

OUR SCARBOROUGH CENTRE (OurSC) STUDY



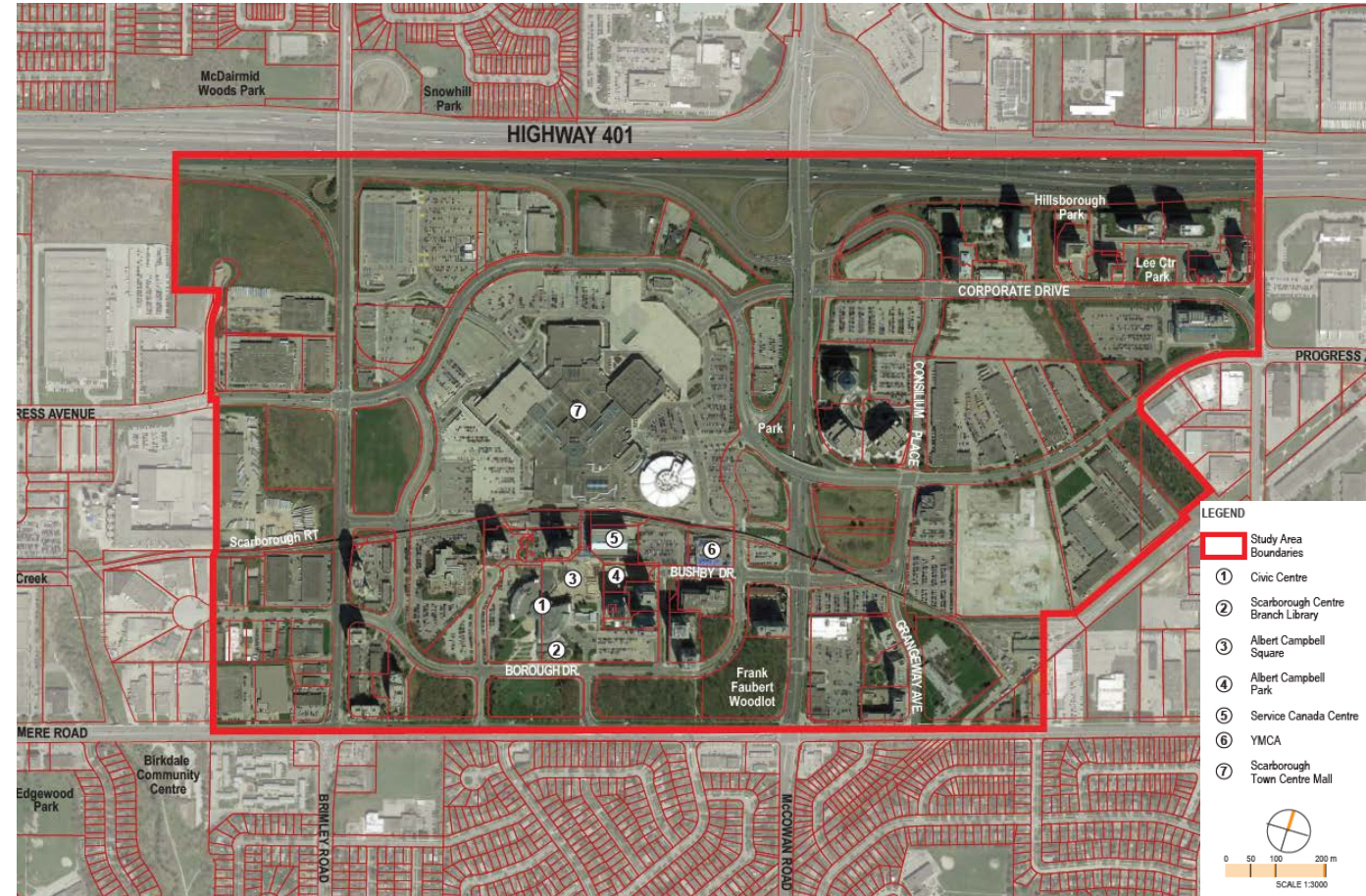
OurSC Overview and Purpose



OurSC STUDY | OVERVIEW

Scarborough Centre is one of four Centres in the City of Toronto.

