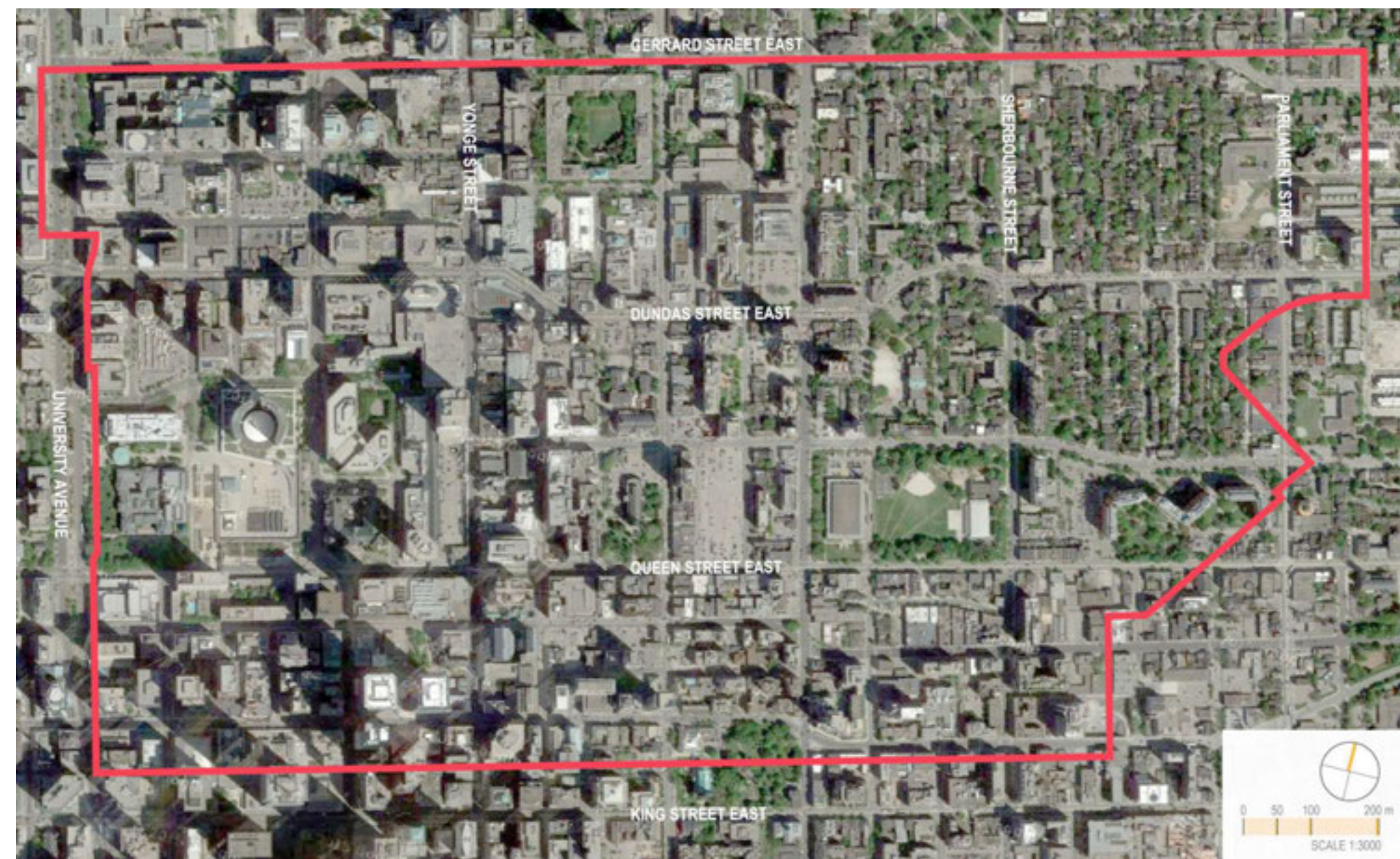


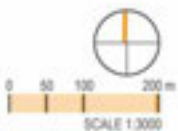
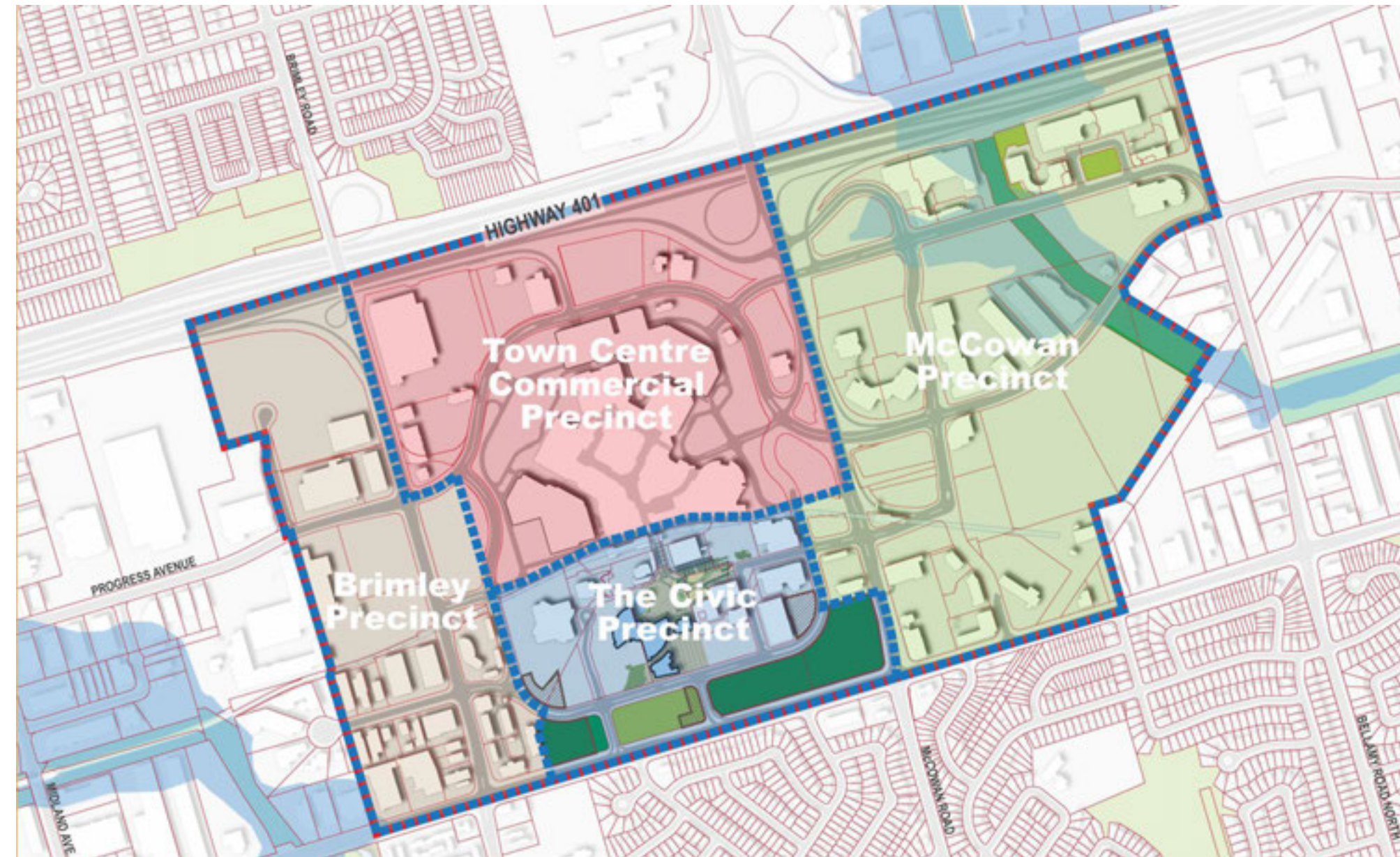


Land Area
180 ha





Land Area
180 ha



Facts

7,230 units

14,150 people

15,820 jobs

