

## **Our Scarborough Centre Secondary Plan Study – Status Report**

Date: June 18, 2025

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District

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

**Planning Application Number:** 18 103942 EPS 00 TM

### **SUMMARY**

---

The City of Toronto has completed the Our Scarborough Centre ("OurSC") Secondary Plan Study and is in the process of finalizing an update to the Scarborough Centre Secondary Plan. The updated Secondary Plan will ensure that residents and businesses are supported as the area changes over time with the arrival of the Scarborough Subway Extension (SSE). This report provides an update on stakeholder engagement undertaken on the draft Secondary Plan and outlines issues that are actively being reviewed in response to commentary received.

"OurSC" was a multi-faceted City-initiated study to update the 2005 Scarborough Centre Secondary Plan and plan for the future of the area. Scarborough Centre (SC) is one of four Centres identified by the Official Plan outside the downtown core. It comprises 180 hectares of land within Wards 21 and 24 and generally sits between Highway 401 to the north, Ellesmere Road to the south, and more irregularly bounded just west of Brimley Road and to the east running along Bellamy Road North, East Highland Creek and the Toronto Transit Commission McCowan Yard spur line (refer to Attachment 1: Existing Scarborough Centre Secondary Plan Study Area Boundary).

As an outcome of Phases One through Four of the OurSC Secondary Plan Study staff developed a Draft Secondary Plan as directed by City Council through the 2023 Proposals Report. The Draft Secondary Plan establishes a comprehensive planning framework specific to Scarborough Centre and sets out the long-term vision to transform the area into a complete community centered around transit investment. It can be found in Attachment 2 of this report, and was posted online as a basis for consultation.

A series of consultation events were conducted in the Spring of 2025 in addition to focused stakeholder engagement with landowners, residents and business owners. This public consultation supplemented broad engagement undertaken at each phase of the study which assisted in policy development and direction. As a result of this consultation and feedback from commenting partners in City Divisions and agencies, further revisions and refinement of the Draft Secondary Plan are underway. A Decision Report

and Statutory Public Meeting on the Secondary Plan is expected to be brought to Scarborough Community Council in the fall of 2025.

## **RECOMMENDATIONS**

---

The Director, Community Planning, Scarborough District recommends that:

1. City Council direct the Executive Director, Development Review, to bring forward the proposed amendments to the Official Plan, including updates to the Scarborough Centre Secondary Plan and Urban Design Guidelines, for a Statutory Public Meeting in the fall of 2025.
2. City Council direct the Executive Director, Development Review, to consider and review development applications against the draft Scarborough Centre Secondary Plan.

## **FINANCIAL IMPACT**

---

The Development Review Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

## **DECISION HISTORY AND ALIGNED INITIATIVES**

---

There are several City Council decisions related to the OurSC 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 established a vision, implementation policies, and broad goals for the future development of Scarborough Centre. The decision of City Council can be found here:

<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 SC. The decision of City Council can be found here:

<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 Master Plan establishes a vision for the Civic

and Commercial Precincts and identifies priority projects and implementation strategies to improve and enhance their public space framework. The decision of City Council can be found here:

<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 Scarborough Centre Secondary Plan (OPA 242) promote a finer grid of new public streets and the creation of small and medium sized development blocks within the McCowan Precinct, creating new public street frontages for buildings, enhancing opportunities for vehicle, pedestrian and cycling circulation, intensification, and further the potential for new public spaces. The decision of City Council can be found here:

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

### **Scarborough Centre Transportation Master Plan (SCTMP)**

The SCTMP Final Report (including OPA 408 and 409) was adopted by City Council on May 22, 2018, and sets out a transportation network for Scarborough Centre. The Official Plan Amendments implement the findings of the SCTMP and are intended to create a vibrant public realm and sense of place that attracts people and jobs; provide mobility options for all users, regardless of mode, age, ability, or income; and support the growth, development and investment in SC. The decision of City Council can be found here: <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 found here:

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

### **Initiation of the Our Scarborough Centre (OurSC) Study (formerly Scarborough Centre Focused Review (SCFR))**

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 (SC). The decision of Scarborough Community Council can be found here:

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

## **Scarborough Subway Extension (SSE)**

On November 4, 2019, the Province of Ontario and the City of Toronto jointly announced the “Ontario-Toronto Transit Partnership”. Per the terms of this agreement, the Province assumed responsibility for delivering a three-station extension of Line 2 with new stations to be located in Scarborough Centre, at Lawrence Avenue East and McCowan Road, and at Sheppard Avenue East and McCowan Road. Metrolinx is tasked with managing the delivery of the project, while TTC will remain as operator of the transit system. The SSE is presently structured to be delivered via two contracts: an advanced tunnel component and a station, rails and systems contract. Tunneling began in January May 2023 and is proceeding south from Sheppard. Metrolinx awarded a contract to Scarborough Transit Connects (STC) in late 2022, to develop detailed designs for the stations, rails and systems. This work is expected to continue to the end of 2025 into 2026 before construction activities begin to complete the SSE. The scheduled in-service date for the subway extension is sometime in 2031.

