

SCARBOROUGH CENTRE DRAFT SECONDARY PLAN

Kelly Dynes, Senior Planner
Sasha Terry, Senior Urban Designer

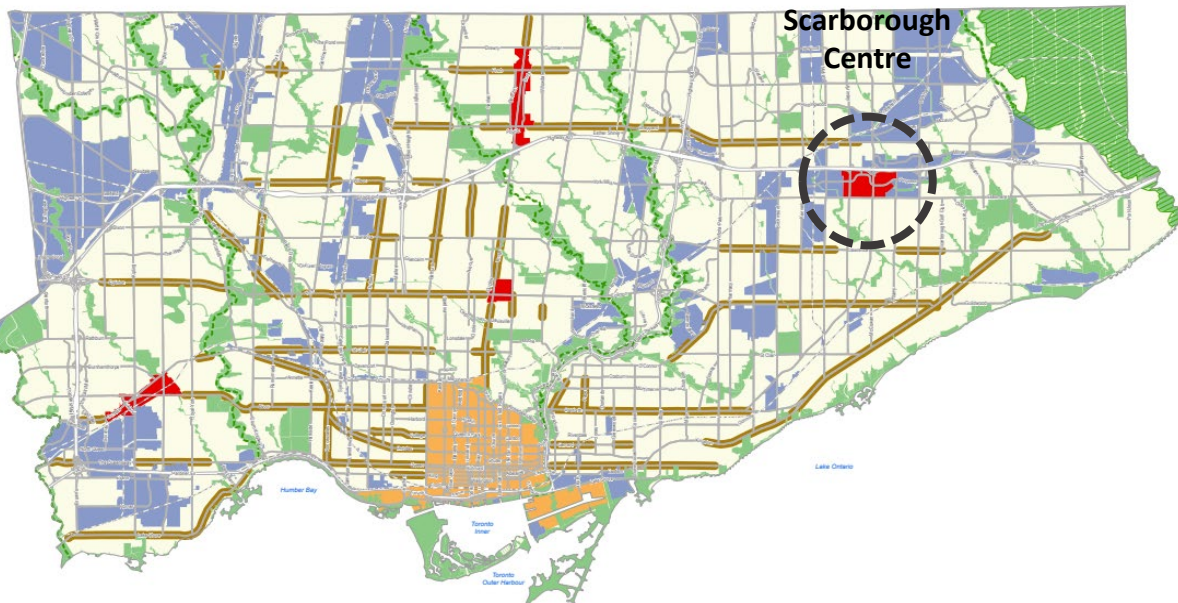


Planning Framework



SCARBOROUGH CENTRE | OFFICIAL PLAN

- Scarborough Centre is **one of four Centres** within the City of Toronto outside the downtown
- Centres are places with **excellent transit** accessibility that will **absorb population** and **employment growth** outside of the downtown in a **dynamic mixed-use setting**

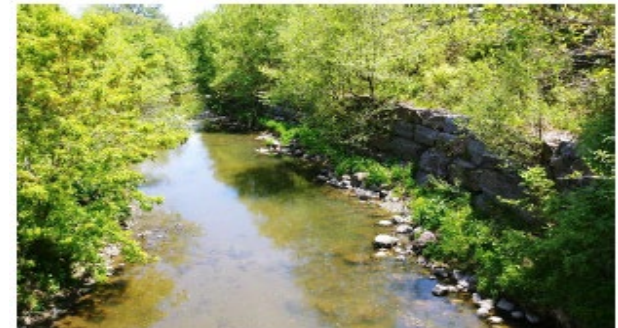


- Scarborough Centre is primarily designated **Mixed Use Areas**
- **Natural Areas** and **Parks**
- **Employment Areas** to the East and West
- **Neighbourhoods** to the South

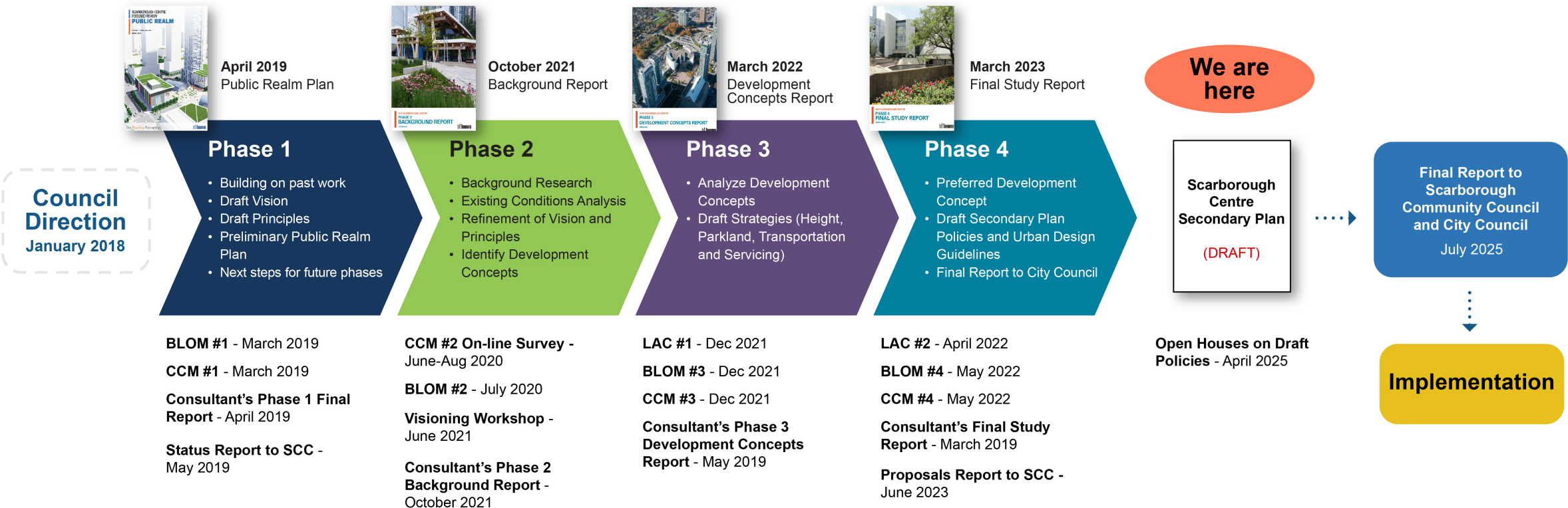
SCARBOROUGH CENTRE | SECONDARY PLAN UPDATE

Why are we updating the 2005 Secondary Plan?

