

CREATE TO

HOUSING NOW

158 Borough Drive

Urban Design Brief
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BA Group
Blackwell

ERA

The Planning
Partnership

Stantec

**diamond
schmitt**



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01 | Background + Context

The Scarborough Centre Secondary Plan and Public Space and Streetscape Master Plan establish the vision for the long-term development of the area. Urban design objectives and policies of the Plans aim to create a high-quality, pedestrian-friendly, transit-oriented development in the Centre.

The proposal includes two residential towers and an enhanced public realm that will become part of the continuous and linked parks and open space system defining the image of a re-envisioned Scarborough Centre.

Housing Now

Housing Now is an initiative to activate City-owned sites for the development of affordable housing within mixed-income, mixed-use, transit-oriented communities. Housing Now will create a mix of affordable rental, market rental, and ownership housing options to serve Toronto residents. The new affordable rental homes will remain affordable for 99 years, providing quality housing opportunities for future generations.

The creation of new housing on City-owned lands will provide Toronto residents with opportunities to live affordably near transit hubs and close to places of work, education, and services. Investment in these well-located sites will also contribute to the broader community by delivering new amenities, revitalized public spaces, and improved access to transit.

Principles and Objectives

The development of new housing through Toronto's Housing Now Initiative is guided by the following principles, which were adopted by City Council:

1. Develop the properties to achieve the highest possible public benefits.
2. Optimize the development of the market and affordable rental housing with a mix of unit types and sizes.
3. Create homes affordable for a diverse range of incomes, including deeply affordable homes.
4. Appropriately address and accommodate existing City uses and other operations on the 17 sites.
5. Retain public ownership of the properties, including prioritizing long-term land leases. Affordability will be secured for new affordable rental units for 99 years
6. Engage City Councillors and local communities in the planning and developing of each property.
7. Support the participation of non-profit organizations in the Housing Now Initiative and encourage their involvement in the market offering process through a \$1-million fund approved by City Council.

Fig 1. Context Diagram



01 | Background + Context

158 Borough Drive

This site is located adjacent to Scarborough Civic Centre and Scarborough Centre Branch Library within a transit-oriented community. 158 Borough Drive is currently the staff parking lot for Scarborough Civic Centre. This 1.48-acre site abuts the Civic Centre to the west, Scarborough Town Centre and a Scarborough Rapid Transit (SRT) station to the north, and residential buildings to the east. South of the site is the Frank Faubert Wood Lot.

Scarborough Civic Centre

The Scarborough Civic Centre (SCC) is located in the Scarborough, one of the four centres in Toronto, Ontario, Canada. It was designed by architect Raymond Moriyama and opened in 1973. This building currently serves as a secondary hub for the City of Toronto government. It is also home to the Scarborough Community Council and offices of the Toronto District School Board. A notice of intention has been issued to designate SCC as heritage property, therefore, views to the site must be considered and protected.

Fig 2. Site Photo | Looking at the SCC from Town Centre Court



Fig 3. Site Photo | Looking at the Site from Borough Drive



Fig 4. Site Photo | Looking at the Woodlot from the Site



Fig 5. Context Height Diagram



01 | Background + Context

Toronto Public Library

In 2015, the Toronto Public Library opened the Scarborough Civic Centre branch, its 100th library branch. The Toronto Public Library Scarborough Civic Centre branch was designed by Toronto-based architecture firm LGA Architectural Partners with Philip H. Carter as planning consultant.

Albert Campbell Square

Albert Campbell Square is a public square named after the first mayor of the Borough of Scarborough and former Chairman of the Municipality of Metropolitan Toronto. The Square is located at 150 Borough Drive, adjacent to the Scarborough Civic Centre and the Albert Campbell Park. This square is situated south of both the Scarborough Centre SRT station and Scarborough Town Centre shopping mall.

Frank Faubert Woodlot

This heavily forested 5-hectare natural area, Frank Faubert Woodlot, runs along the north side of Ellesmere Road, south of the Scarborough Civic Centre and the development site at 158 Borough Drive. McCowan Road is to the east of the woodlot and Borough Approach East is to the west.