- It is 180 ha.
- Currently there are:
 - 536 businesses within the Centre
 - 15,816 full and part-time employees
 - 14,150 residents in 7,218 dwelling units
 - 8,919 additional units are approved or in the pipeline
- The Secondary Plan was last updated in 2005.
- The OurSC Study is **intended to develop a vision and planning framework** specific to Scarborough Centre that will guide positive change and support the development of Scarborough Centre as a vibrant urban node over the coming decades.
- Combined with the significant investment of the Scarborough Subway Extension (SSE), this Study is a critical element to the transformation of Scarborough Centre.



OurSC STUDY | PURPOSE

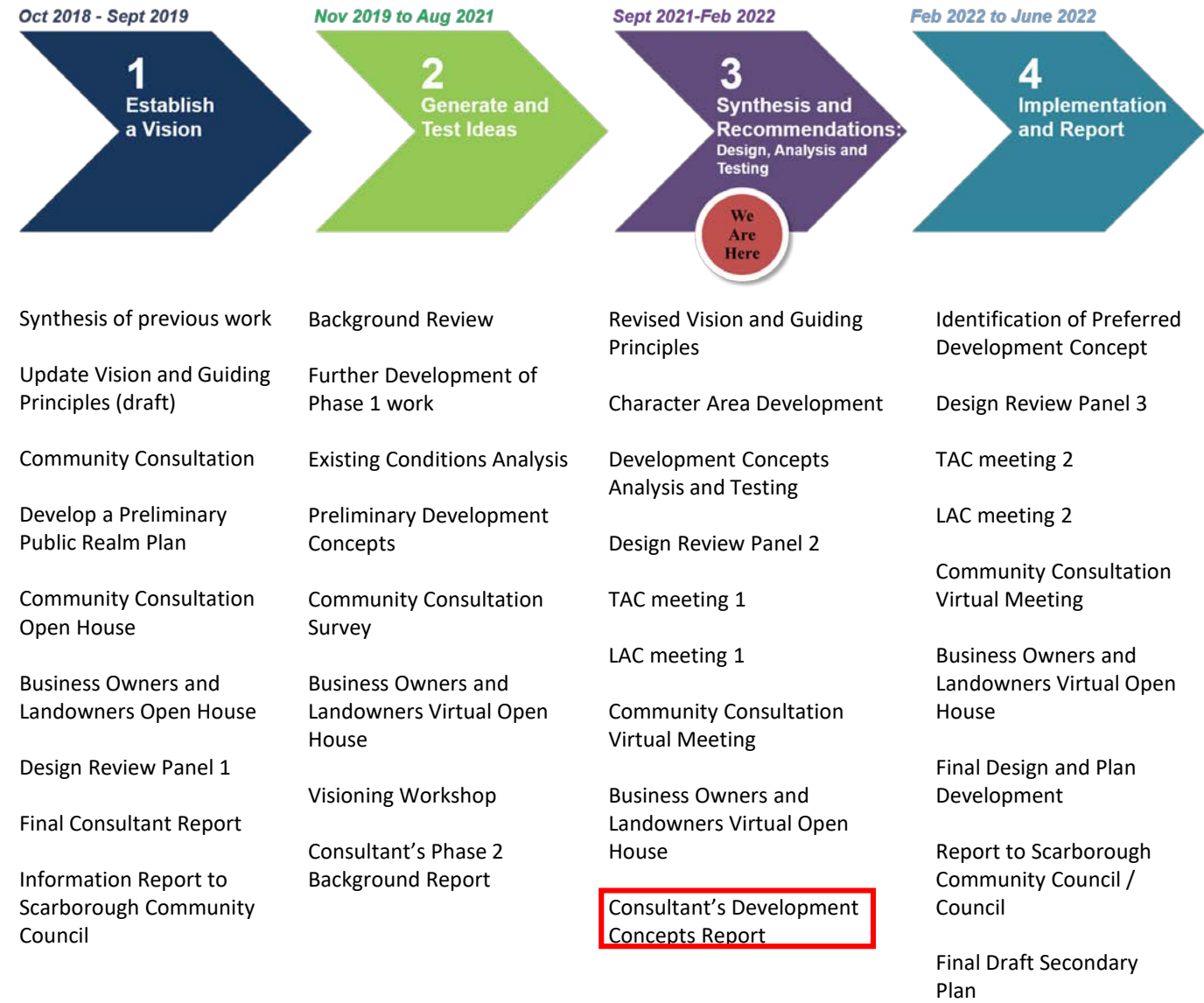
Update the 2005 Secondary Plan policies, guidelines and strategies:

- **Strengthen** the role of Scarborough centre as one of **Toronto's key Centres** and destination points
- Create a **complete community**, with a mix of uses that serves residents, employees and visitors within the area and beyond
- **Encourage a built form** and uses that make the best use of infrastructure investments, particularly the Scarborough Subway Extension
- Build on the **unique identity** of Scarborough Centre and foster a sense of place through a **vibrant public realm** supported by a network of parks and open spaces
- Enable a true **multi-modal transportation** system
- Create a **sustainable and resilient** built environment
- Support continued employment investment.

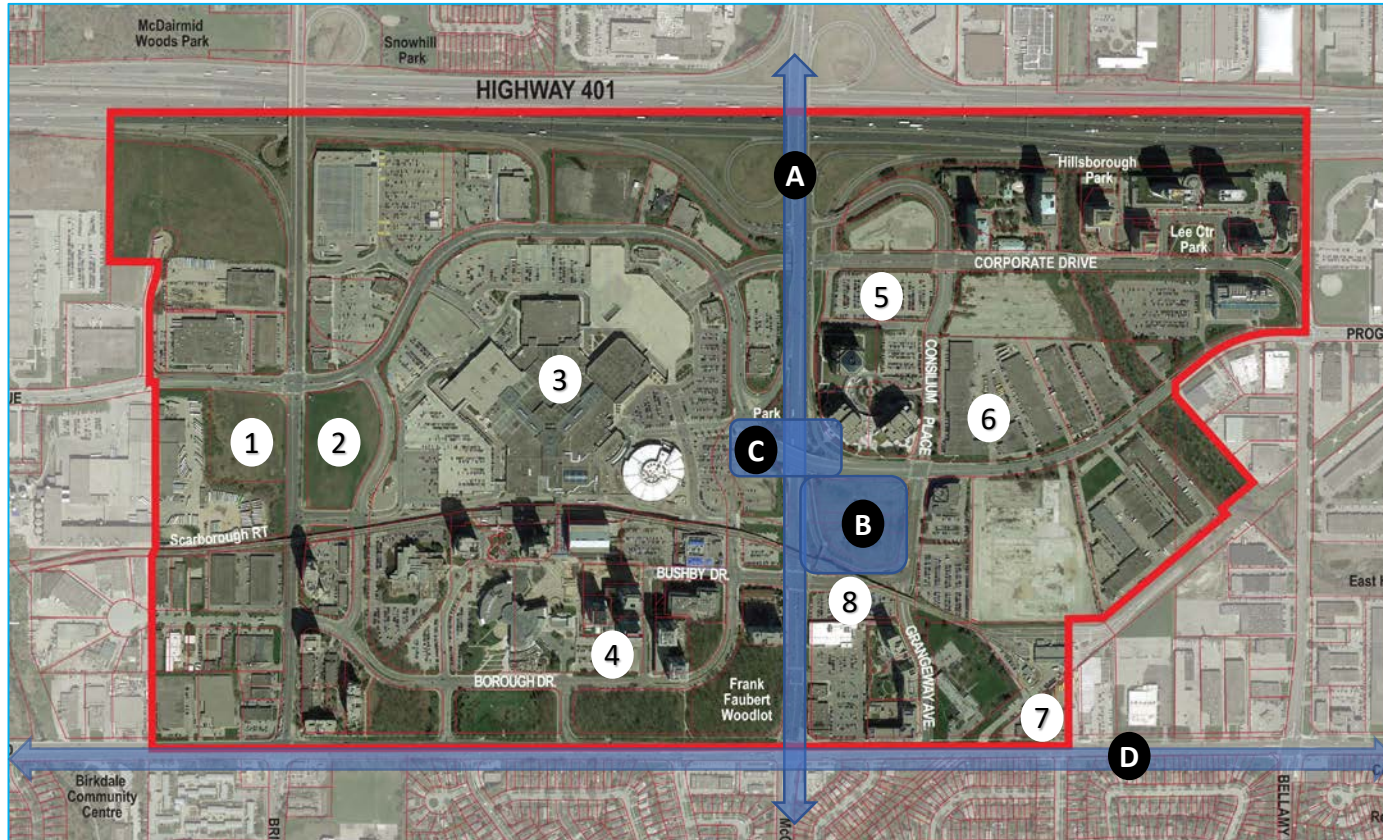


OurSC STUDY | PURPOSE AND TIMELINE