- Develop a **Vision and Planning Framework** specific to Scarborough Centre
- **Guide future growth** and encourage city building that supports the significant investment in the **SC Transit Station**
- **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
- Guide built form master planning and design that contribute to **neighborhood identity** within SC
- Foster and strengthen **Scarborough Center's sense of place** through a **vibrant public realm** supported by **parks and open spaces**
- Enable a **multi-modal transportation** system encouraging walking and cycling
- Support continued **employment investment**

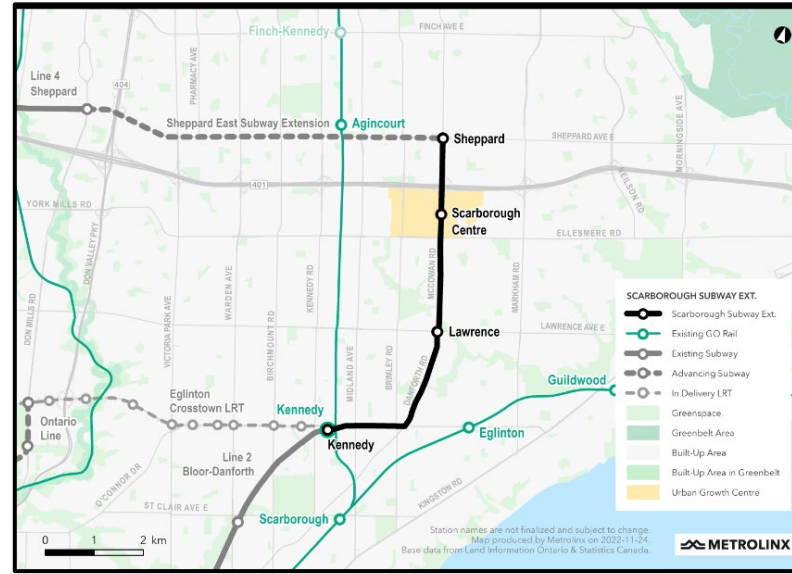


SCARBOROUGH CENTRE | STUDY TIMELINE



SCARBOROUGH CENTRE | TRANSIT

- **Line 2 Scarborough Subway Extension (SSE)** – currently under construction and scheduled to open around 2031.
- **Scarborough Centre Transit Station** – subway station and bus terminal at McCowan Road and Progress Avenue
- GO and TTC bus services currently operating from the temporary Borough Drive terminal (GO) , existing Scarborough Centre SRT bus terminal will move to the **new bus terminal** being built as part of the SSE project.



- **Durham-Scarborough BRT** – Bus Rapid Transit proposed along Ellesmere Road
- Preliminary design business case published in 2024. Funding not yet allocated for construction.

SCARBOROUGH CENTRE | DEVELOPMENT APPLICATIONS



Existing, Approved & Pipeline Development Applications

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

Plan Area
180ha

Current
Population: 14,010 persons
Dwelling units: 6,740

Total Employment: 13,637

Future
Est. Population: 63,284 persons*
Est. Development Pipeline Units: 29,683**

Est. Future Employment: 27,000

*estimated population at build out, includes existing
**under review or approved

Current Initiatives

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

DRAFT

Scarborough Centre Secondary Plan



SCARBOROUGH CENTRE | VISION & GUIDING PRINCIPLES

VISION FOR SCARBOROUGH CENTRE

Scarborough Centre is the heart of Scarborough: an important civic and economic hub that will evolve into a transit-oriented community focused on the new Scarborough Centre Transit Station ("SC Transit Station").

Scarborough Centre will be a place to live, work and play, with compatible land uses and development supported by a vibrant, safe and interconnected public realm made up of a robust network of local Parks and open spaces. It will be a complete and inclusive community supported by a range of housing options and easily accessible community services.

Sustainability, resiliency, cultural diversity and inclusivity will be recognized and celebrated. Scarborough Centre's Indigenous cultures and histories, and multicultural diversity, will be the cornerstones of all new initiatives in the area.



1 Create Distinct Districts with a Varied Built Form

The Plan Area will feature Districts unique in character and support a range of uses and mix of building types, with heights and densities organized in a harmonious and attractive manner. Each district will feature its own distinct street and block configurations and open space layouts. The highest densities will be located around the SC Transit Station to support the significant public investment in infrastructure. Landmark buildings and the conservation of cultural heritage resources will reinforce and contribute to the identity of Scarborough Centre as a modern and dynamic place.

3 Create a Complete Community with a Diverse Mix of Activities

The Plan Area will be a liveable, vibrant and complete community where a diverse mix of housing options, a range of employment uses, community service facilities, Parks and open spaces, and arts and culture are planned for. A well integrated and pedestrian oriented street network will ensure that these uses can be easily accessible within a 15-minute walking or cycling distance. It will support quality of life, economic vitality, and human health in mixed use and transit-supportive neighbourhoods, ensuring people of all ages, incomes and abilities have convenient and walkable access to their daily needs and basic amenities.

5 Create a Connected Community

The policies of this Plan will ensure the Plan Area evolves to foster the movement of people and goods safely, sustainably and efficiently. Supported by new transit infrastructure, the Plan Area will be accessible, green and pedestrian friendly for all users. Improving existing streets and creating new connections will enhance access and comfort for all modes of transportation, reducing the time and effort required for people to travel to and from destinations. Beyond public streets, a connected system of Parks and other public spaces will be integrated with the Plan Area's mobility system to further enhance connectivity.

7 Create an Inclusive Community

The Plan Area will be a place that acknowledges and acts on responsibility to Indigenous cultures and histories and recognizes and celebrates the contribution of multicultural communities to Scarborough. It will foster cultural diversity and inclusivity. It will continue to improve and provide community services and facilities that respond to the needs of people.