Fig 6. Site Analysis | Community

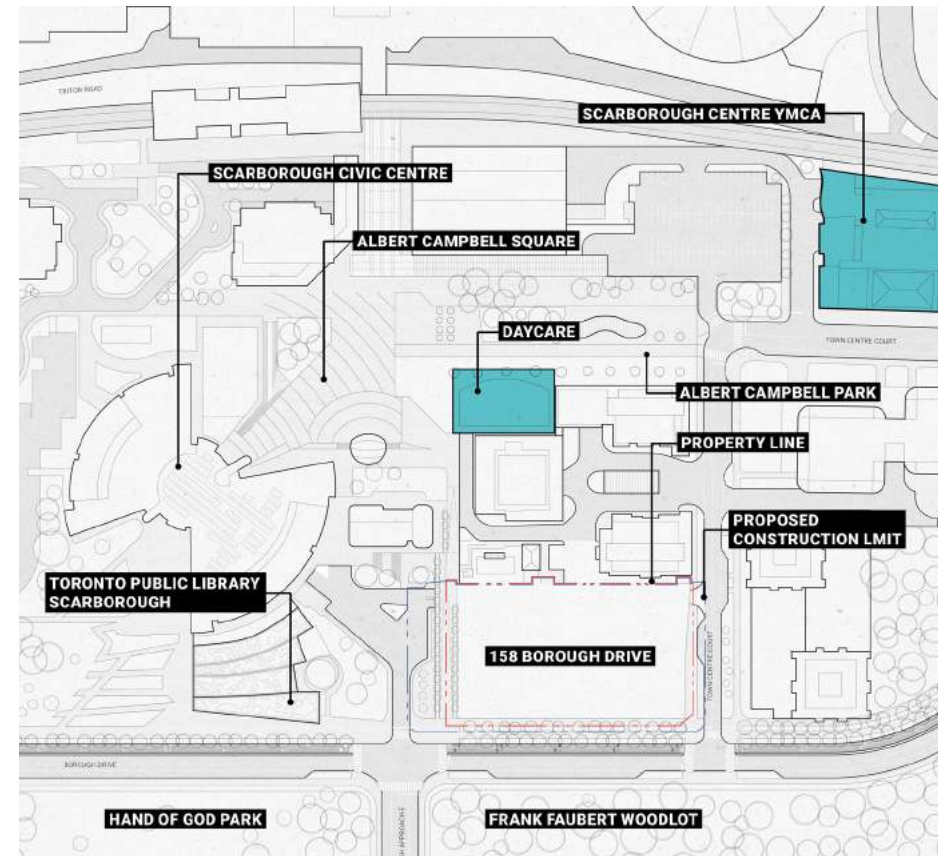


Fig 7. Site Analysis | Cultural Sites

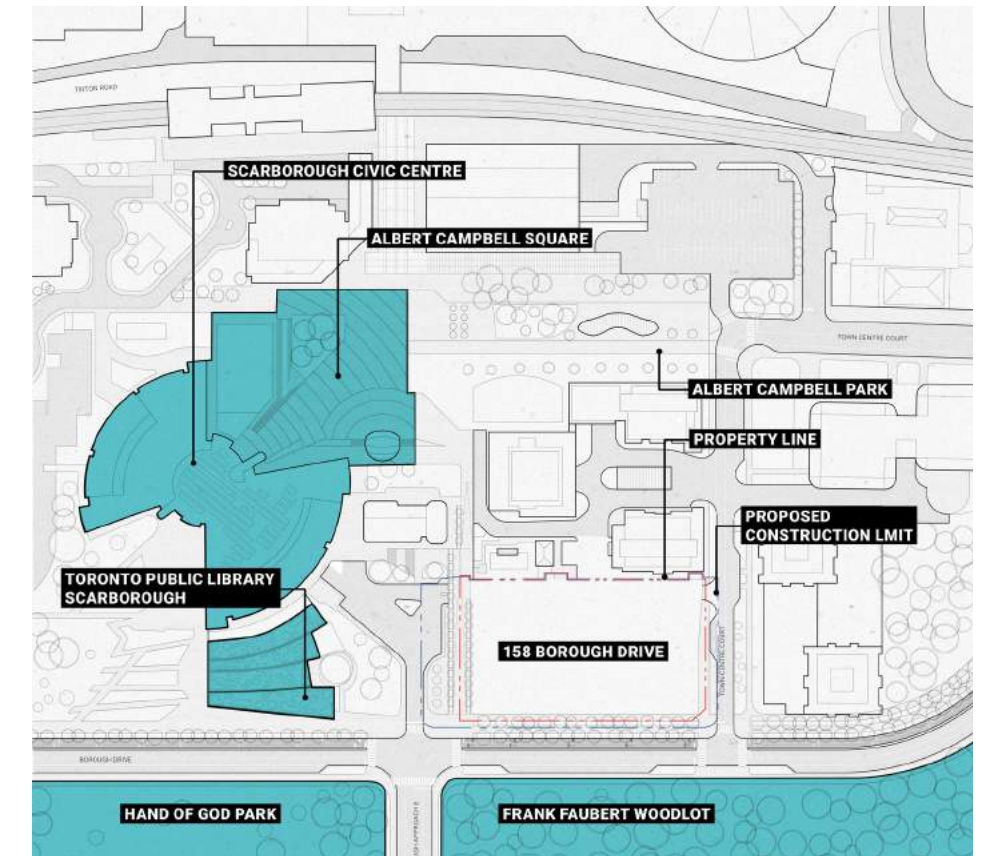
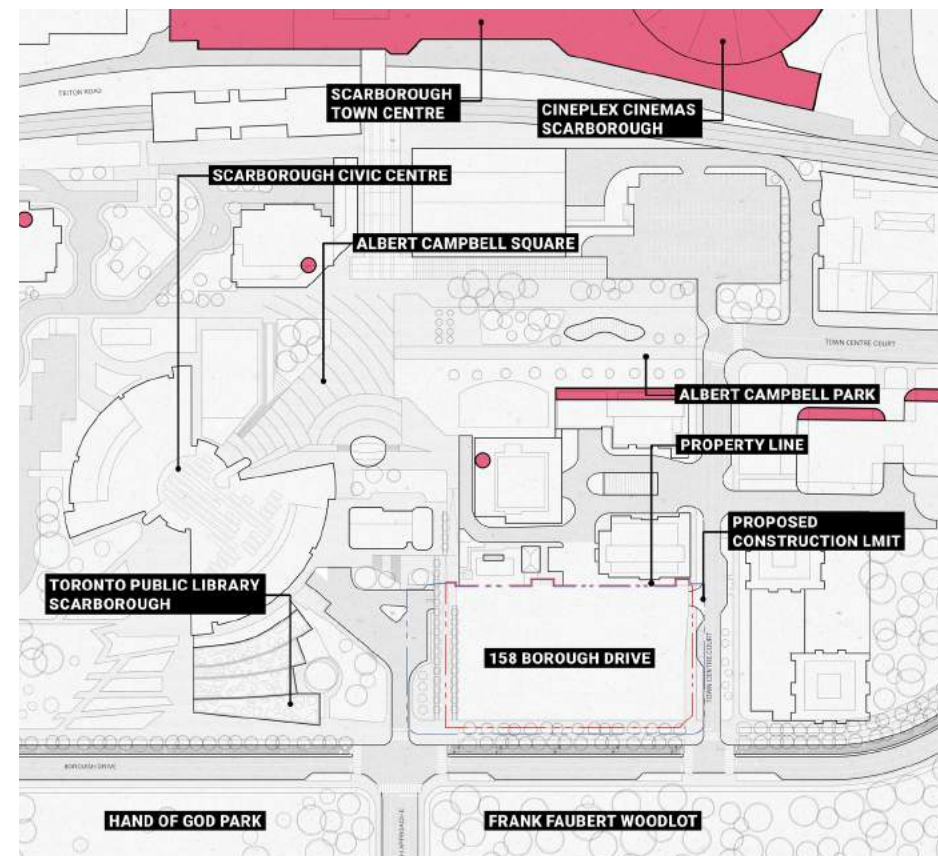


Fig 8. Site Analysis | Retail



Transit

Currently, TTC's line 3 (SRT) includes Scarborough Centre Station which is located to the north of 158 Borough Drive. The Scarborough Subway Extension will bring the TTC's line 2 extension to this region, running beneath McCowan Road.

Site Analysis

158 Borough Drive is prominently located southeast of the Scarborough Civic Centre and will complete the eastern edge of SCC precinct. This development proposes two residential towers marking the corner of Borough Drive and Town Centre Court while respecting the scale of the neighbourhood.