- Phase 1 was completed in 2019 by City Planning (Scarborough District) staff with the assistance of The Planning Partnership and focused on data collection and analysis, synthesizing work done to date. Outcomes included: a draft vision and principles; opportunities and challenges; and an emerging public realm framework.
- Phases 2-4 of the OurSC Study are being undertaken by City Planning (Scarborough District) staff with the assistance of a team of land use, urban design, transportation and service consultants led by Gladki Planning Associates and DTAH.



OurSC STUDY | DEVELOPMENT APPLICATIONS



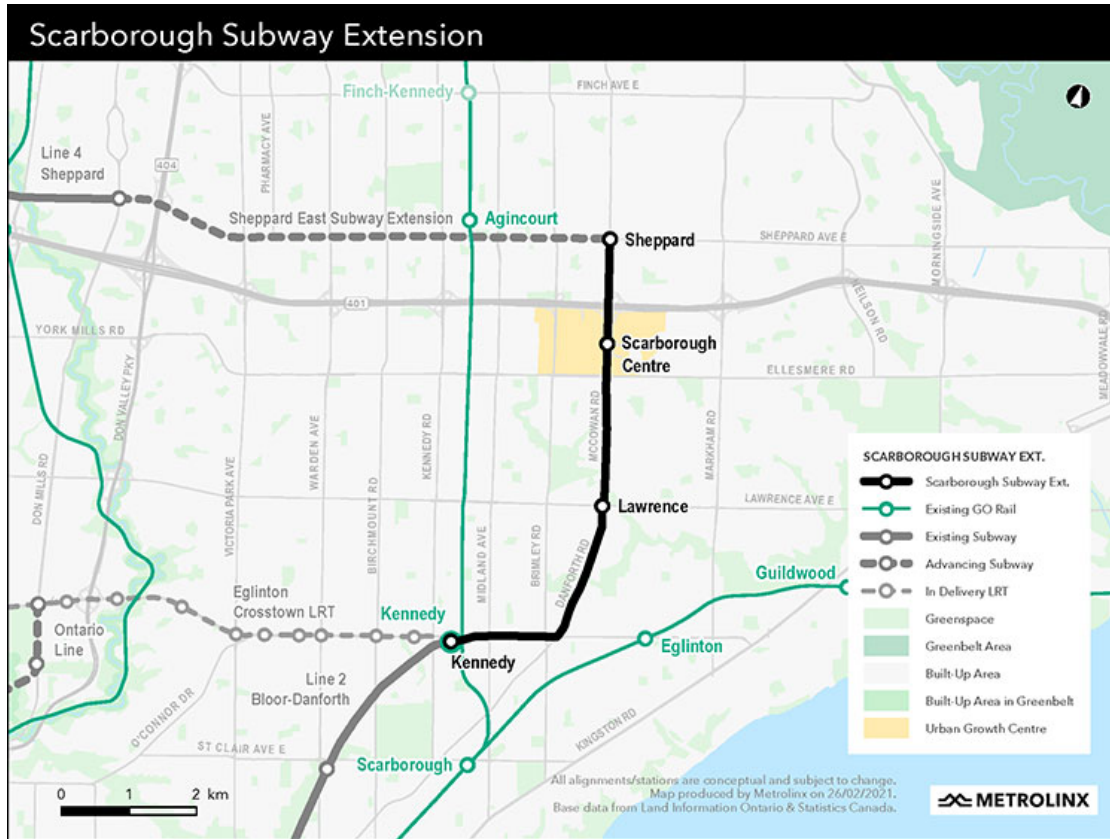
Current Development Applications

1. 1680 Brimley Road
2. 25 Borough Drive (Oxford)
3. Scarborough Town Centre Mall Master Plan (Oxford)
4. 158 Borough Drive (Housing Now)
5. 5 Corporate Drive
6. 670-90 Progress Avenue
7. 1744-50 Ellesmere Road
8. 40 Bushby Drive (Phase 3 Housing Now site)