2 Create a Vibrant and Exciting Place

The Plan Area will be a vibrant and exciting place with a high-quality and engaging public realm and a well-distributed network of Parks, open spaces and connections that serve as anchors of community life. Strategically placed retail will help enhance vibrancy and attractiveness of streets and public spaces. The design of the public realm will strengthen community identity through placemaking, providing opportunities for social interaction and recreation.

4 Create Quality Parks And Open Spaces

The Plan Area will provide new Parks and open spaces that contribute to an expanded public realm and a complete community by providing a broad range of amenity for people living, working and visiting Scarborough Centre. These spaces will be accessible, functional, connected, and resilient as guided by the City's Parkland Strategy. The Secondary Plan policies will protect, enhance and expand the natural heritage system, including Frank Faubert Woodlot and East Highland Creek, while improving access and connectivity of these vital green spaces.

6 Build a Sustainable and Resilient Community

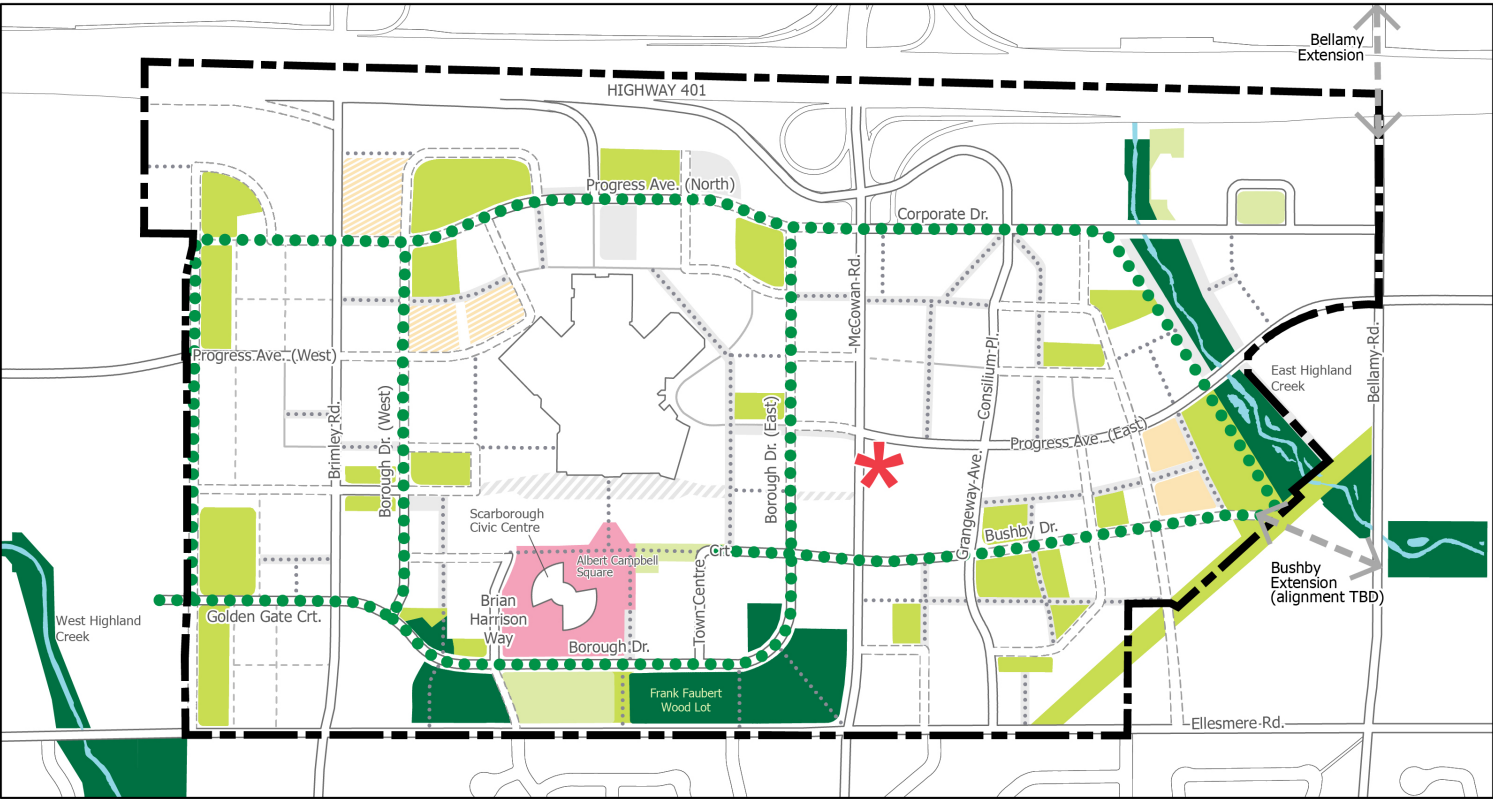
The Plan Area will ensure environmental, economic and social sustainability in all aspects of planning. It will focus on adapting to the key challenges of the 21st century, ensuring it can flourish in the face of extreme weather, climate change, social and economic inequality, affordability and aging infrastructure. It will encourage building and open space design that conserves energy, reduces greenhouse Gas ("GHG") emissions, promotes climate resilience, manages stormwater, protects Natural Areas, enhances biodiversity and expands the tree canopy.

8 Create a Prosperous Community

The Plan Area will maintain its role as an important economic driver within the east end of Toronto. It will be developed as a destination and a place for residents, workers, and visitors to live, work, shop, and play in a complete and transit-supportive community. It will enhance the competitiveness of existing employment, while providing opportunities for new types of businesses to grow, ensuring inclusive economic activities and opportunities to meet local needs.