Fig 9. Site Analysis | Transit

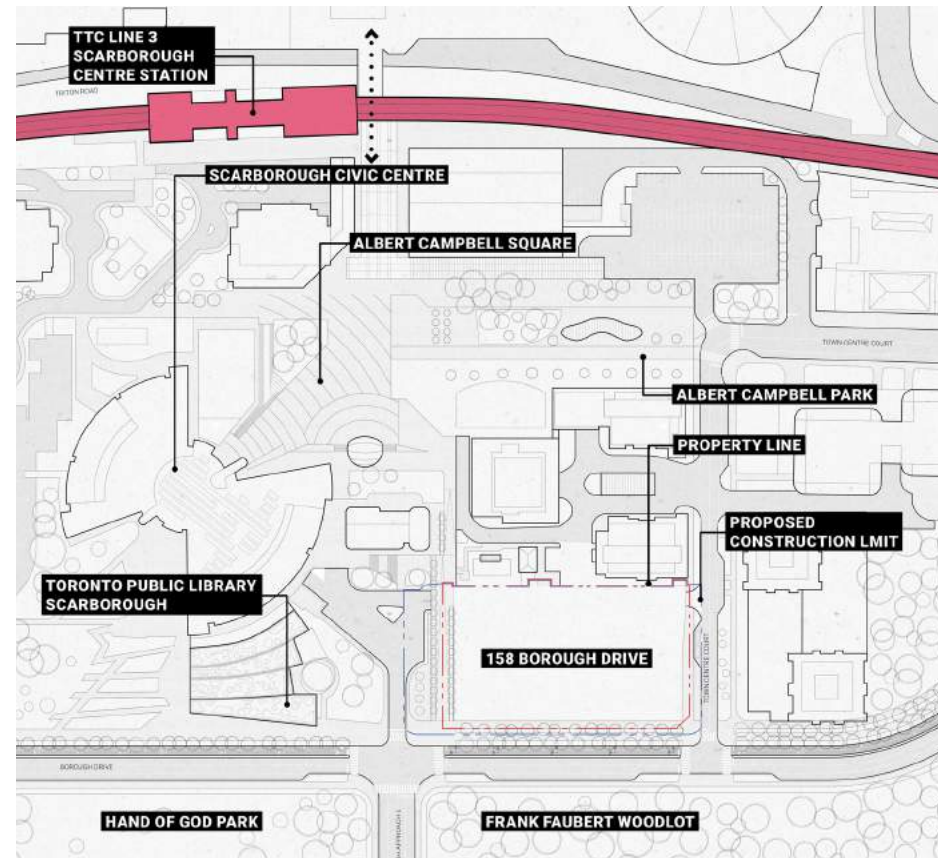


Fig 10. Site Analysis | Landscape

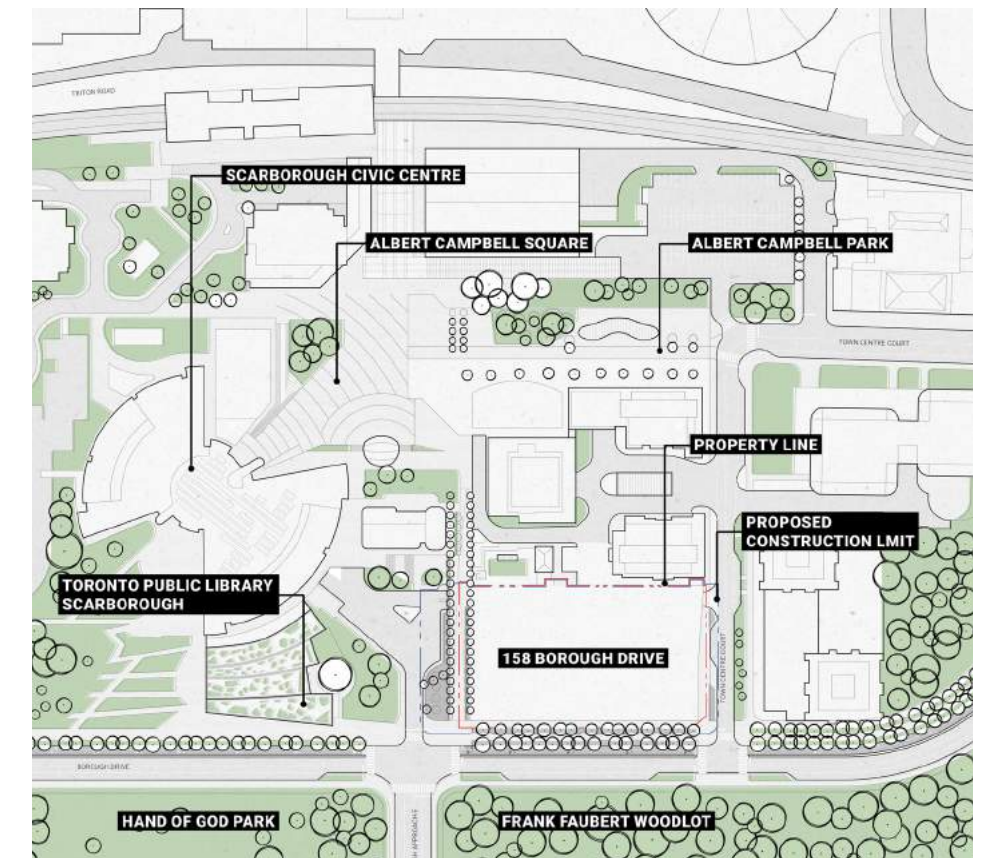


Fig 11. Site Analysis | Residential Buildings

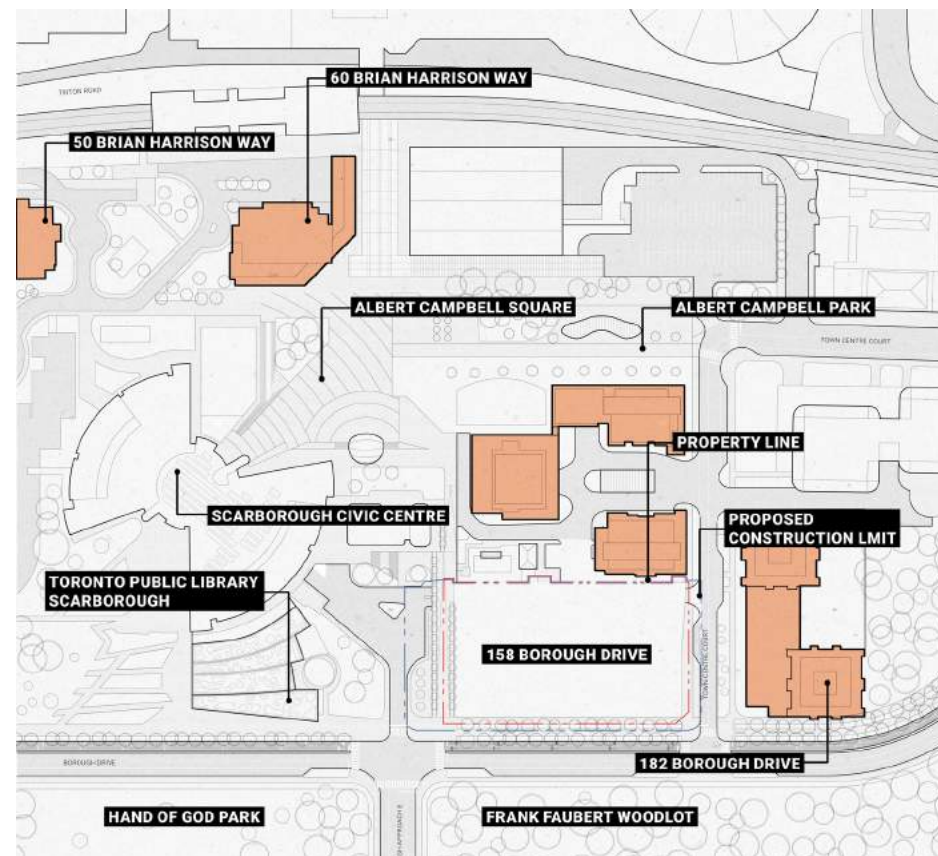
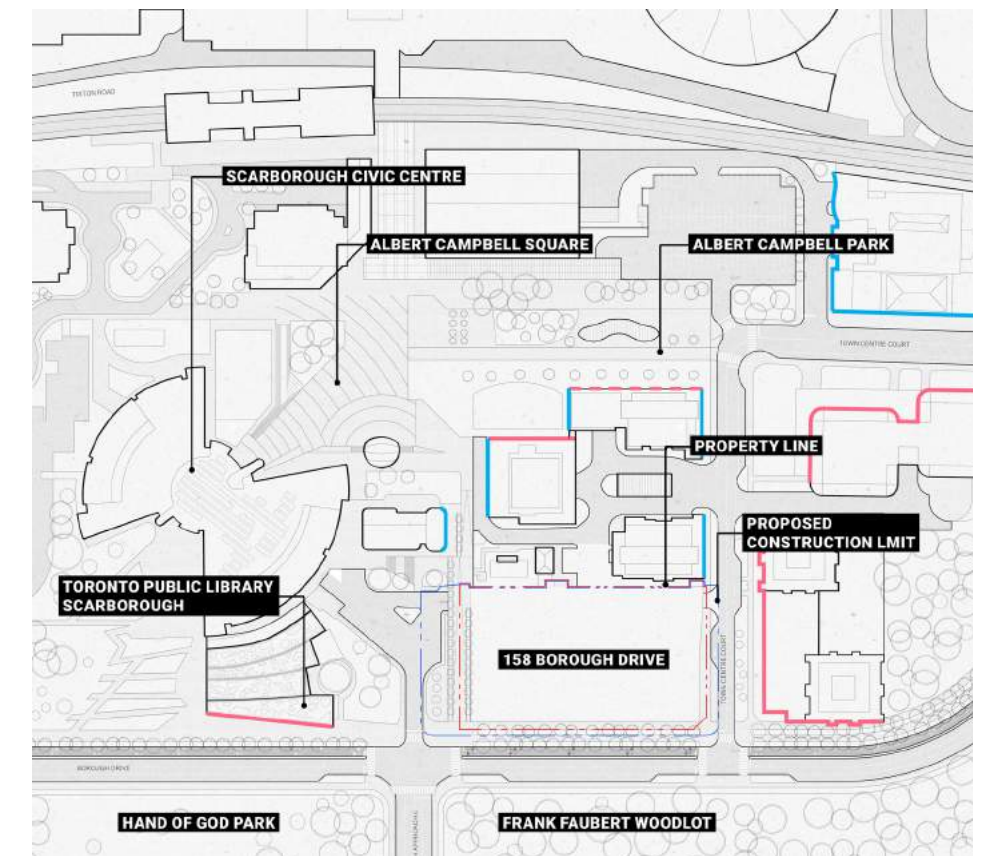