Current Initiatives

- A. Scarborough Subway Extension
- B. Scarborough Centre Subway Station + Bus Terminal
- C. Progress/McCowan at Grade
- D. Durham-Scarborough Bus Rapid Transit

OurSC STUDY | SCARBOROUGH SUBWAY EXTENSION



Proposed Scarborough Subway Extension

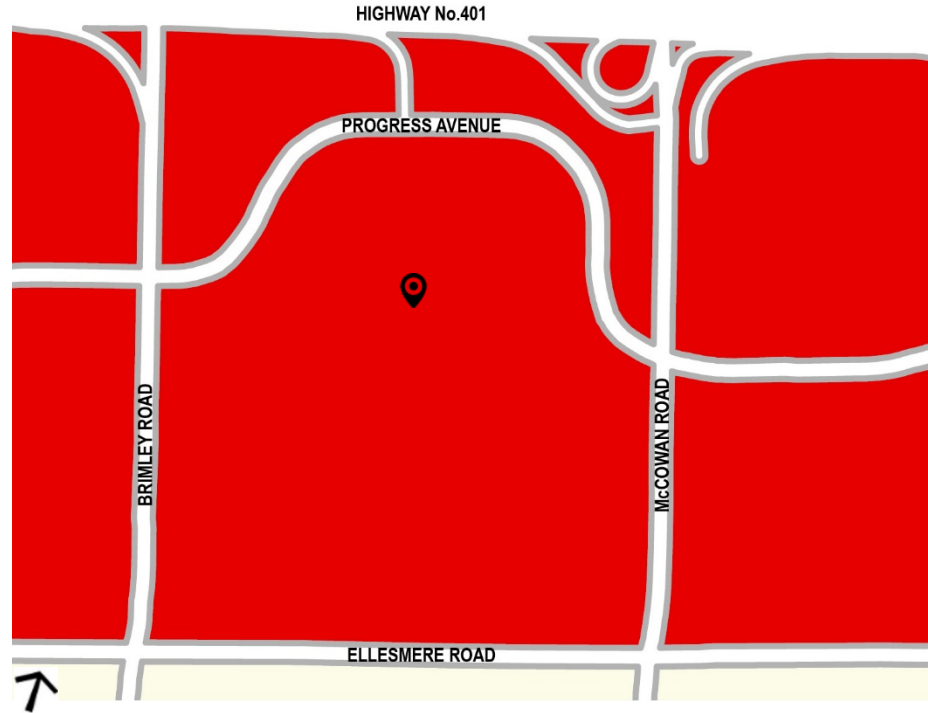
The proposed Scarborough Subway Extension (SSE) will bring the TTC's Line 2 Bloor-Danforth subway service nearly eight kilometres farther into Scarborough. Metrolinx and Infrastructure Ontario are working to deliver the SSE, which is estimated to be completed by 2029-30.



OurSC STUDY | OXFORD MASTERPLAN



OXFORD | OFFICIAL PLAN – URBAN STRUCTURE



Map 2 Urban Structure (February 2019)

Legend

- | | | | |
|--|------------------|---|------------------------------------|
|  | Site | | |
|  | Avenues |  | Downtown and Central Waterfront |
|  | Centres |  | Green Space System |
|  | Employment Areas |  | Greenbelt Protected Countryside |
|  | |  | Greenbelt River Valley Connections |

The subject lands are located within **Scarborough Centre**, one of four *Centres* in Toronto. **Centres** are described as “places with excellent transit accessibility where jobs, housing and services will be concentrated in dynamic mixed-use settings”; as well as places expected to absorb population and employment growth outside the downtown over the next 30 years.

OXFORD MASTER PLAN

Mixed Use Areas achieve a multitude of planning objectives by combining a broad array of residential uses, recreation and cultural activities, and parks and open spaces.