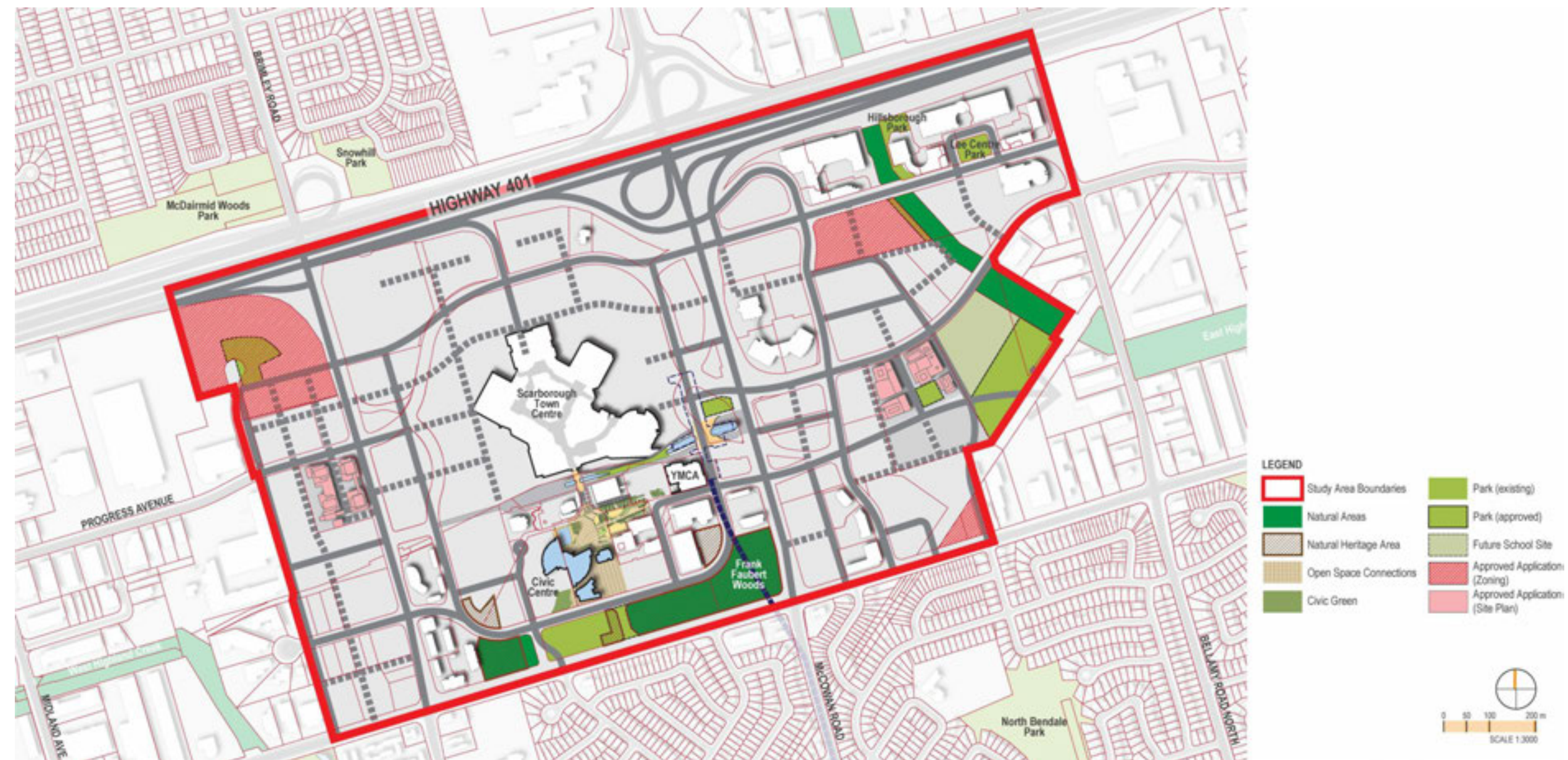


LEGEND

- Study Area Boundaries
- Natural Areas
- Natural Heritage Area
- Open Space Connections
- Civic Green
- Park (existing)
- Park (approved)
- Future School Site