Fig 12. Site Analysis | Active & Inactive Edges



02 | Guiding Principles

- Acknowledge and design harmoniously, minimizing impact to the Scarborough Civic Centre, Albert Cambell Square, and the Frank Faubert Woodlot
- Transition from car-dominant to a more pedestrian-oriented and bicycle-friendly environment
- Contribute towards a complete community with new diverse housing options and households
- Create the basis for an accessible, animated and engaging public realm with active ground floor uses and publicly accessible open spaces and walkways
- Demonstrate planning of the ground floor that supports the new streetscape, the new north-south passage, and the new woonerf
- Incorporate a day care centre and associated outdoor play space
- The proposed development will support the evolution and future vision of Scarborough Centre

Fig 13. Southeast Axonometric View

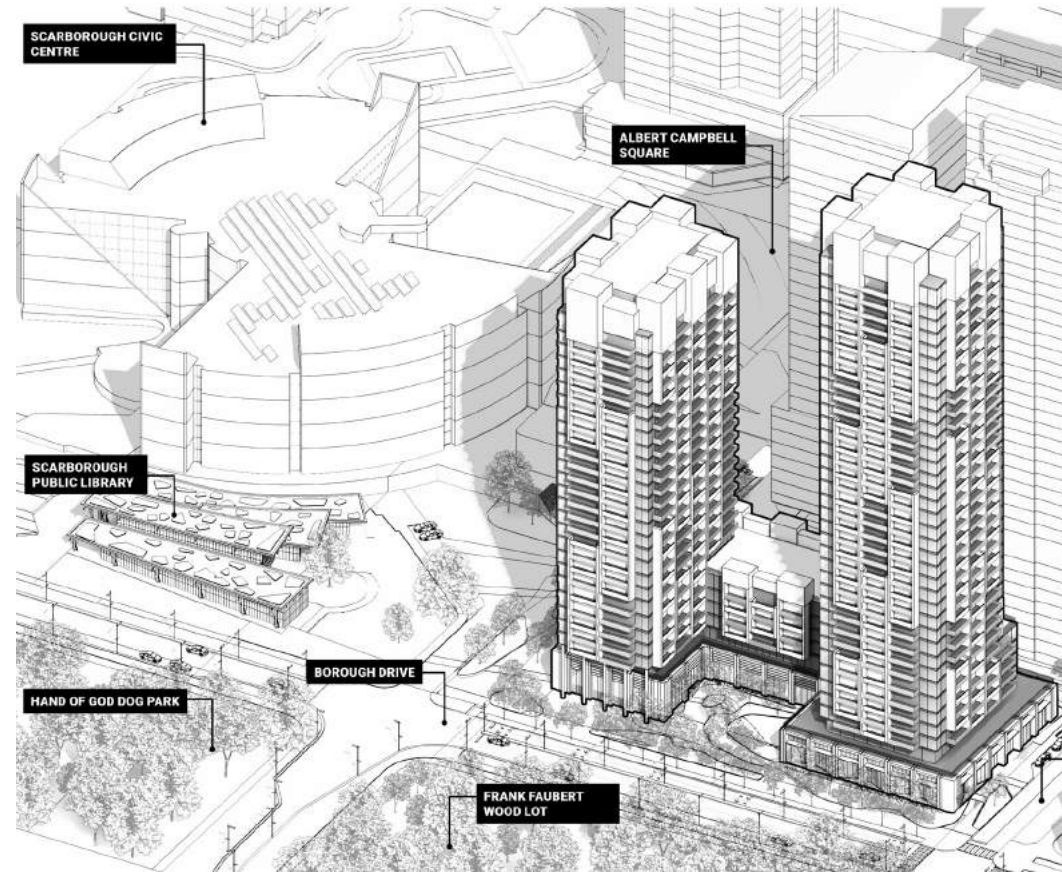


Fig 14. Borough Drive Streetscape



Fig 15. View of the Towers from Hand of God Park



Fig 16. Borough Drive Streetscape and Promenade



Fig 17. Woonerf

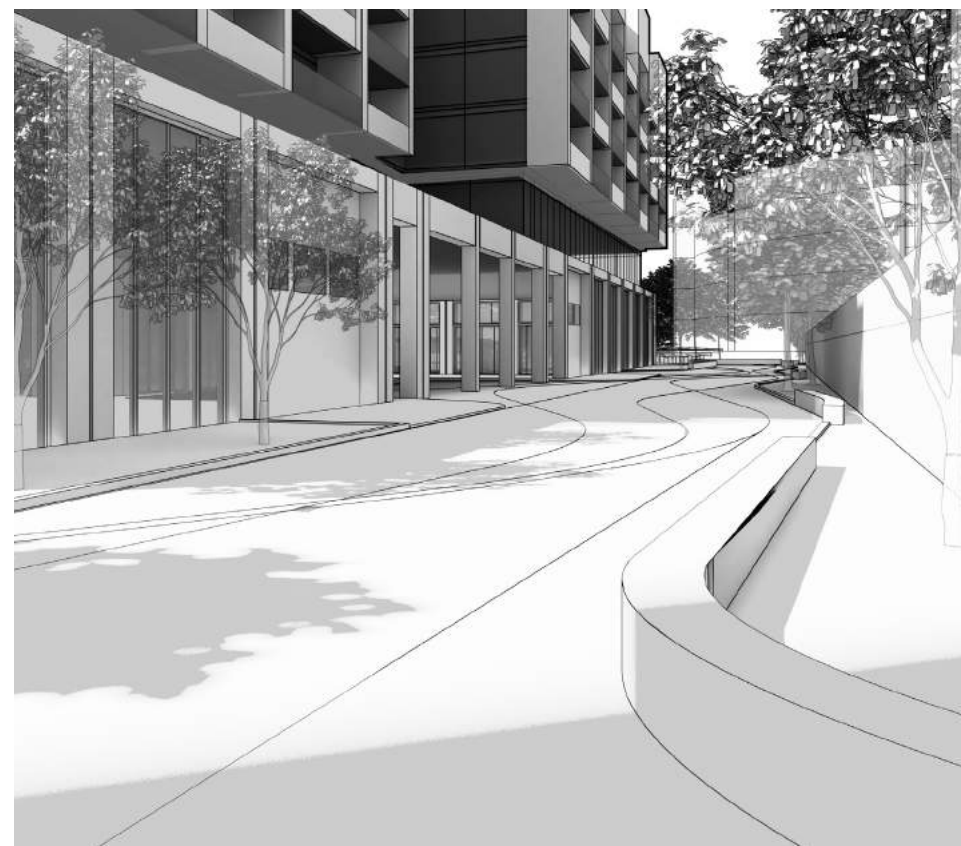


Fig 18. Courtyard and Outdoor Play Space



03 | Public Realm

The landscape design has an important role to play in marrying existing and new elements, weaving site-specific elements with the broader context. Thereby, not only does it extend the streetscape environments and pedestrian connections that are critical to the connectivity of the Centre, but it also responds to the landscape character of the places and features of the surrounding context to create a cohesive and meaningful public realm.

In this development, the public realm consists of landscape elements including Borough Drive, Town Centre Court, the woodland court, the woonerf, the promenade, and Civic Centre forecourt. The subsequent pages describe each element, their location, and function.

Site Boundary

The proposed development concept has been coordinated with the City's ultimate vision for the re-design of Borough Drive, including the above and below curb elements, as illustrated in Diagram 2. However, at the time of this application the timeline for implementation of the Borough Drive streetscape has not been determined/confirmed and thus an 'interim' condition for the Borough Drive streetscape has been identified. Diagram 1 illustrates this condition, including all proposed decorative pavements and planted areas within the development site.