SCARBOROUGH CENTRE | STRUCTURE PLAN

Scarborough Centre Secondary Plan – Structure Plan

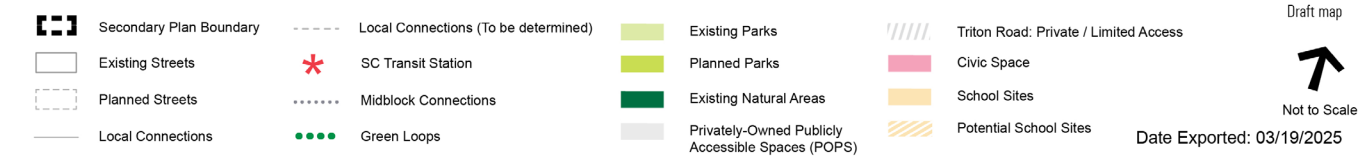


The Structure Plan identifies key public realm elements to shape development in SC:

- Green Loop Streets
- Streets
- Parks
- Natural Areas
- Open Spaces

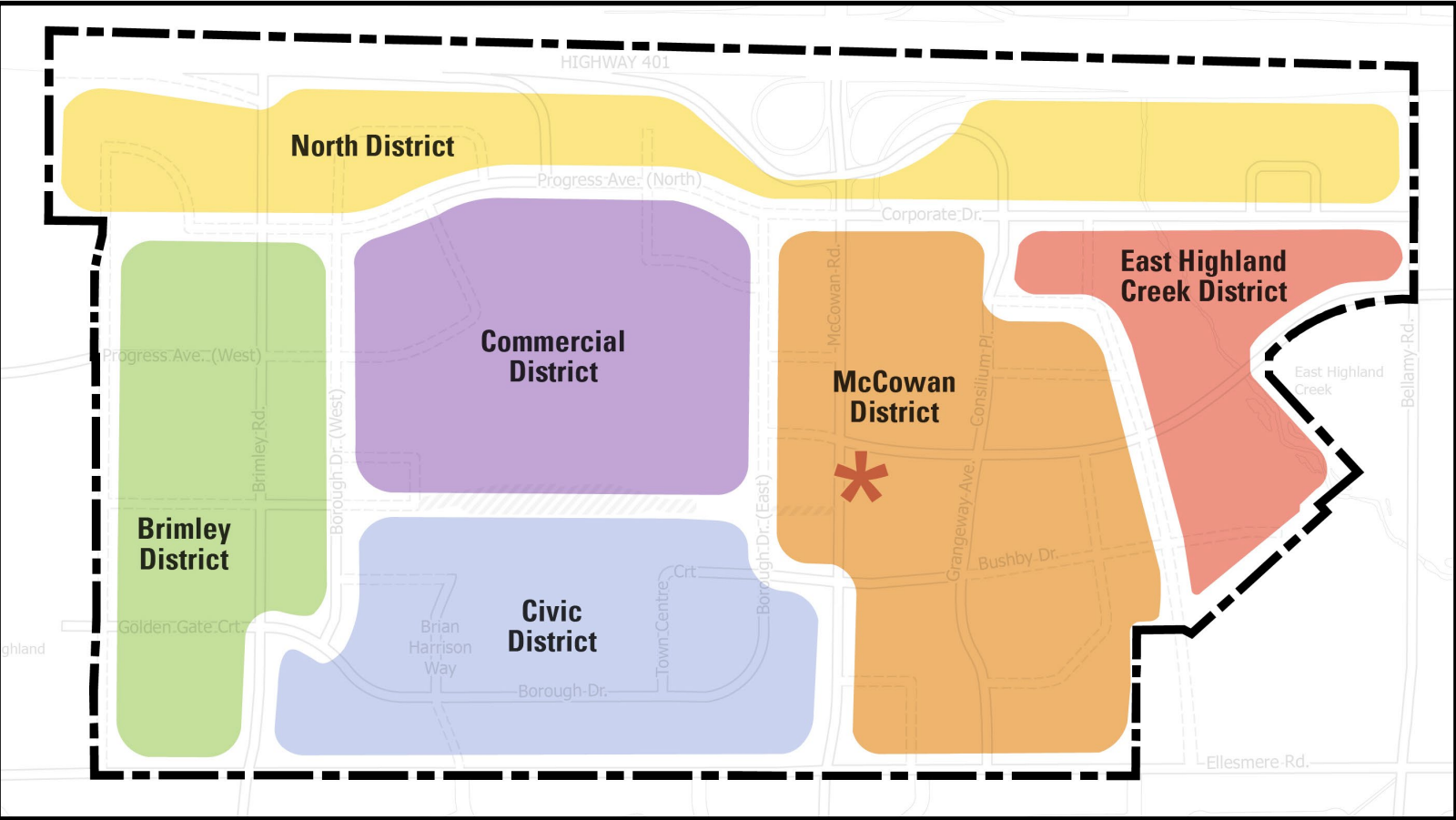
Key Objectives of the Structure Plan:

- **Green Loops:** linking streets and trails to Natural Areas
- Organizing **parkland along green loop streets** and boundary edges
- Building **new streets** to create a **fine grained network** of streets and blocks
- Promoting **cycling** and **walking**
- Creating new **complete neighbourhoods** with access to transit, retail, employment, institutional, school and community uses



