



---

Deputation to Scarborough Community Council – October 16<sup>th</sup> 2020

Re: Golden Mile Secondary Plan

From: Larry Whatmore, President, Scarborough Community Renewal Organization

---

Members of Scarborough Community Council:

My name is Larry Whatmore. I am the president of the Scarborough Community Renewal Organization. SCRO is an organization of engaged volunteers that works to connect, promote and renew Scarborough, so it can be strong and prosperous. We seek to renew Scarborough on multiple fronts, including arts & culture, the natural environment and, of course, opportunities for economic prosperity.

SCRO envisions Scarborough as a complete community, providing opportunities for residents to live, work, learn and play. Ensuring the Golden Mile includes an appropriate mix of residential, commercial and employment spaces will benefit the new residents of this transformational community and Scarborough as a whole.

I'd like to start by thanking Councillor Thompson, Chair of the City's Economic and Community Development Committee, all members of Scarborough Community Council, and City staff for standing up for the protection and development of employment opportunities in the Golden Mile.

In our deputation to Community Council in July and our further submission in August, we advocated for **increasing** the minimum provision of non-residential gross floor area in the Secondary Plan from 10% to 20% because we believe this is in the public interest. We note that many landowners requested that non-residential provisions be reduced or eliminated. We do not believe this is in the public interest.

SCRO has reviewed the revised Secondary Plan and, while the minimum non-residential provision remains at 10%, we are pleased to see the introduction of Policy 4.15. This policy allows landowners to increase the share of non-residential space in a development by an additional 10% (for a total of 20%) without counting towards the density calculation. This policy is an important tool for incentivizing the construction of new non-residential space in the Golden Mile.

Landowners might speak about the short-term uncertainty that COVID-19 may have on the office and commercial markets. But SCRO wants to emphasize that the Golden Mile Secondary Plan is a long-term plan that provides a development framework covering the next 30 to 40 years. As such, we believe that Council should not be swayed by short-term thinking. We need to plan for the long-term prosperity of Scarborough residents and businesses.

SCRO continues to be encouraged by the City's decision not to permit the re-designation of *General Employment Area* and *Core Employment Area* lands as part of the Secondary Plan process. We hope the City remains firm on this and does not permit the re-designation of Employment Area lands, as this would erode the ability of the Golden Mile to become a complete community.

SCRO also supports the public realm requirements for an enhanced streetscape along Eglinton Avenue in the early phases of the development with public art requirements and community spaces throughout the development plan.

Thank you for the opportunity to speak and I am happy to take any questions. I have also provided my speaking notes to the City Clerk for distribution to you.