Fig 19. Site Boundary and Limit of Proposed Construction

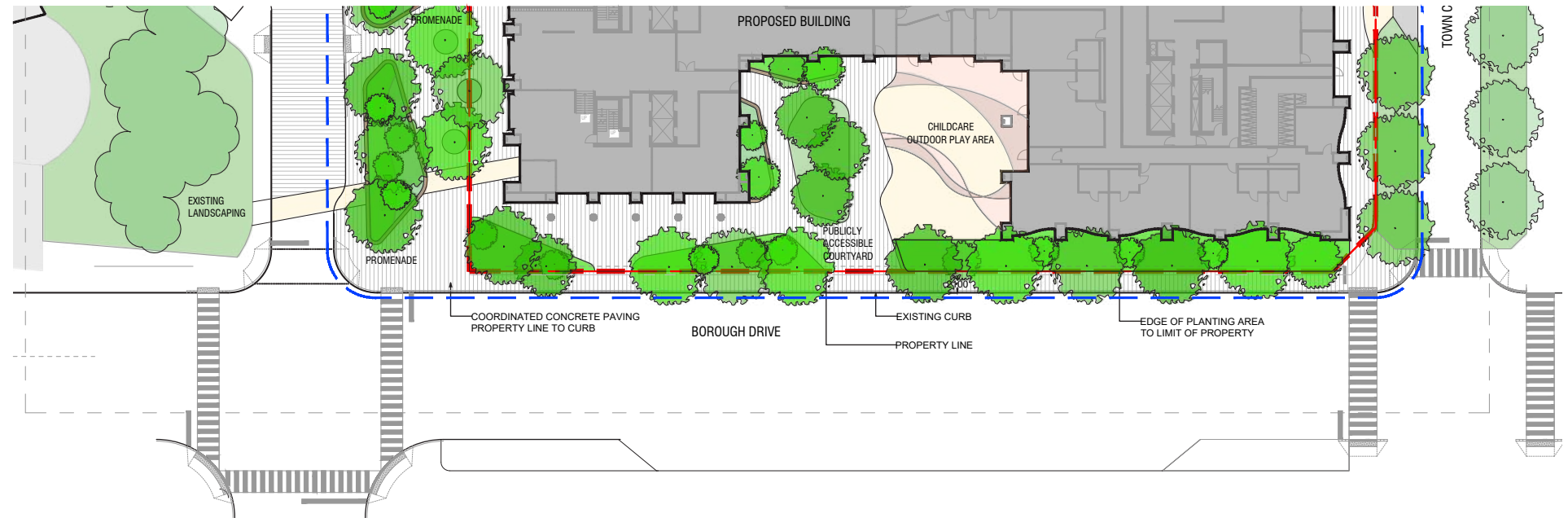


DIAGRAM 1 - BOROUGH DRIVE STREETScape | INTERIM CONDITION



DIAGRAM 2 - BOROUGH DRIVE STREETScape | ULTIMATE CONDITION BY OTHERS (TBD)

LEGEND

- Site Boundary
- Limit of Proposed Construction
- Proposed Building (Ground Floor)
- Planter | Seatwall
- Planter Curb
- Paving Type 1
- Paving Type 2
- Paving Type 3
- Sod
- Shrubs / Groundcovers
- Deciduous Canopy Tree
- Small Tree / Specimen Shrub
- Trees by Others

Fig 20. Landscape Plan

SITE BOUNDARY

LIMIT OF PROPOSED CONSTRUCTION

THE WOONERF

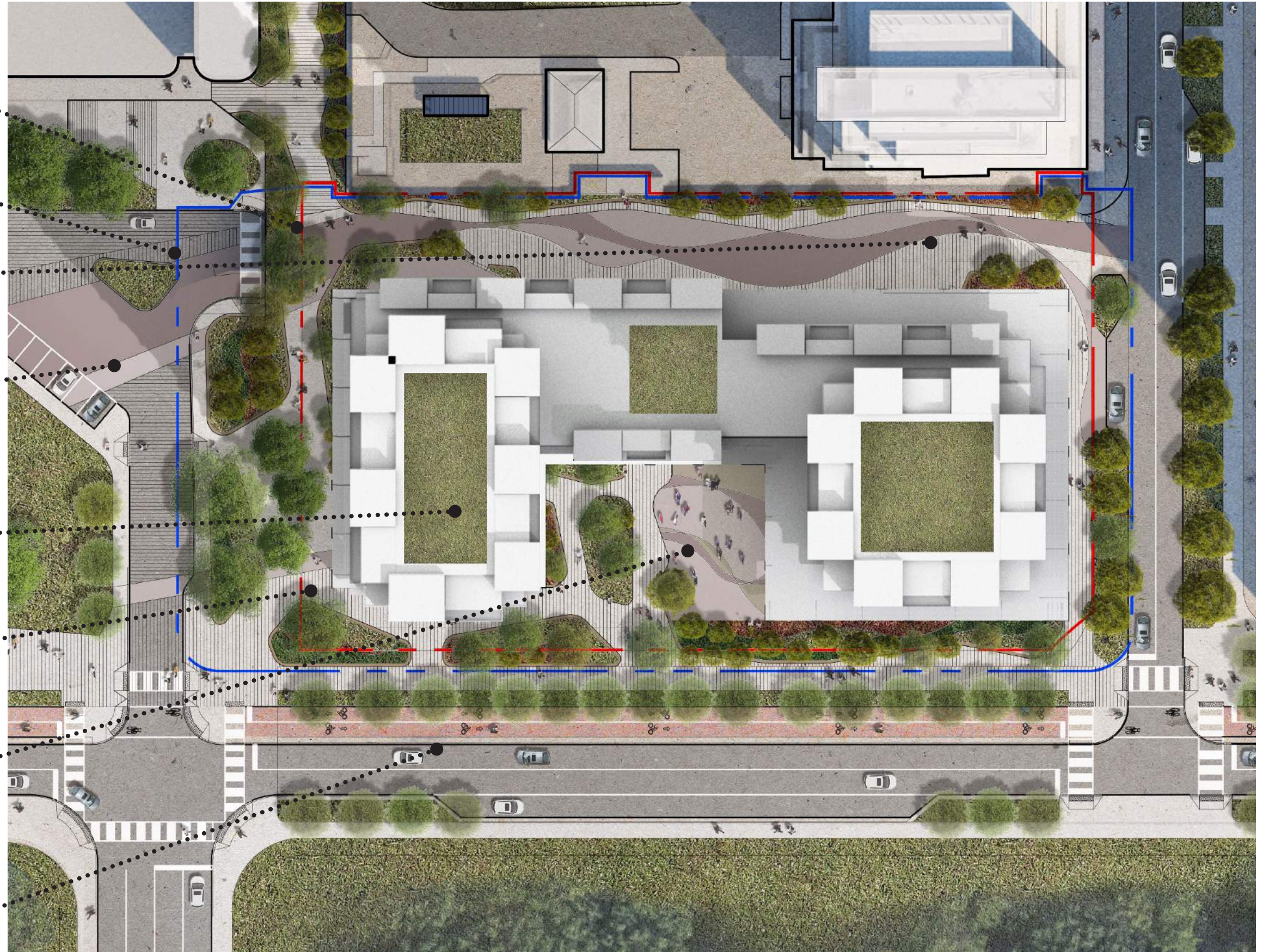
SCC FORECOURT

PROPOSED BUILDING

THE PROMENADE

THE WOODLAND COURT

BOROUGH DRIVE STREETScape



03 | Public Realm

Borough Drive

The Borough Drive streetscape is a significant re-planning of the right of way to accommodate more generous sidewalks, better street trees, and a two-way cycle track. The intent is to create a streetscape appropriate to the Civic Centre precinct that promotes walking and cycling in Scarborough Centre.

F.15 illustrates the planned cross-section. Improved sidewalks, two rows of trees, and a bicycle path are a few of the improvements over the current conditions.

The Woodland Court

One of the major landscape elements in this project, the Woodland Court, includes two main spaces: the east side serves as a play space for the daycare centre while the western portion of the court comprises the landscaped open space component of the development and will be designed as a garden. A few elements are proposed to enhance this south-facing courtyard: tall vegetation, shade trees, seating, and a playful fence to delineate the daycare play area.