## **OurSC Secondary Plan Study - Phase One Status Update Report**

At its meeting of May 22, 2019, Scarborough Community Council received a report for information with a status update of the Study and to table the final consultant report for Phase One. This first phase of the Study focused on data collection and analysis, and synthesizing work completed to date. The decision of Scarborough Community Council can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2019.SC6.3>.

## **Our Scarborough Centre Secondary Plan Study - Proposals Report**

At its meeting of July 19 and 20, 2023, City Council adopted a Proposals Report that provided a summary of the Final Consultant's Report that outlined work that was completed in Phase Four and throughout the Study. City Council directed staff to undertake stakeholder consultation on draft Secondary Plan policies to inform the final version of the policies of the Secondary Plan for SC. The decision of Scarborough Community Council can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2023.SC6.13>.

## **SCARBOROUGH CENTRE SECONDARY PLAN STUDY**

---

### **Study Purpose and Phases**

In January 2018, City staff initiated the OurSC Study. The Study consisted of four phases, with each phase including public engagement/consultation meetings with City staff, external stakeholders, a Local Advisory Committee (LAC), landowners, business owners, and members of the public, as outline in Figure 1 below. Detailed information and summaries of work undertaken in each phase is provided in the Phase One Status Update Report and Proposals Report linked above.

The Study advanced the rationale for a comprehensive planning framework specific to Scarborough Centre and forms the foundation and recommendations for an update to the 2005 Scarborough Centre Secondary Plan.

**Figure 1: Our Scarborough Centre Study Phases**



The Study reviewed appropriate residential and non-residential growth on lands designated *Mixed Use Areas*. The Study also provided a high-level assessment of the infrastructure that will be required to support the anticipated growth in SC, including streets, servicing, parks, and community services and facilities.

In preparation of the Draft Secondary Plan, staff consulted with other City Divisions and agencies in the broader study area. Development Review and City Planning staff have also consulted with the broader Scarborough Centre community throughout the Study process as part of the public engagement strategy, as well as other stakeholders to refine the policy framework. Details of the Draft Secondary Plan and consultation on the draft Plan are provided below.

## COMMENTS

### Draft Secondary Plan

The Draft Secondary Plan is found in Attachment 2 and was also posted online for comment prior to the Spring engagement events.

The Draft Secondary Plan is a comprehensive update to the 2005 version of the Secondary Plan to acknowledge the evolving transit and transportation context in the

Centre, along with other major initiatives and developments approved over the past 20 years. It is organized as follows:

1. Interpretation
2. Context
3. Vision and Guiding Principles
4. Area Structure
5. Land Use, Density and Economy
6. Public Realm
7. Built Form
8. Mobility
9. Sustainability
10. Housing
11. Community Services and Facilities
12. Servicing
13. Community Benefits
14. Implementation

Previous analysis has projected a population range for Scarborough Centre of 48,000 to 75,000 people by 2051 based on the previous planning frameworks and census analysis. The planning and development framework set out in the Draft Secondary Plan has the potential to increase population beyond this estimate given the updates that are supported by the significant public investment in the SSE, a network of surface transit, and a fully integrated street network.

The Secondary Plan expresses a vision for Scarborough Centre as a connected, transit-oriented, diverse, accessible, and sustainable complete community, with a focus on providing a full range of housing in terms of tenure and affordability, employment generation, and community services. Scarborough Centre will be supported by an improved network of parks, open spaces and pedestrian amenities that will introduce landscaping and welcoming public spaces that invite residents, workers, and visitors to explore and interact within its distinct neighbourhoods.

The Urban Design Guidelines for Scarborough Centre will be brought forward with the Final Report in the fall of 2025.

### **Stakeholder Engagement - Open Houses and Targeted Outreach**

Three Open Houses were held on the Draft Secondary Plan. Two in-person Open Houses were held on April 7, 2025, one for landowners and business owners and a second for residents and stakeholders. A third in-person Open House for residents and stakeholders was held on April 10, 2025. Over 80 people participated in the Open Houses. Each Open House featured a series of display panels and included a presentation on the draft Plan by Community Planning that highlighted the:

- study process;
- area structure;
- land use;
- public realm;

- built form;
- mobility; and
- next steps.

Opportunities for questions and feedback occurred before and after a staff presentation. Participants were provided with a comment form to record feedback during the meeting or send in afterwards. Along with the Secondary Plan, staff posted the display panels to the Study's webpage with a 30-day comment period during which a total of 20 public comments were received.