SCARBOROUGH CENTRE FOCUSED REVIEW

Developable Area: Estimates

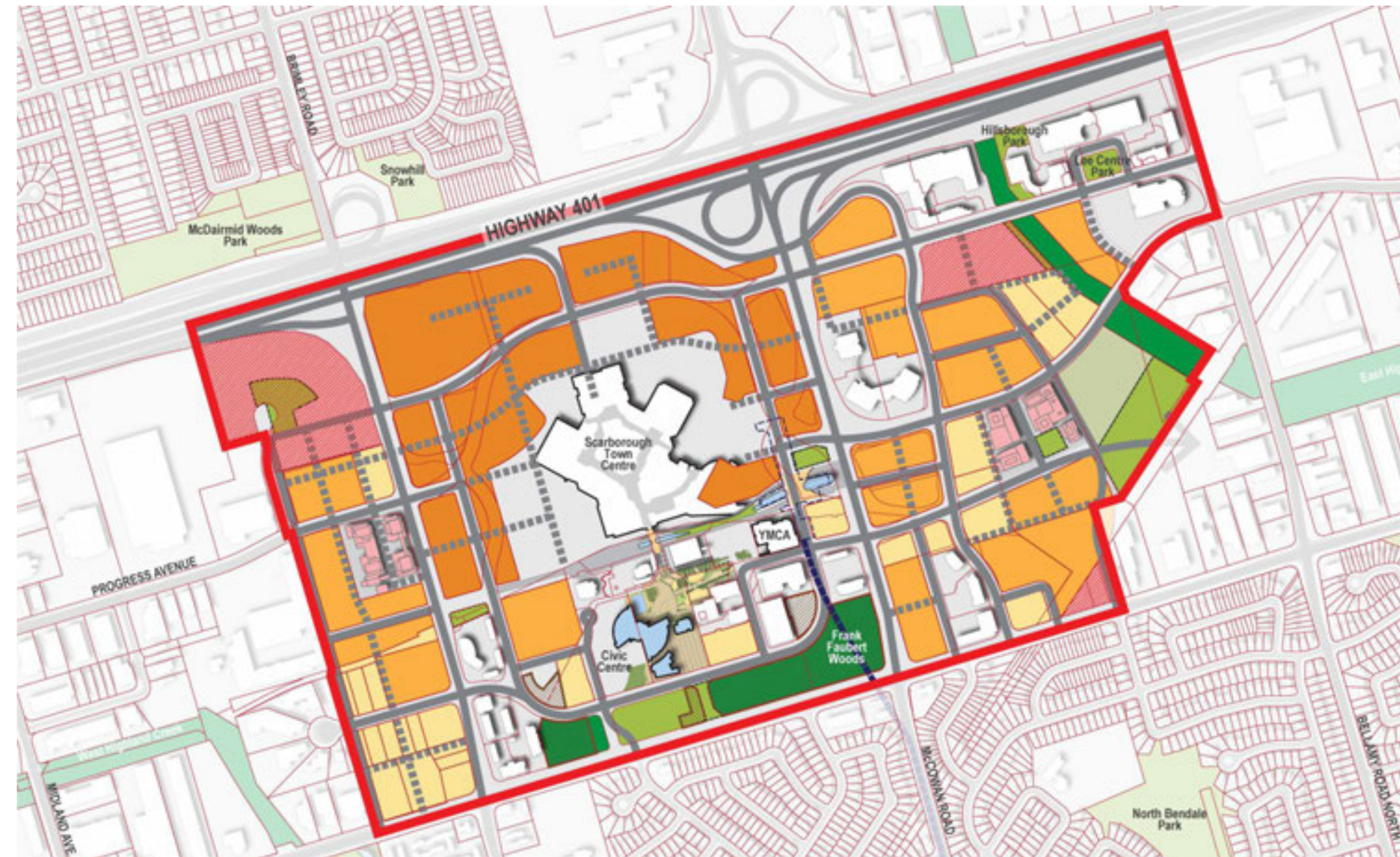
8

Brimley Precinct
+/- 10 ha

**Town Centre
Commercial
Precinct**
+/- 14 ha

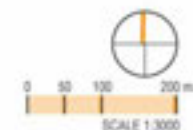
Civic Precinct
+/- 2 ha

McCowan Precinct
+/- 21 ha



LEGEND

- Study Area Boundaries
- Parcels < 1 hectare
- Parcels 1 - 5 hectares
- Parcels > 5 hectares
- Park (existing)
- Park (approved)
- Future School Site
- Approved Application (Zoning)
- Approved Application (Site Plan)