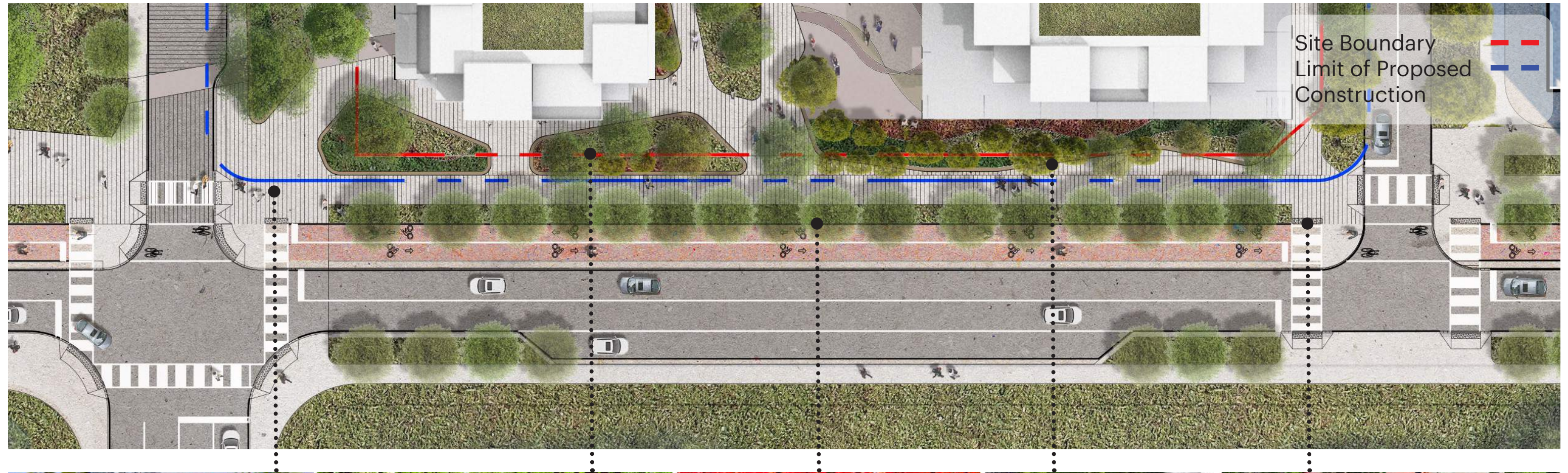
The Woonerf

The woonerf along the north edge of the site is a pedestrian link from Town Centre Court to the Civic Centre Forecourt as well as the service access and daycare drop-off for both towers. As such, it will be designed as a shared space, utilizing a variety of plantings, paving treatments, planters, and site furnishings to enhance and prioritize pedestrian use. Additionally, a combination of plantings and free-standing screens may be employed to mitigate the visual impact of the existing retaining wall of the adjacent property to the north.

Fig 21. Borough Drive Section



Fig 22. Borough Drive Plan



The Scarborough Centre Public Art Master Plan Study (SCPAMP, 2017) provides strategic direction to the City on the Scarborough Centre public art program. As the Site is located within Scarborough Centre, this guiding document shall be referenced in determining future direction for appropriate locations to be considered for the integration of public art.



Large canopy trees along the street interface will combine with the street trees within the right-of-way to form a treed alley along Borough Drive



A diverse palette of tree species inspired by the community found in the Frank Faubert woodlot



Playful planter walls that provide seating, define space and enhance soil volumes in key areas



A coordinated palette of paving materials, textures and patterns that harmonize the area, define space and highlight connections and moments in the landscape

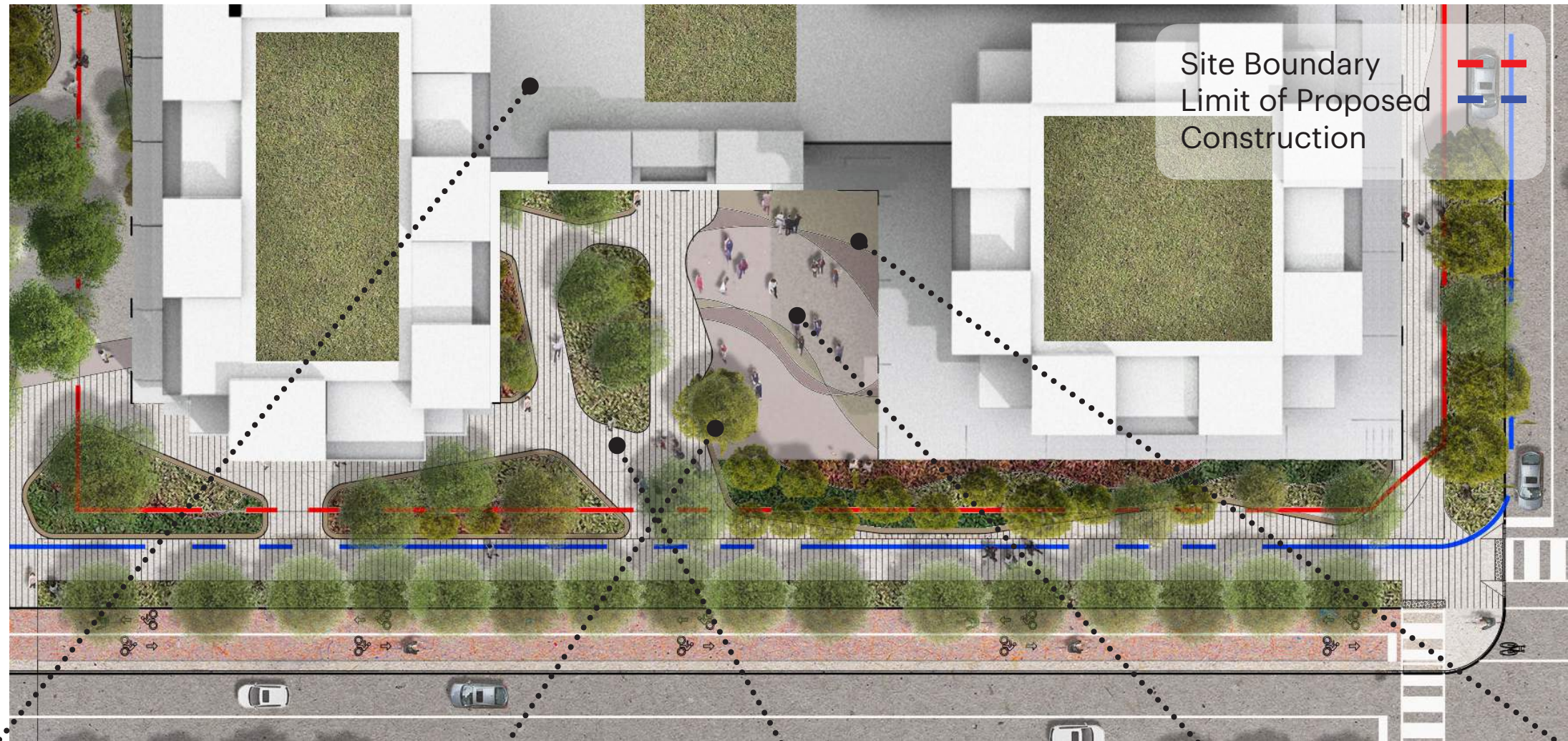
Fig 23. Borough Drive Streetscape and Promenade



Fig 24. Borough Drive Streetscape



Fig 25. The Woodland Court Plan and Ideas



Podium furnishings to support passive / social recreation.



A palette of native small trees and shrubs to recreate a woodland inspired landscape.



