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Deputation to City of Toronto, Planning and Housing Committee – January 22<sup>nd</sup>, 2026

Re: PH27.3 Scarborough Centre Secondary Plan – Final Report

From: Scarborough Community Renewal Organization -- Jim Faught and Brenda Librecz

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We are representing Scarborough Community Renewal Organization. SCRO is an organization of engaged volunteers that works to connect, promote and renew Scarborough, through advocating and supporting economic prosperity, better planning, an enhanced natural environment, and complete and inclusive communities.

Thank you for the opportunity to comment on the staff report. We have been following the update of the 2005 Scarborough Centre Secondary Plan and are generally pleased with the results which have considered the complexities of this important major mixed-use hub and eastern gateway to the City of Toronto. We are hoping this updated plan will be a catalyst to enhance this strategic growth area and capitalize on the major transit improvement of the subway and the opportunities it brings to attract employment, a mix of housing and create a complete community. And in addition, also respects and supports the existing well established employment corridor within and surrounding Scarborough Centre.

***Our concerns with the plan and its implementation relate to:***

1. The need to strengthen the inclusion and prioritization of employment uses both within the SCP and surrounding existing employment areas. We recommend a **separate Economic Development Plan** be developed to achieve and exceed the stated employment outcomes in the Scarborough Centre Plan.
2. We would like to have the Public Realm plan include **creative and aspirational public realm initiatives**. We would like to see animation and impressive elements added to the plan so that it is not just another node of high-density condos. This is an opportunity to create a complete community that is also an exciting new destination --Scarborough Centre.

**Land Use and Economy:**

The Vision and the eight guiding principles are comprehensive and are linked very well to the six unique Districts. Recognizing that the majority of the lands within the SCP are designated Mixed Use **we strongly recommend that the Scarborough Centre Plan as noted in the report will indeed support the long-term preservation, viability and growth of existing businesses within SCP and those in the employment areas directly adjacent to the Centre. In fact, it should be prioritized with a separate plan to achieve that outcome much like the transportation, public realm and community services plans.**

The adjustment to the boundary of the Scarborough Centre Plan to exclude (and redesignate as Core Employment) established employers at 1680 Brimley Road and a portion of 333 Progress Avenue was appropriate and an important signal to all businesses in that area. Doing so signals that it remains a viable employment area with great transportation access to 401 and access to employees in the area. We want to see that area and its employers supported and valued with good compatibility and

mitigation policies to strengthen the Plans relationship with highly valued and scarce Employment Areas adjacent to these business anchors.

Non-residential development is going to need to be focused on with stronger tools and incentives to protect those already there and to attract more businesses especially to the McCowan District near the Scarborough Centre Subway Station.

### **Public Realm**

With the over 72,000 new residents and the continued function of Scarborough Centre as the heart of the Scarborough Community we support the need to invest in public realm from the parks and Green Loops initiatives to enhance streetscapes and community gathering spaces. We would also like to see Council support a number of bigger captivating spaces within the Scarborough Centre Plan not just an enhanced Albert Campbell Square within the Civic District such as: a reimagined SRT corridor as public space, a Performing Arts Centre, and outdoor theatres etc. Protecting and enhancing the Frank Faubert Woodlot is important as well. SCRO is championing the reimagining of the SRT corridor into a Linear Park that would connect Scarborough Centre to other parts of Scarborough and serve as an iconic legacy representing the history of our Scarborough community.

Thank you for this opportunity to provide comments on behalf of Scarborough Community Renewal Organization and we would be happy to answer any questions.

***Jim Faught and Brenda Librecz, Scarborough Community Renewal Organization***