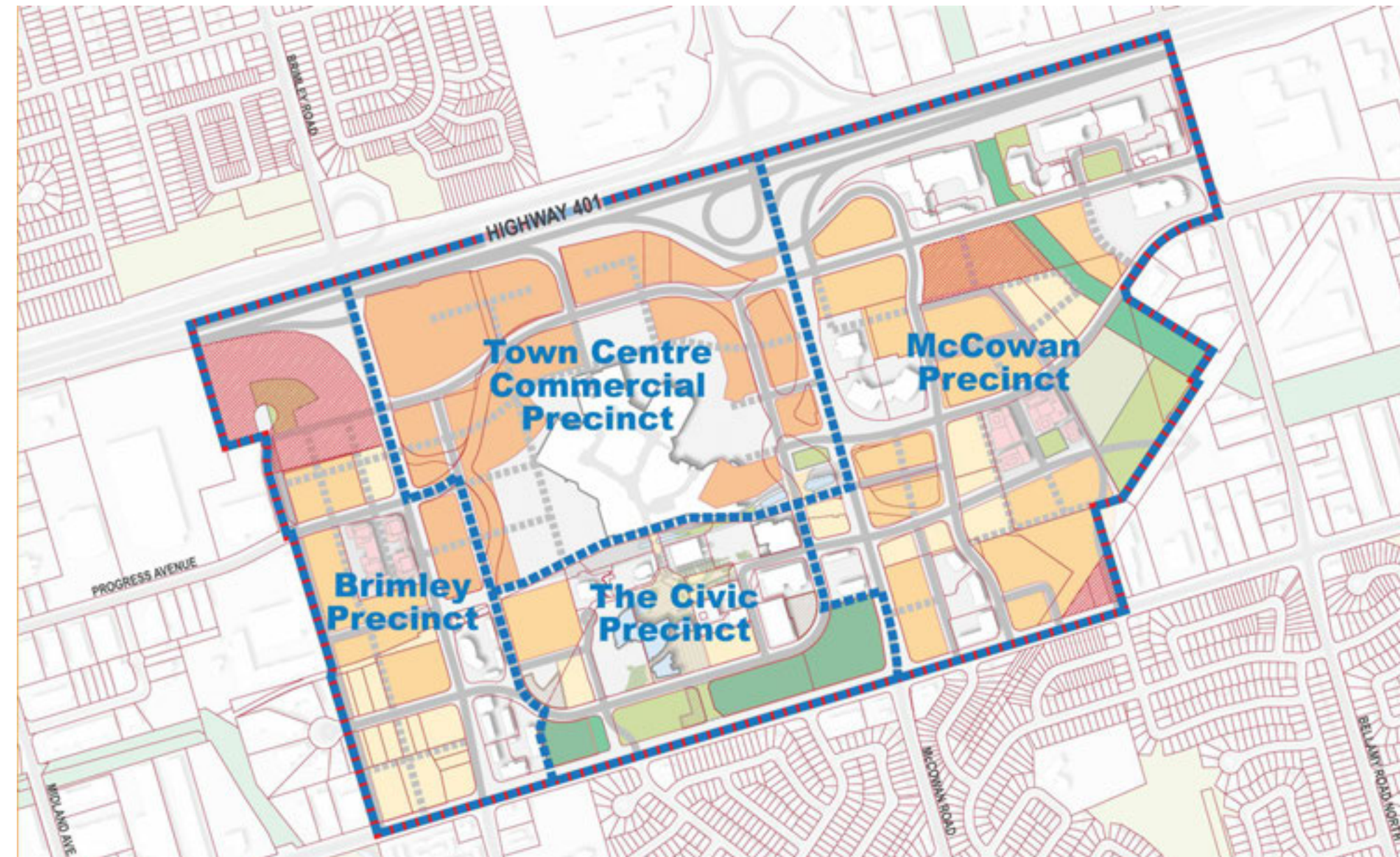


Projected Residential Population (2041)