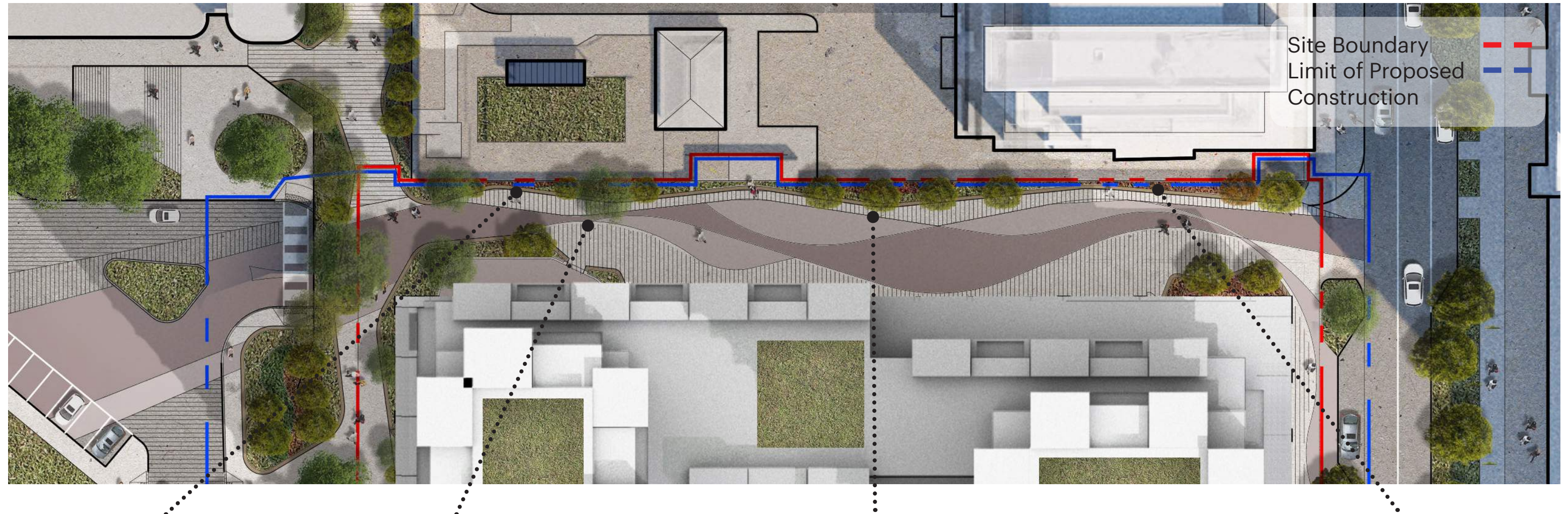
A tapestry of low shrubs, perennials and grasses to add texture and seasonal interest to the ground plane.



Nature inspired play elements that 'blend' within the woodland court.



Fig 26. The Woonerf Plan and Ideas



Planter / seatwalls that obscure the linearity of the space and add a playful element



Paving elements inspired by the native trees of the existing woodlot



Paving designs that reinforce the 'living street', provide traffic calming and encourage pedestrian activity



'Green' screens

Fig 27. Town Centre Court View of the Woonerf



03 | Public Realm

The Promenade

The Promenade is designed as a 2 to 5-minute stroll along a flowing and landscaped path, that rises gently from the south to the north end of the site. This connection provides an important, barrier-free pedestrian link from Borough Drive to Albert Campbell Square and is connected to the woonerf which links Town Centre Court to Civic Centre Forecourt.

The series of garden-like spaces will be articulated through a combination of decorative paving and raised planters. These spaces are animated by a diverse palette of canopy and understorey plantings that create moments of dappled shade, colour, texture, and seasonal interest.

For this area, pedestrian lighting will be provided to enhance safety both day and night. At the site planning stage, lighting shall be designed as an integral part of the landscape and should include a combination of elements such as bollard lights, landscape lights within planting areas, pedestrian pole lights, and wall-mounted lights where buildings and landscape walls are present.

Civic Centre Forecourt

Civic Centre Forecourt aligns with the western edge of the site and is an important entrance for the Scarborough Civic Centre. The forecourt which is proposed as the new parking access for 158 Borough Drive and the Promenade will be considered comprehensively. With the redevelopment of 158 Borough Drive, the function of this space will not only be maintained but also re-designed as a pedestrian-friendly, animated public space that is open and visible from Borough Drive.

A pedestrian walkway across the proposed garage entrance will be further enhanced through pavement markings and textured paving, in addition to the decoration paving that is planned across the forecourt area. The unified decorative paving that extends across the two sites, together with barrier-free / seamless connections to the Promenade and woodland plantings throughout, will create an inviting and attractive pedestrian environment.

Fig 28. The Promenade and Civic Centre Forecourt Plan

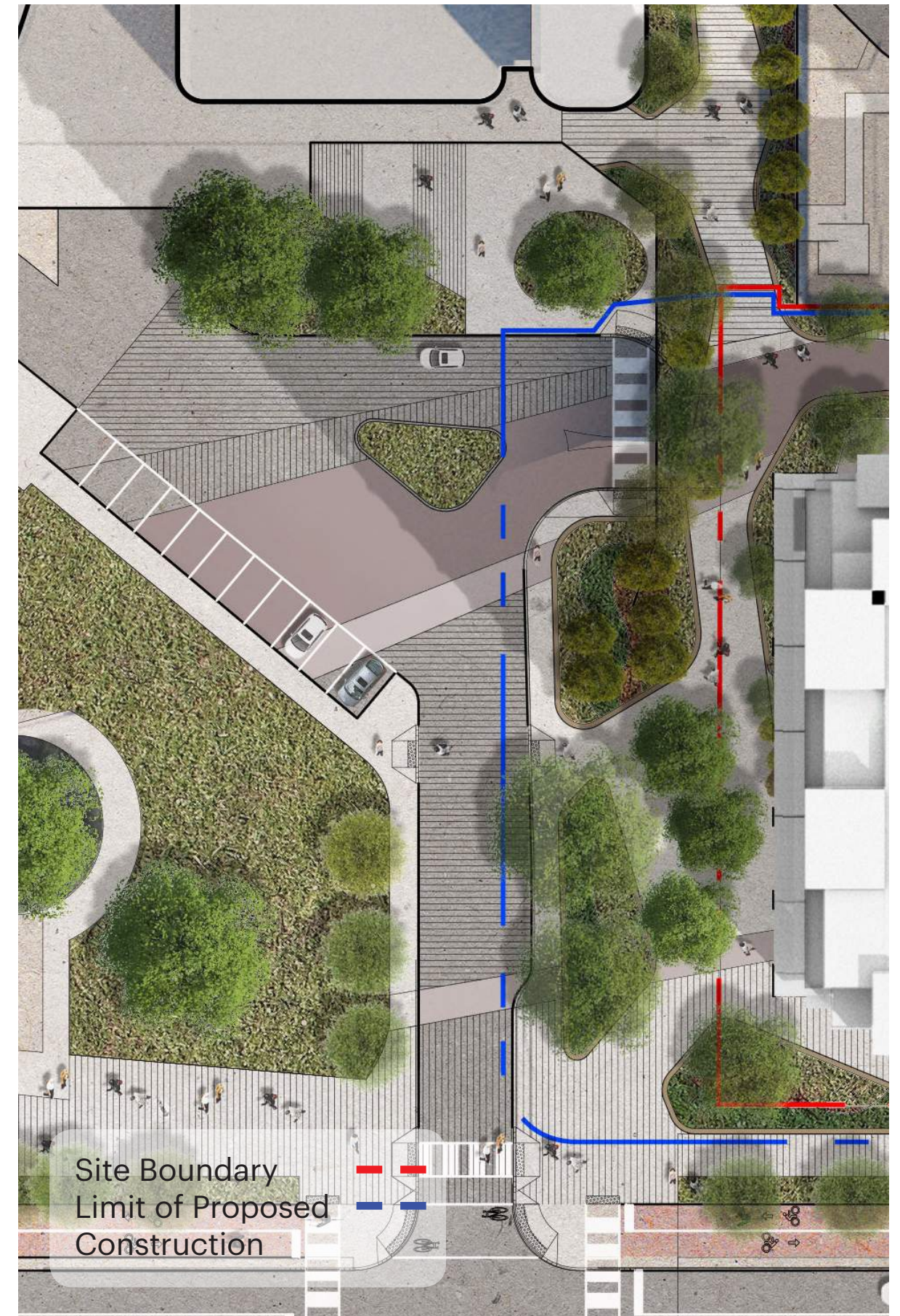


Fig 29. Promenade Ideas



03 | Public Realm

Planting Strategy

The Secondary Plan identifies the importance of defining the character of streets and landscapes that contribute to the image of the Centre. It further describes the need to create pleasant pedestrian spaces and routes and increase tree cover in order to improve and extend the urban forest.