SCARBOROUGH CENTRE | DISTRICT PLAN

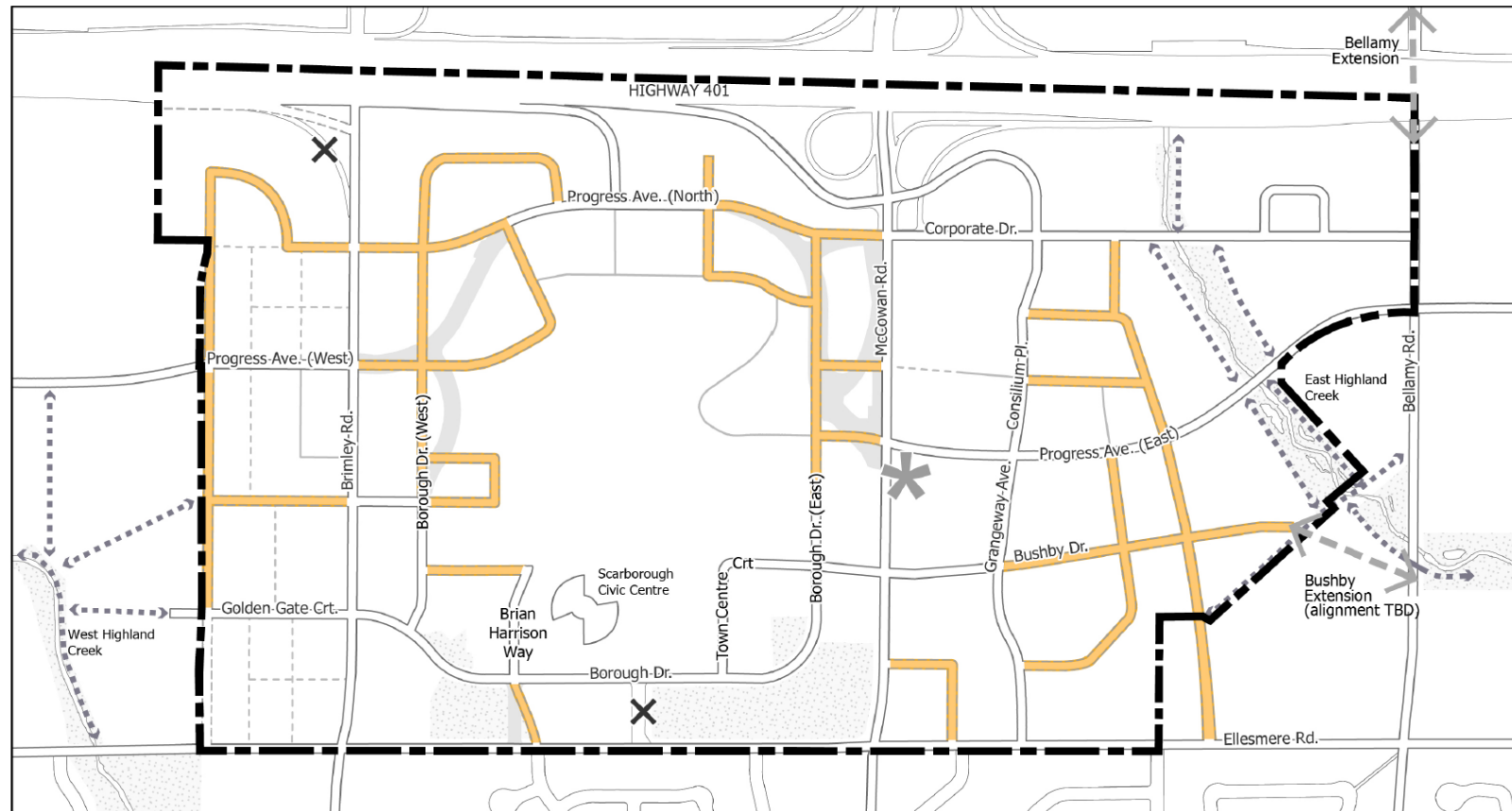
Scarborough Centre Secondary Plan – Districts Plan



- Civic District** Supporting employment uses, protecting and enhancing Albert Campbell Square
- Commercial District** Supporting commercial centre, creating new mixed use neighborhoods surrounding STC Mall
- McCowan District** Supporting transit with mixed use development intensification, encouraging walking and cycling to transit
- East Highland Creek District** Balancing new mixed use neighborhoods with protection and enhancement of East Highland Creek
- North District** Creating new mixed use neighborhoods with large parkland focal points
- Brimley District** Balancing new mixed use neighborhoods with parkland creation and protection of adjacent employment uses

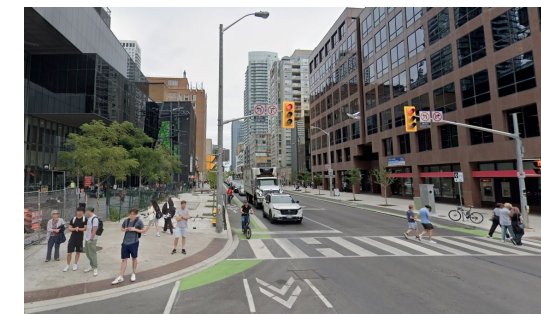
SCARBOROUGH CENTRE | STREET NETWORK

Scarborough Centre Secondary Plan – Street Network



Street Network – Key Objectives

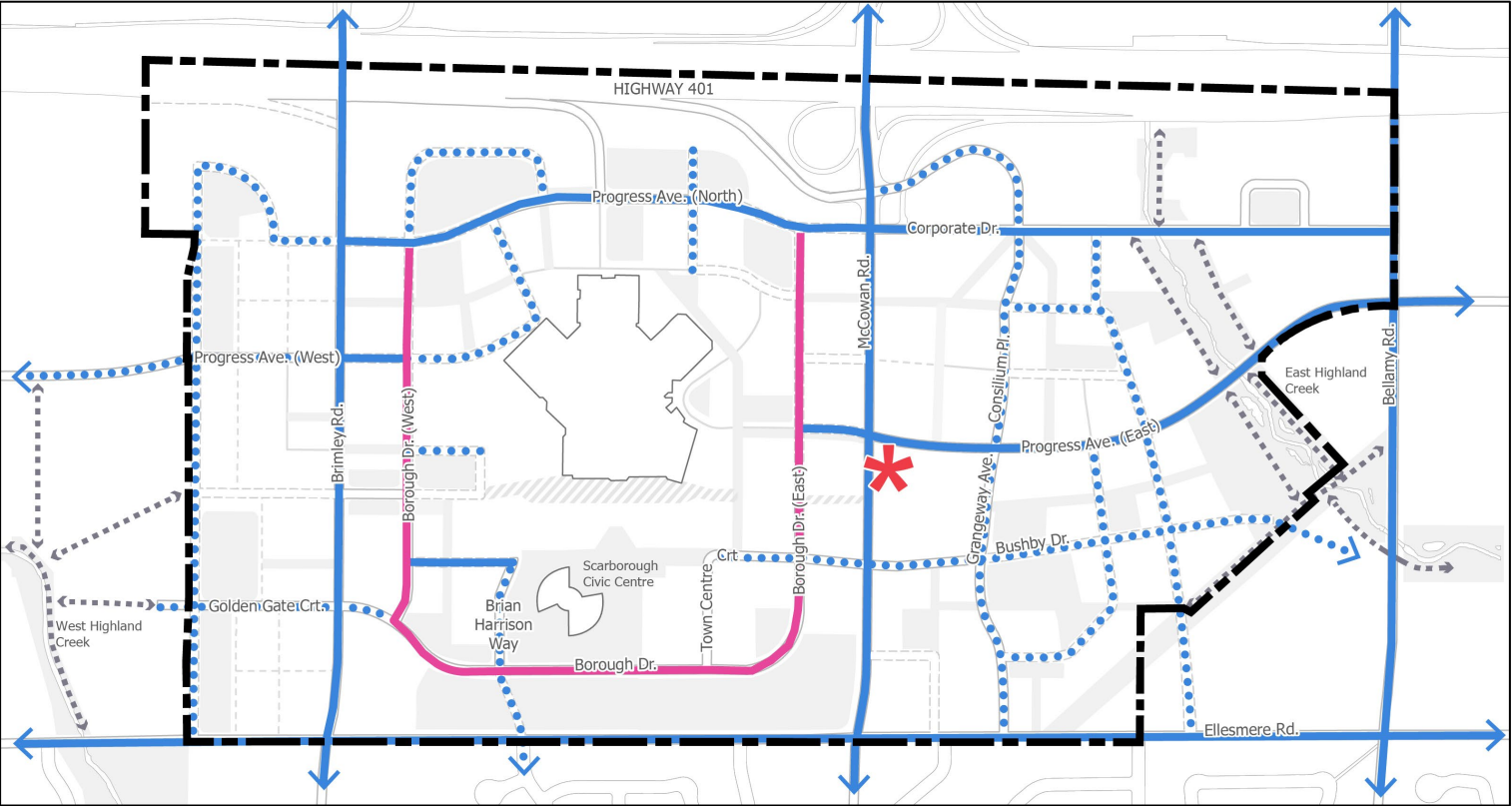
- Building approximately **10 km of new planned streets**
- Creating a **fine grained** street network for better movement through Scarborough Center
- Creating **more intersections** for safe pedestrian crossings
- Promoting **cycling** and **walking**