9

44,340
to
59,180
units

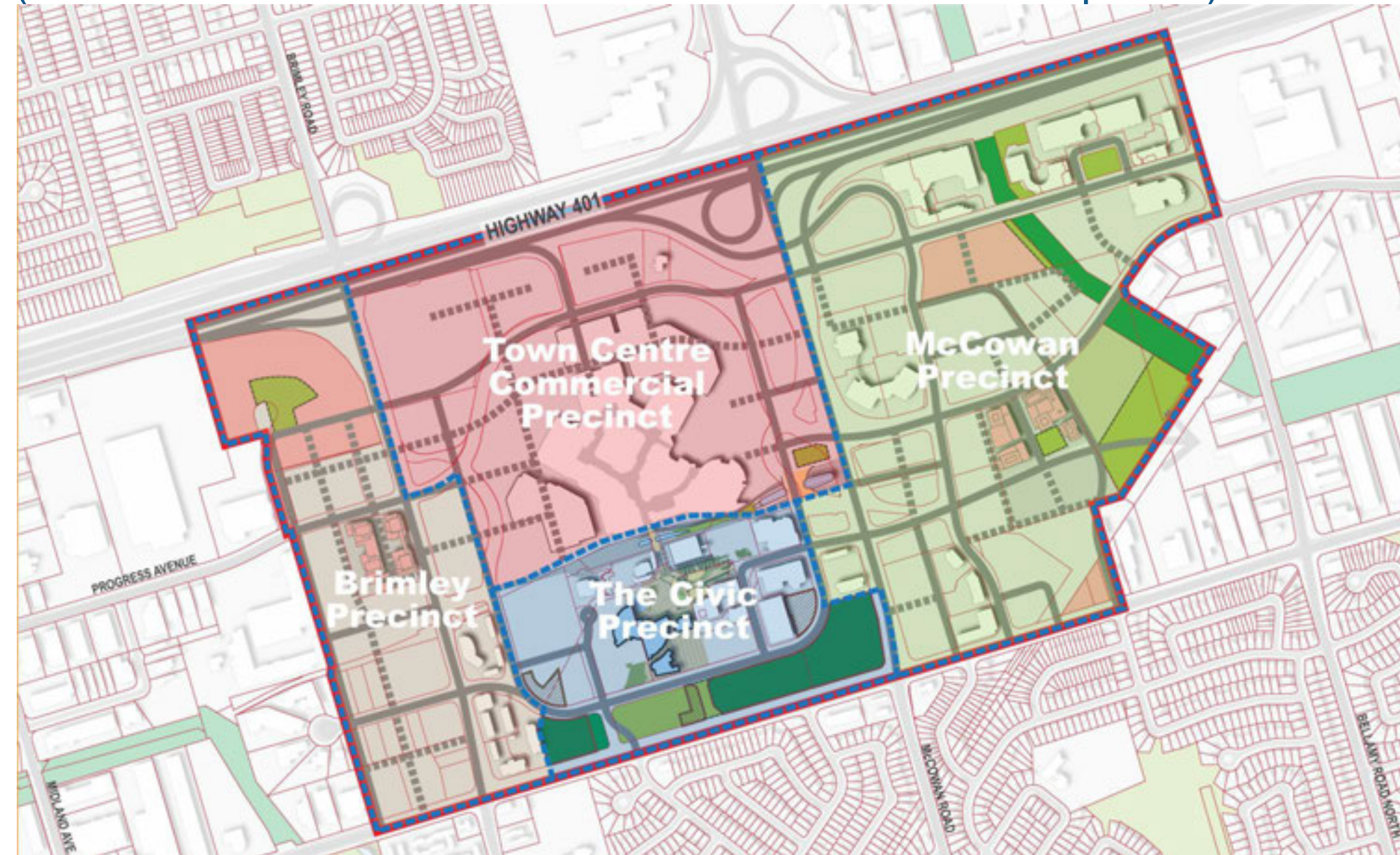
84,650
to
112,850
people



Parkland Requirements

(based on land area calculations for residential development)