- Development will:
 - create a balance of high quality mix of uses and open space uses that reduces automobile dependency
 - provide for new jobs and homes
 - locate and mass new buildings to provide a transition between areas of different development intensity and scale
 - locate and mass new buildings so as to adequately limit shadow impacts on adjacent *Neighbourhoods*



Toronto
Official Plan Land Use Map 19

300 Borough Drive, 1755 Brimley Road
and 400-580 Progress Avenue

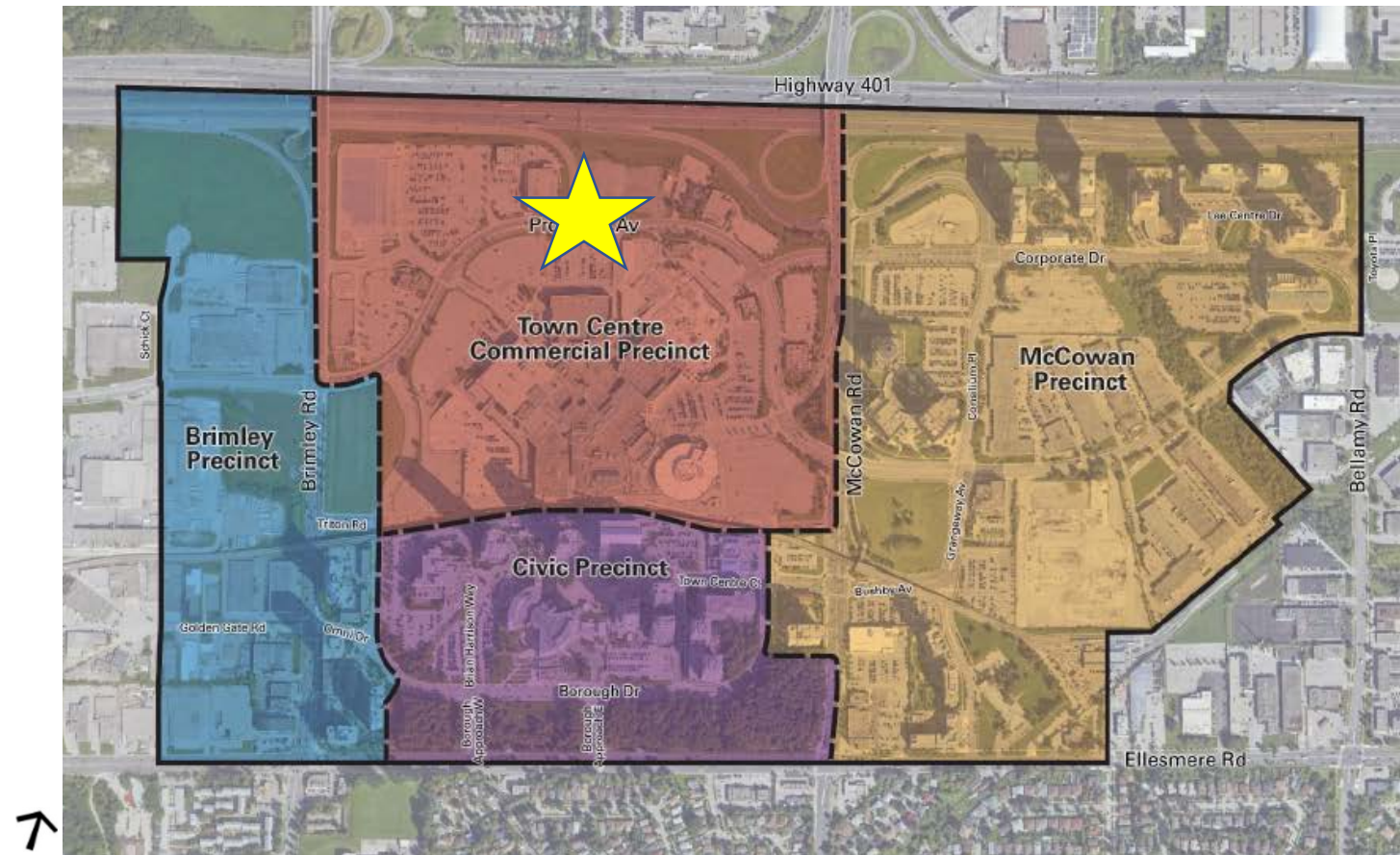
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OXFORD MASTER PLAN | SCARBOROUGH CENTRE SECONDARY PLAN

Existing Precincts

1. Civic Precinct
2. Town Centre Commercial Precinct
3. Brimley Precinct
4. McCowan Precinct



 Subject Site

OXFORD MASTER PLAN



View of Applicant's Proposal Looking Northwest

OXFORD MASTER PLAN



View of Applicant's Proposal Looking Southeast