Draft map
Not to Scale
Date Exported: 01/28/2025

SCARBOROUGH CENTRE | CYCLING NETWORK

Scarborough Centre Secondary Plan – Cycling Network



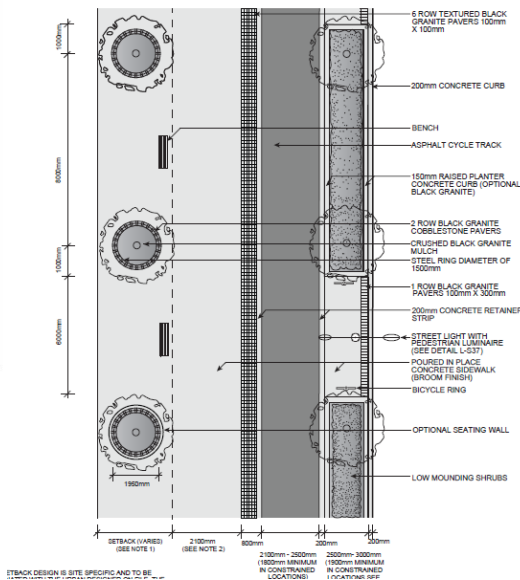
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Date Exported: 03/19/2025

Cycling Network – Key Objectives

- Building approximately **15 km of new bikeways**
- Creating safe **cycling lanes separated** from street traffic
- Promoting **cycling** within Scarborough Centre