In addition to the broad stakeholder engagement outlined above, staff engaged with individual landowners through targeted meetings and outreach. This stakeholder group consists of major businesses both internal to and adjacent to the Secondary Plan area, as well as those with active development applications.

Staff have also been collaboratively developing Secondary Plan policy with commenting partners, including City Divisions (City Planning, Transportation Services, Toronto Water, Parks and Recreation, Economic Development, Engineering and Construction Services) and other public agencies (school boards, library board, Toronto and Region Conservation Authority).

## **Issues under Review**

This extensive and continued consultation, combined with feedback received from stakeholders, has led staff to identify areas for further review that may require refinements to the draft policy and mapping. Topics being reviewed include, but are not limited to:

- ensuring consistency with existing development approvals and how to incorporate existing policy exceptions into the proposed planning framework;
- the relationship of the Secondary Plan with existing *Employment Areas* along the western boundary and employment uses within the Secondary Plan Area, and ensuring the creation of an appropriate boundary between these land use designations while providing for compatibility and retention policies to ensure new development does not impact existing long-standing employment uses;
- determining non-residential gross floor area replacement and housing policies (mix of unit types and sizes) that align with City Council's direction on these issues;
- refining built form and public realm policies, particularly the use of certain metrics;
- ensuring policies secure walkability and weather protection between the new Scarborough Centre subway station and Scarborough Town Centre Mall;
- reflecting feedback on creating a complete community for all ages, including retirement homes, schools, and a desire for community gardens; and
- addressing servicing and infrastructure concerns and determining appropriate implementation mechanisms.

## **Development Applications**

There are currently 19 development applications within SC that are either approved and/or under review by City staff, as illustrated on Attachment 3: Development

Application Map. These 19 development applications have the potential to account for approximately 40,000 of the overall number of residential units anticipated in Scarborough Centre.

Two of the 19 development application are Housing Now projects: 158 Borough Drive (approved) and 40 Bushby Drive (under review). Combined, they will provide an estimated 721 affordable rental units. Another six applications, if approved, will provide an estimated 531 affordable rental units, resulting in a total of 1,252 affordable rental units currently approved or under review. City Council directed staff to work with CreateTO and Toronto Lands Corporation on a creating a policy framework and implementing zoning for a multi-faceted development concept for 705 Progress Avenue that will deliver a new TDSB school, along with a community hub and other opportunities for affordable units.

As development advances through the approvals process, via City Council or the Ontario Lands Tribunal, Development Review staff are having regard to the emerging Secondary Plan policies as part of the review, and will incorporates refinements to the draft policies as needed if developments are approved prior to the new Secondary Plan coming into force.

## **Conclusion and Next Steps**

The updated Secondary Plan will create new policies, guidelines and strategies to:

- guide development in creating a complete community;
- encourage appropriate kinds of development and built form that provides variety and makes the best use of infrastructure investments like the SSE;
- guide investment in community improvements; and
- advance social equity and economic inclusion.



Development Review staff recommend that proposed amendments to the Official Plan, including updates to the Scarborough Centre Secondary Plan and Urban Design Guidelines be made available prior to the fall of 2025 Statutory Public Meeting at Scarborough Community Council, to allow the public time to review the proposed amendments to the Official Plan, including the proposed updated Secondary Plan for Scarborough Centre. The Notice of Statutory Public Meeting will provide the public with details on how to participate in the Statutory Public Meeting and provide comments that they may have to the City.

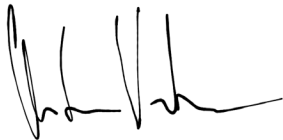
## **CONTACT**

---

Kelly Dynes, Senior Planner, Community Planning, Scarborough District, Tel. No. 416-396-4250, E-mail: Kelly.Dynes@toronto.ca

## **SIGNATURE**

---



Christian Ventresca, MScPl, MCIP, RPP  
Director, Community Planning  
Scarborough District

