



**Re: PH27.3 - Scarborough Centre Secondary Plan - Final Report**

Dear Members of the Planning and Housing Committee,

More Neighbours Toronto supports PH27.3 the Final Report of the Scarborough Centre Secondary Plan and encourages committee members to approve and recommend to Council. On a personal note, I live within reasonable walking distance of the area and can attest that these some 180 hectares occupy a lot of mindspace for Scarborough residents – civically, economically, historically, culturally, and certainly transportationwise.

This area has been the closest thing to a city-core for pre-amalgamation Scarborough and there have been many attempts through the years to develop it as such. With this report the bones are laid for it to more completely become a “Centre” as envisioned in the city’s Official Plan: a complete community with multiple overlapping functions that serves as a focal point for growth of all types. More Neighbours applauds the efforts of staff, Councillor, and stakeholder work that has gotten us over the finishing line through the many years of plan development.

Particular points in this Secondary Plan that we would like to celebrate include:

- Combined residents and jobs target of over 400/hectare, equivalent to that of Protected Major Transit Station Areas (PMTSA) in the downtown core
- Recognition that investment in high-capacity mass transit infrastructure and transportation hub requires a commensurate payoff in residential, commercial, and visitor density
- Meeting the scale of ambition and vision for “Centres” as described in the Official Plan; the city only has four of these and we need to provide urban agglomeration opportunities within reasonable distances across our sprawling city
- Providing a finer grain of public streets for safer, more enjoyable use by pedestrians, cyclists, and residents as well as easier integration of mixed-density and infill buildings
- Sensitivity to existing industrial use – this is always a tricky balance but one that has been navigated with location-specific consideration of adverse effects rather than broad application to the entire zoning area

Beyond the scope of this Committee’s vote, More Neighbours does have concerns regarding the 8 years of time it took for the Scarborough Centre Secondary Plan to be completed. This compares to similar exercises for Downtown (TOcore), Yonge–Eglinton (Midtown), and Golden Mile which took between 3-5 years for completion on the City’s side. We do acknowledge that the timeline was impacted by the many (many, many) changes around the Scarborough Subway Extension and uncertainty around the former Line 3 SRT. That said, 8 years indicates a lack of urgency and perhaps too much time was spent on novel analysis, research, and testing.

This new Scarborough Centre Secondary Plan helps enable Toronto to meet its 2023 pledge to construct at least 285,000 homes by 2031, as well as its commitment for 65,000 of those homes to be affordable, rent-controlled or rent-gearied-to-income. It enables goals related to sustainability, mixed-income housing and complete communities. We encourage you to vote in favour and look forward to seeing how Scarborough Centre develops and thrives in the future.

Best Regards,  
Brian Cheung,  
More Neighbours Toronto

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***About More Neighbours Toronto***

[More Neighbours Toronto](#) is a volunteer-led organization of housing advocates that believe in building more multi-family homes of all kinds for those who dream of building their lives in Toronto. We advocate for reforms to increase our city's ability to build more homes in every neighbourhood. We are a big-tent organization with members across the political spectrum who are committed to counterbalancing the anti-housing agenda that has dominated Toronto's politics, created an affordability crisis, and cost burdened a new generation of aspiring residents. We are firmly committed to the principle that housing is a human right and believe Toronto should be inclusive and welcoming to all.