Figure J: East Highland Creek District (Illustrative concept only; density/built form strategies and other details to be developed in subsequent study phases)

VII. Summary/Next Steps

In anticipation of the L2EE the Scarborough Centre Focused Review Phase 1 work builds on the 2005 Scarborough Centre Secondary Plan, the Scarborough Centre Transportation Master Plan 2018, and other previous studies. It provides a vision for the future of the area based on key structuring elements such as Character Areas and Corridors, and describes a comprehensive preliminary public realm network comprised of public parks, open spaces, and streetscapes (Figure K).

City staff will build on the framework established in this stage of the study. Through this extensive and iterative process a comprehensive update of the Scarborough Centre Secondary Plan will emerge that will guide the transition of the area towards a dynamic, attractive, and sustainable urban centre.

Figure K: Preliminary Public Realm highlights within Scarborough Centre Focused Review