SC Streetscape Detail Ps-57



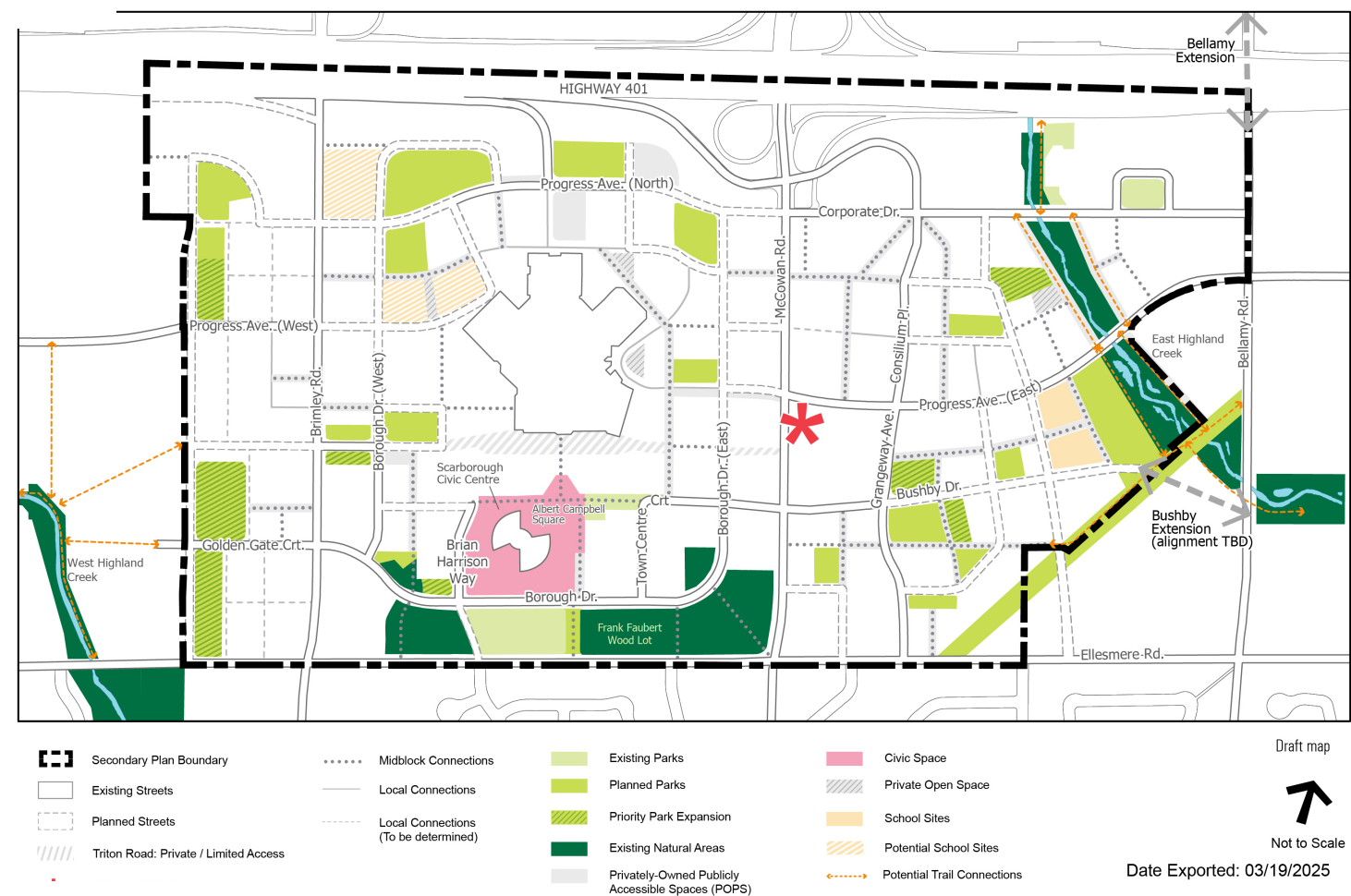
SCARBOROUGH CENTRE | BOROUGH DRIVE

Central Green Loop Promenade - promoting walking and cycling within Scarborough Centre



SCARBOROUGH CENTRE | PARKS AND OPEN SPACE

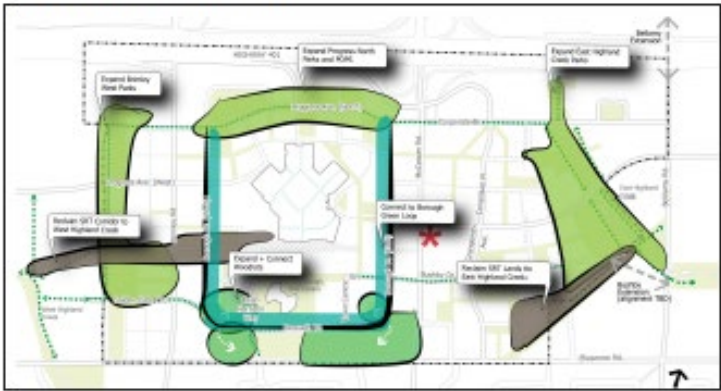
Scarborough Centre Secondary Plan – Parks and Open Space Map



Key Objectives of the Parks and Open Space Plan

- Organizing parkland along green loop streets
- Parkland expansion along Natural Areas and Boundaries
- Protecting Natural Areas
- Promoting tree planting and naturalization

Big moves in open spaces



East Highland Creek Park:



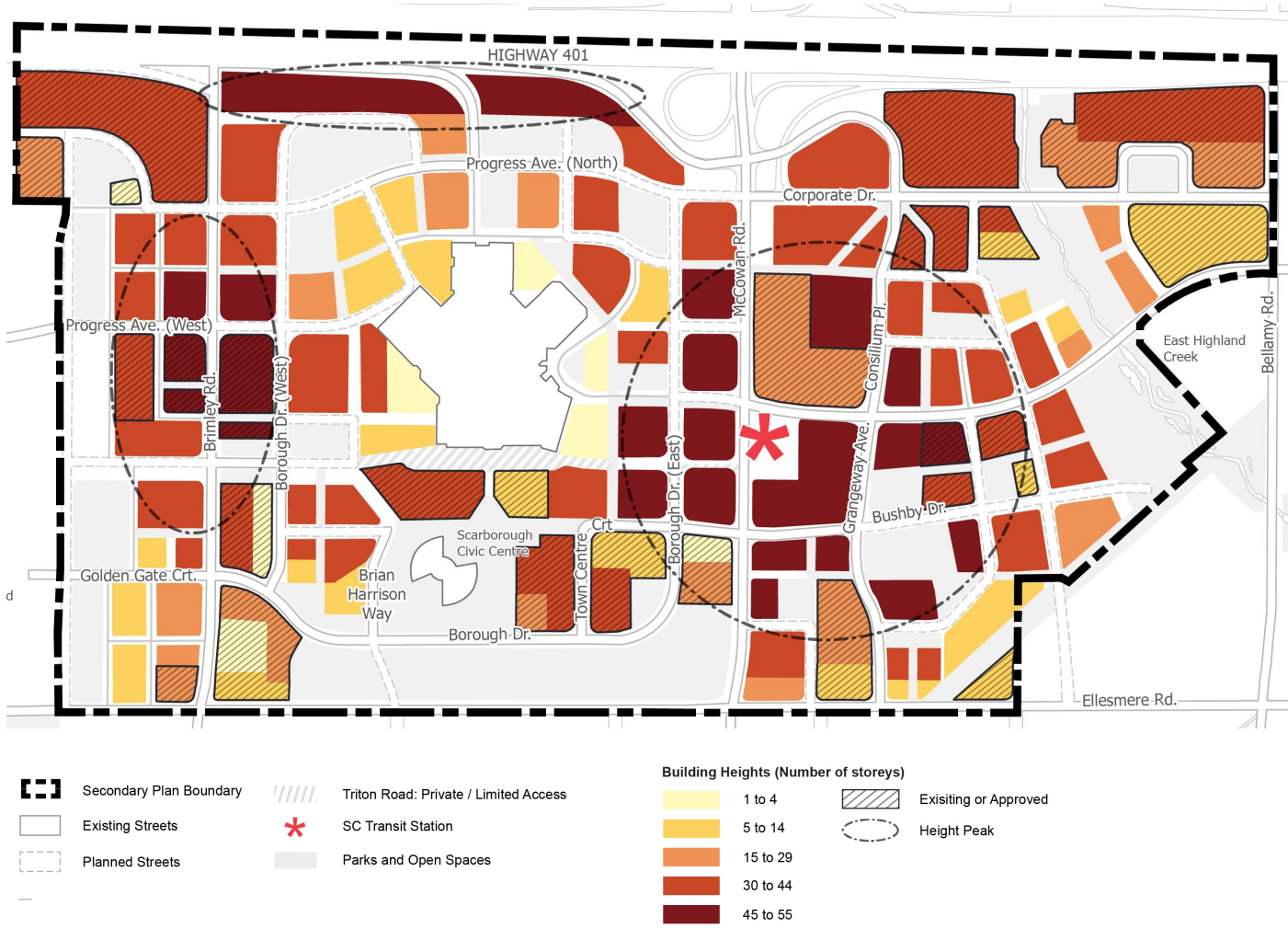
Demonstration for Illustration and Discussion Purposes Only