The proposed planting strategy seeks to achieve these objectives and is based on an ecological, context responsive approach to species selection. The strategy includes a diverse palette of trees, shrubs, groundcovers and perennials that enhance the native, woodland landscape found in the existing woodlot to the south, while adapting to the urban environment of the Centre; a few examples are listed here.

SALT / DROUGHT TOLERANT GROUNDCOVER SHRUBS

Rhus aromatica; *Aronia melanocarpa*; *Diervilla lonicera*; *Cornus sericea* 'Kelsey'

FULL SHADE TOLERANT VINE

Parthenocissus quinquefolia; *Hydrangea anomala* subsp. *petiolaris* 'Miranda'

FULL SHADE TOLERANT SHRUBS / GROUNDCOVER

Rhus aromatica 'Gro-low'; *Aronia melanocarpa*; *Diervilla lonicera*; *Cornus sericea* 'Kelsey'; *Taxus cuspidata*; *Hydrangea quercifolia* 'Sike's Dwarf'; *Hydrangea paniculata* 'Bombshell'; *Physocarpus opulifolius* 'Nanus'; *Aster divaricatus*; *Carex pensylvanica*; *Tiarella cordifolia*; *Geranium manulatum*; *athyrium angustum* forma *rubellum*; *Dryopteris marginalis*; *Hakonechloa*; *Liriope muscari*; *Astilbe chinensis*; *Epimedium x versicolor* 'Sulphureum'; *Brunnera macrophylla* 'Alexander's Great'; *Heuchera sanguinea* 'White Clouds'; *Athyrium x 'Ghost'*

ART SHADE / SUN SHRUBS / SUN GROUNDCOVER

Berberis thunbergii 'Jade Carousel'; *Fothergilla gardenii*; *Physocarpus opulifolius* 'Nanus'; *Ilex verticillata* 'Little Goblin'; *Hydrangea quercifolia* 'Sike's Dwarf'; *Hydrangea paniculata* 'Bombshell'; *Taxus cuspidata* 'Monloo';
Deutzia crenata 'Nikko'; *Cornus sericea* 'Kelsey'; *Geranium x Rozanne*; *Carex pensylvanica*; *Sesleria autumnalis*; *Stachys officinalis* 'Hummelo'; *Echinacea purpurea*; *Amsonia* 'Blue Ice'; *Nepeta subsessilis* 'Cool Cat'

FULL SUN PERENNIALS

Agastache 'Blue Fortune'; *Sporobolus heterolepis*; *Amsonia tabernaemontana*; *Vernonia lettermannii* 'Iron Butterfly'; *Panicum virgatum* 'Heavy Metal'; *Paeonia itah* 'Kopper Kettle'; *Salvia nemorosa* 'May Night'; *Nepeta* 'Early Bird'; *Euphorbia polychroma* 'Bonfire'; *Asclepia tuberosa*; *Liatris spicata* 'Kobold'

**SMALL TREES /
LARGE SHRUBS**

Fig 30. Grey Dogwood



Fig 31. Oakleaf Hydrangea



Fig 32. Witchazel



Fig 33. Eastern Redbud



Fig 34. American Hornbeam



Fig 35. Hop Hornbeam



Fig 36. American Hornbeam



**LARGE CANOPY
TREES**

Fig 37. DED American Elm



Fig 38. Kentucky Coffee Tree



Fig 39. Northern Catalpa



Fig 40. White Oak



Fig 41. White Oak



Fig 42. Red Oak



Fig 43. Red Maple



Fig 44. Pedestrian Network Diagram

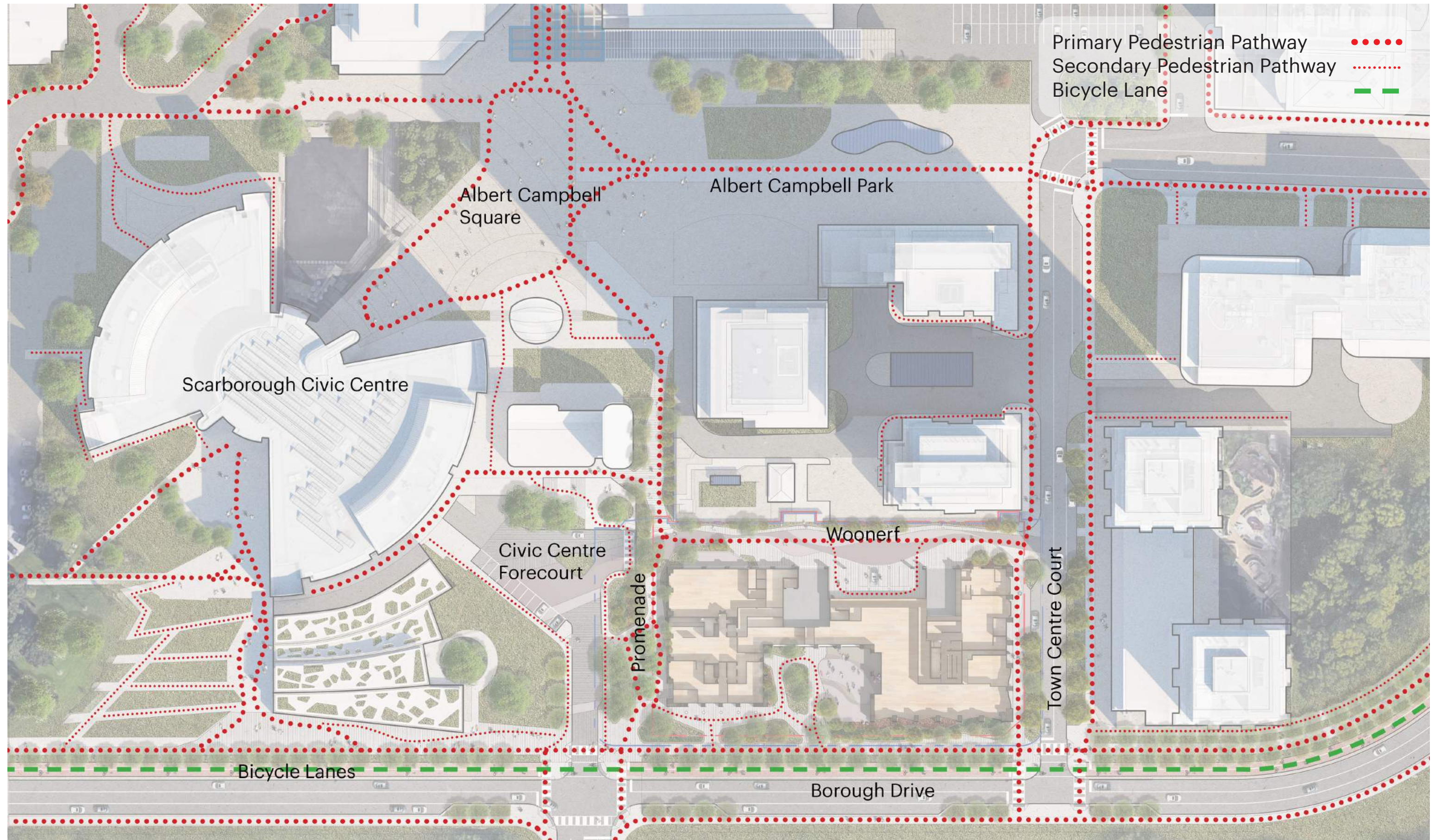


Fig 45. Civic Centre Forecourt View of Promenade