10

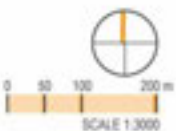


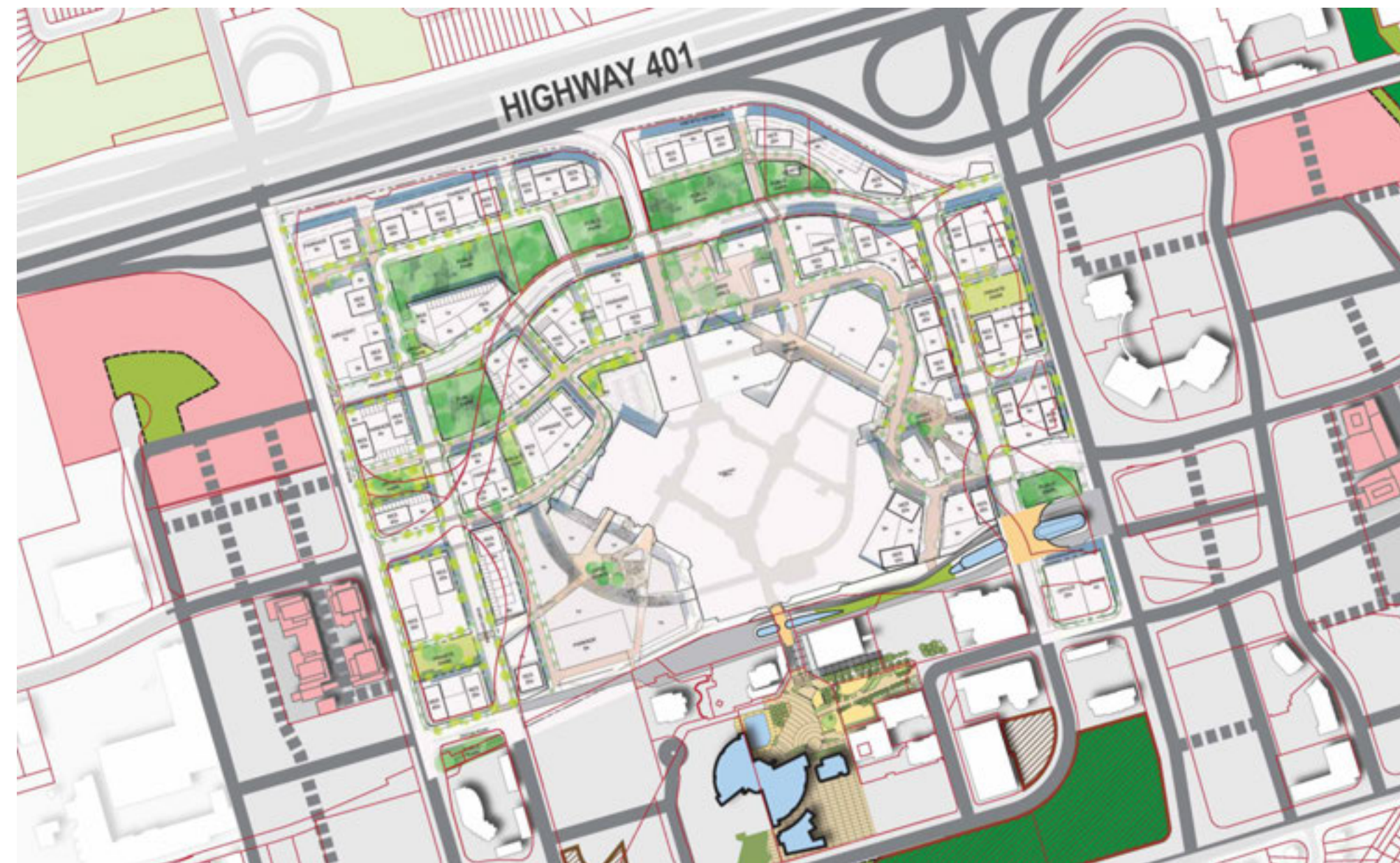
Brimley Precinct
1.2 ha

**Town Centre
Commercial
Precinct**
4.3 ha

The Civic Precinct
0.4 ha

**McCowan
Precinct**
3.0 ha