## **ATTACHMENTS**

---

### **City of Toronto Data/Drawings**

Attachment 1: Existing Scarborough Centre Secondary Plan Study Area Boundary

Attachment 2: Draft Scarborough Centre Secondary Plan

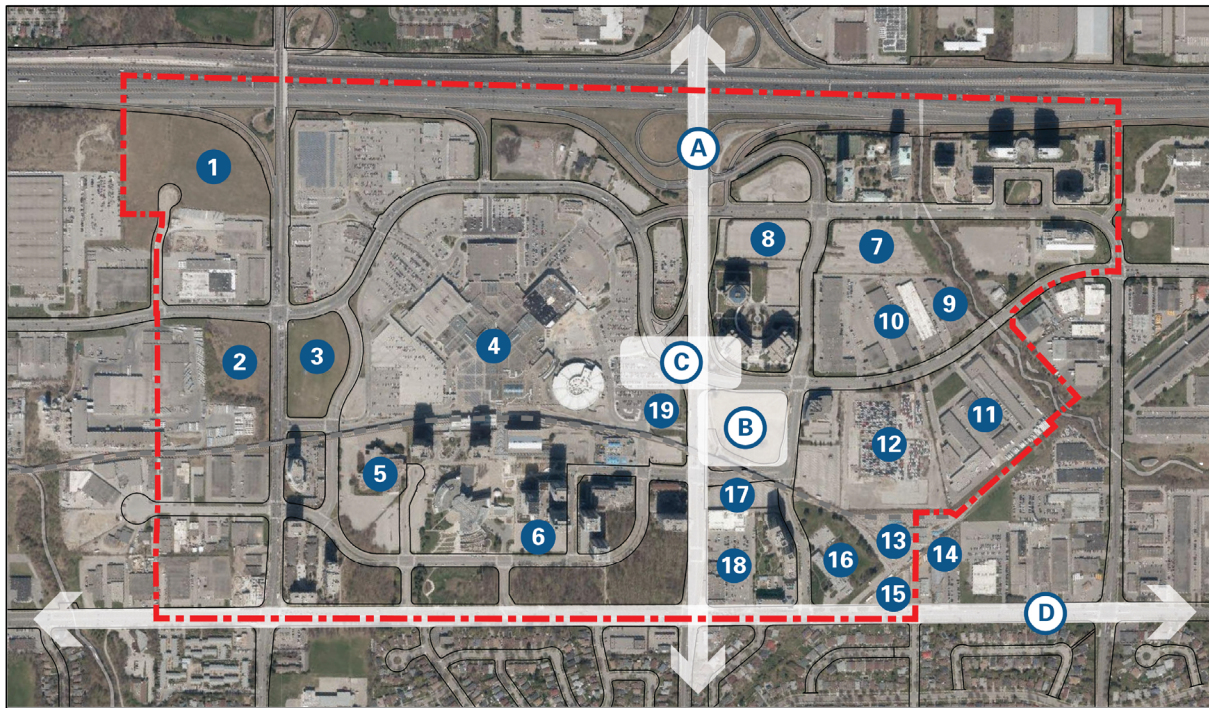
Attachment 3: Development Application Map

## A detailed map showing the boundary of the Scarborough Centre Secondary Plan Study Area. The boundary is outlined in a thick black line. Major roads shown include Highway 401 at the top, Progress Avenue running horizontally across the middle, and Ellesmere Road at the bottom. Other streets include Milner Avenue, Corporate Drive, Bellamy Road North, Lynnbrook Drive, Birchmount Road, and various residential streets like Golden Gate Court, Omni Dr, Borough Drive, Town Centre Court, Bushy Drive, and Frankson Avenue. A dashed line indicates a creek or waterway flowing through the area. A legend at the bottom left shows a thick black outline box next to the text "Scarborough Centre Secondary Plan Study Area Boundary". An arrow points towards the top right corner.

## **Attachment 2: Draft Scarborough Centre Secondary Plan**

(Attached separately as a PDF)

## Attachment 3: Development Application Map



### Scarborough Centre Secondary Plan Development Application Map

- |                                                      |                                                 |                                                      |                                                     |
|------------------------------------------------------|-------------------------------------------------|------------------------------------------------------|-----------------------------------------------------|
| 1. 1750 Brimley Road (Transmetro)                    | 8. 5 Corporate Drive                            | 16. 1710-12 Ellesmere Road (Tridel/Community Living) | A. Scarborough Subway Extension                     |
| 2. 1680 Brimley Road (Atria)                         | 9. 710 Progress Avenue                          | 17. 40 Bushby Drive (Phase 3 Housing Now site)       | B. Scarborough Centre Subway Station + Bus Terminal |
| 3. 25 Borough Drive (Oxford)                         | 10. 670-90 Progress Avenue                      | 18. 1215-1255 McCowan Road                           | C. Progress/McCowan at Grade                        |
| 4. Scarborough Town Centre Mall Master Plan (Oxford) | 11. 705 Progress Avenue (City/TDSB lands)       | 19. 300 Borough Drive (Block 2)                      | D. Durham-Scarborough Bus Rapid Transit             |
| 5. 100 Borough Drive (Bell Building Redevelopment)   | 12. 675 Progress Avenue                         |                                                      |                                                     |
| 6. 158 Borough Drive (Housing Now)                   | 13. 1720 Ellesmere Road (Future TTC Admin Bldg) |                                                      |                                                     |
| 7. 85 Corporate Drive                                | 14. 1774 Ellesmere Road                         |                                                      |                                                     |
|                                                      | 15. 1744-50 Ellesmere Road                      |                                                      |                                                     |

Draft map



Not to Scale

Date Exported: 05/20/2025