Progress Ave North Park:



SCARBOROUGH CENTRE | BUILDING HEIGHTS

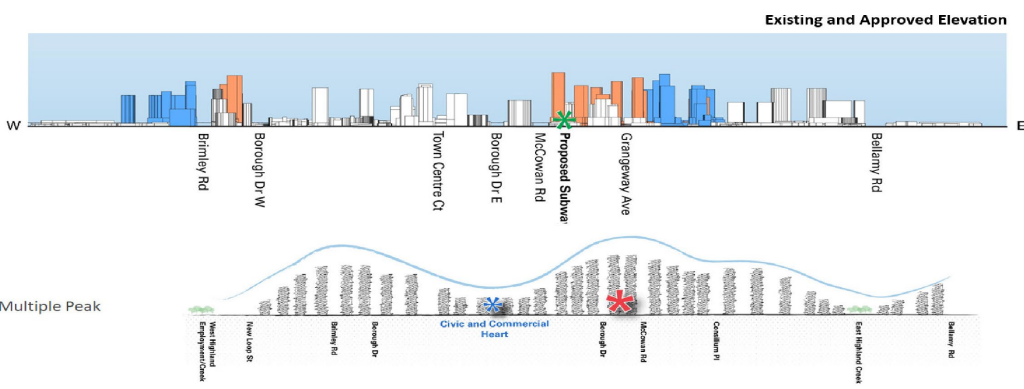
Scarborough Centre Secondary Plan – Building Heights



Height Peak Areas:

Height Peak Areas are three planned points of intensification where the highest heights and intensity of buildings will be concentrated

- Scarborough Centre Transit Station
- Progress Avenue and Brimley Road intersection
- Along Highway 401 between McCowan Road and Brimley Road



SCARBOROUGH CENTRE | SHADOW IMPACT

Protecting and Enhancing Scarborough Centre's Public Open Spaces

Albert Campbell Square



East Highland Creek



Frank Faubert Woodlot and Hand of God Park



Minimizing Shadow Impact:

- Development will locate density and built form strategically and design buildings appropriately to minimize shadows on Parkland, Natural Areas, and Open spaces including Squares and POPS to preserve their utility and extend pedestrian comfort in all Spring, Summer and Fall seasons throughout the year.
- Development will achieve a minimum of 6 consecutive hours of sunlight on 75 percent of Albert Campbell Square between 11:18 am to 5:18 pm from March 21st to September 21st.
- Development will achieve a minimum of 6 consecutive hours of sunlight on 75 percent of existing parks within Scarborough Center including Lee Center Park, Hillsborough Park and Hand of God Park between 9:18 am to 6:18 pm from March 21st to September 21st.
- Development will achieve a minimum of 5 consecutive hours of sunlight on 75 percent of existing Natural Areas including East Highland Creek and Frank Faubert Woodlot between 9:18 am to 6:18 pm from March 21st and September 21st.
- Development will achieve a minimum of 5 consecutive hours of sunlight on 75 percent of large parks greater than 2 acres adjacent to East Highland Creek between 9:18 am to 6:18 pm from March 21st to September 21st.
- Development will achieve a minimum of 3 hours of sunlight on 75 percent of the park area for all other new planned parks excluding McCowan District between 9:18 am to 6:18 pm from March 21st to September 21st.

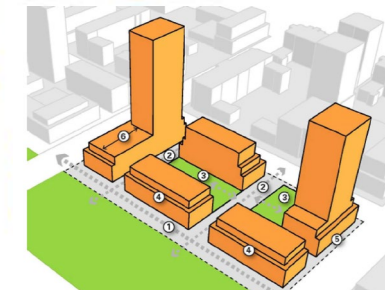


Scarborough Centre Shadow Study: 10:18 am Sept 21st

Transition Adjacent to Natural Areas

Site Adjacent to Parkland/Natural Features

1. Provide public access between parkland and development
2. Public access through site towards parkland
3. Interior open spaces framed by buildings
4. Lower built form adjacent to parkland with grade related access
5. Tall buildings set back away from parkland



SCARBOROUGH CENTRE | HOUSING, COMMUNITY SERVICES & FACILITIES



HousingTO
2020 - 2030 Action Plan



It is the policy of the City of Toronto that fair access to a full range of housing is fundamental to strengthening Toronto's economy, its environmental efforts, and the health and social well-being of its residents and communities.

-Toronto Housing Charter – Opportunity for All

Affordable and Rental Market Units within Scarborough Centre			
#	Address	Affordable Rental	Market Rental
1	158 Borough Dr	229	416
2	40 Bushby Dr	492	983
	Sub-Total: Units within City Lands	721	1,399
3	25 Borough Dr	64	1,221
4	300 Borough Dr – BI 2	-	1,078
5	5 Corporate Dr	-	778
6	1215 McCowan Rd	225	-
7	1710 Ellesmere	-	280
8	1744 Ellesmere Rd	242	-
	Sub-Total: Units NOT within City Lands	531	3,357
	Total: Units within Scarborough Centre	1,252	4,756

Through engagement, the following new local community services and facilities have been identified to serve future residents of Scarborough Centre:

Child Care

- An additional 19 new child care facilities

Libraries

- No additional needs.
- Bendale and Cedarbrae branches have potential to respond to future growth.

Community Recreation

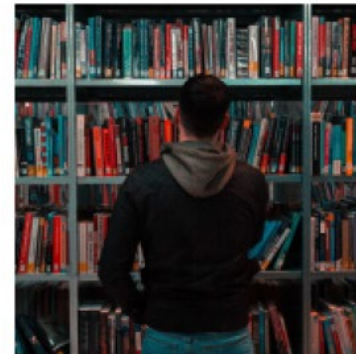
- One additional Community Recreation Centre in next 15+ years

Human Services

- 11+ community organizations seeking space in SC

Schools

- TDSB will require two new elementary schools in SC



SCARBOROUGH CENTRE | DEMONSTRATION PLAN

Scarborough Center 2025



Conceptual Future Scarborough Center 30+ years



Thank You!

Kelly Dynes, Senior Planner
Sasha Terry, Senior Urban Designer