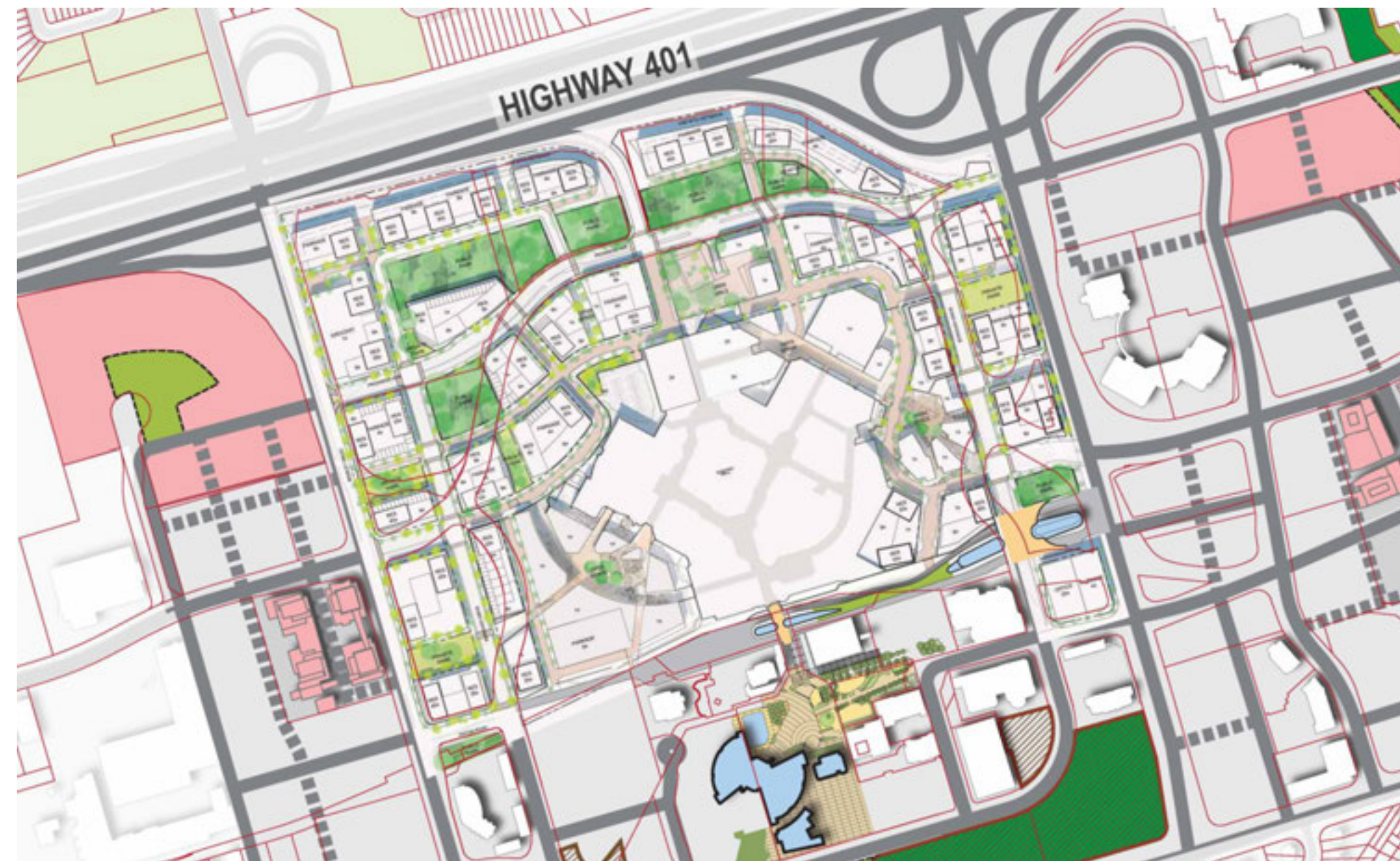
2.63 ha
public park

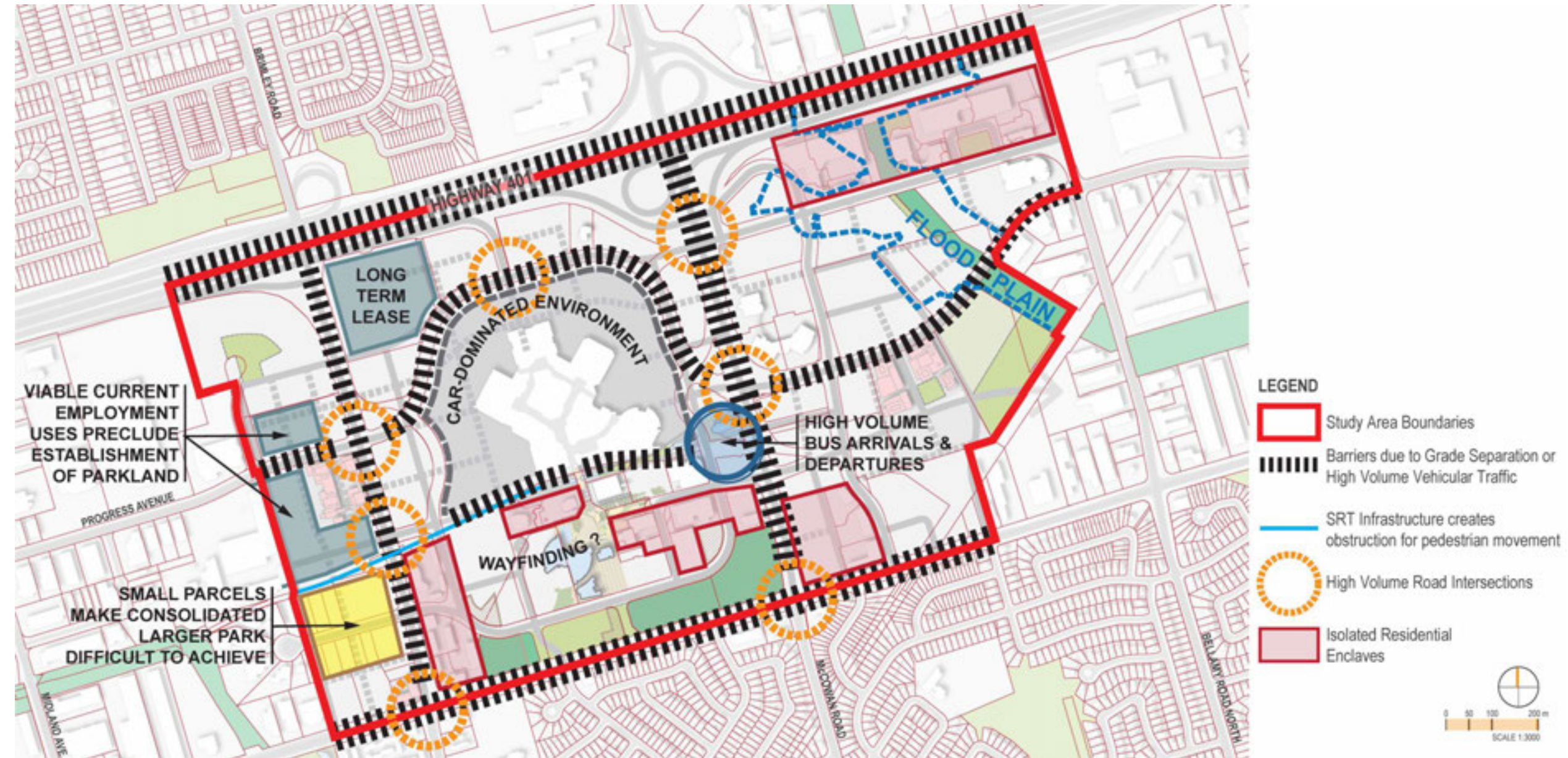
0.61 ha
private
neighbourhood park

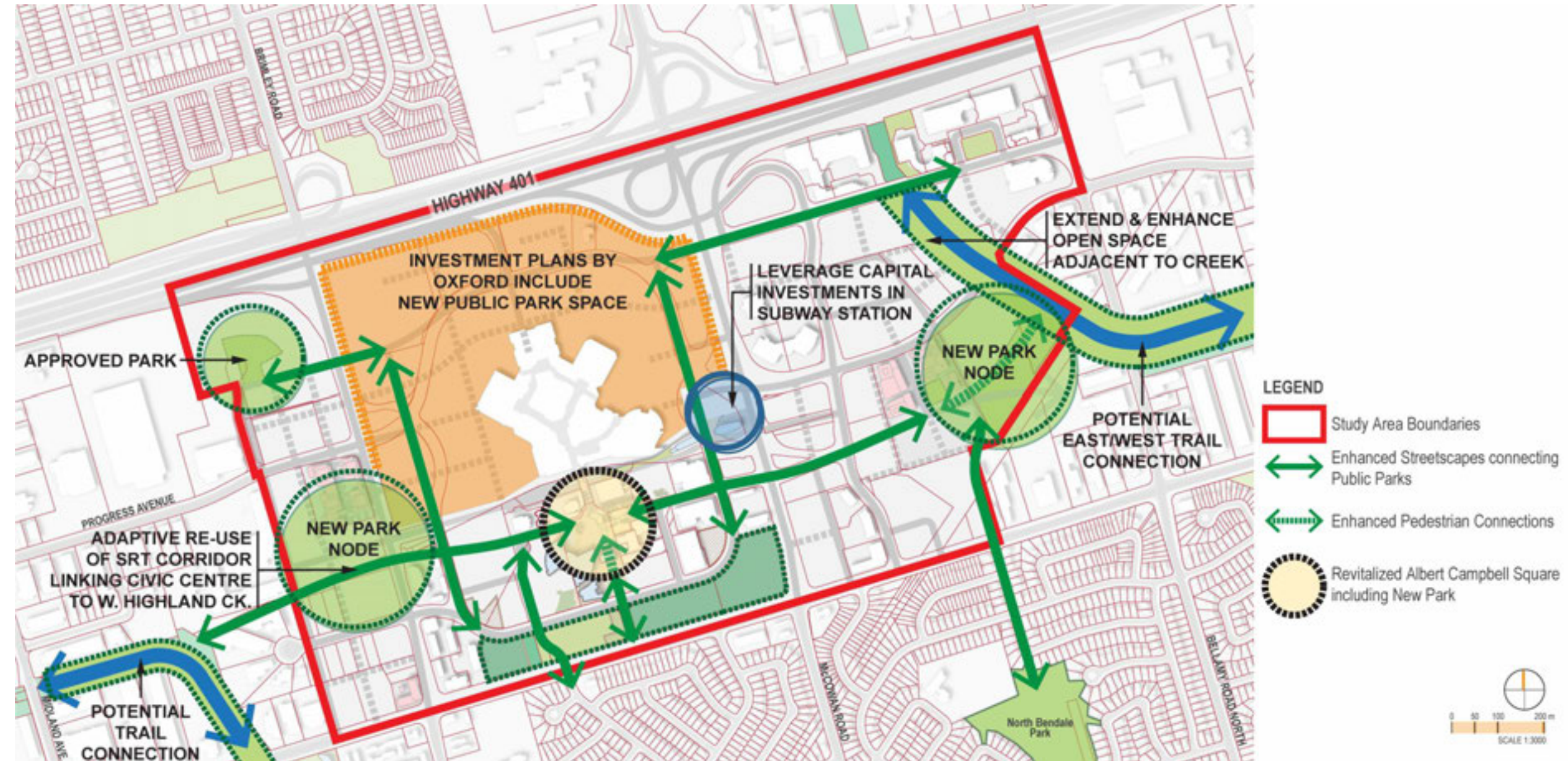
2.43 ha
private retail plazas &
open spaces

Evaluation Criteria:

- Phasing: timing of parkland delivery
- Quantum of parkland
- Siting of parks with respect to vehicle traffic, wind, etc.

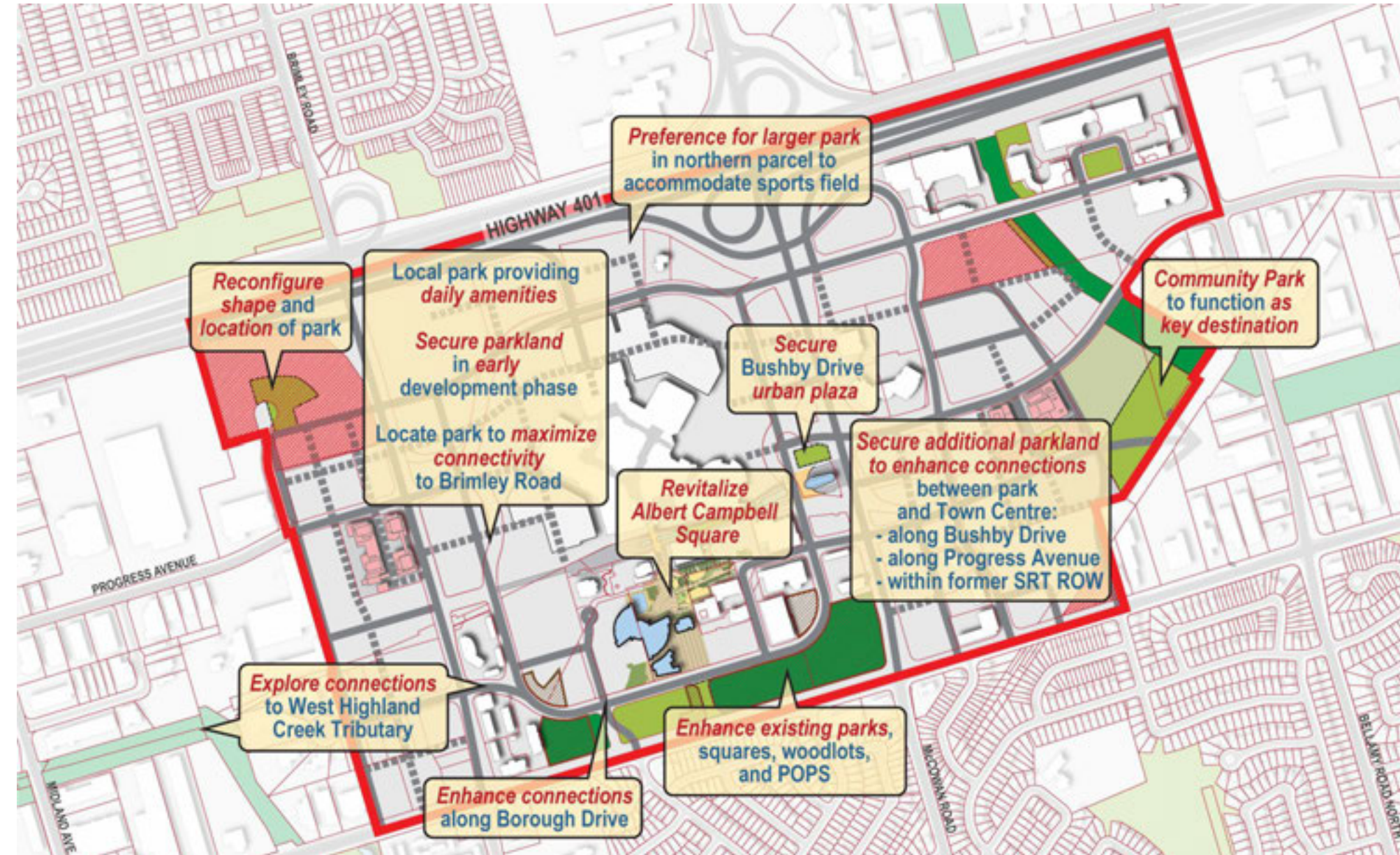






Parkland Objectives

(based on Parks, Forestry and Recreation Profile)



1. **Connectivity:**

- Where appropriate and beneficial locate new parks adjacent to existing parks;
- Plan new parks in a manner that enables future expansion, expand existing parks;

2. **Nature, Parks, and Open Spaces:**

- Incorporate natural systems and connect to the open space network;
- Require that all residential populations are within a 5-minute walk of a public park;
- Provide a hierarchy of open spaces throughout; and,
- Ensure that parks are appropriately sized with flexible and programmable spaces.

3. **Design Excellence and Placemaking:** Create a new civic focal point with the new transit station;

4. **Leveraging capital investments** with the objective of improving the public realm;

Option 1



Option 2



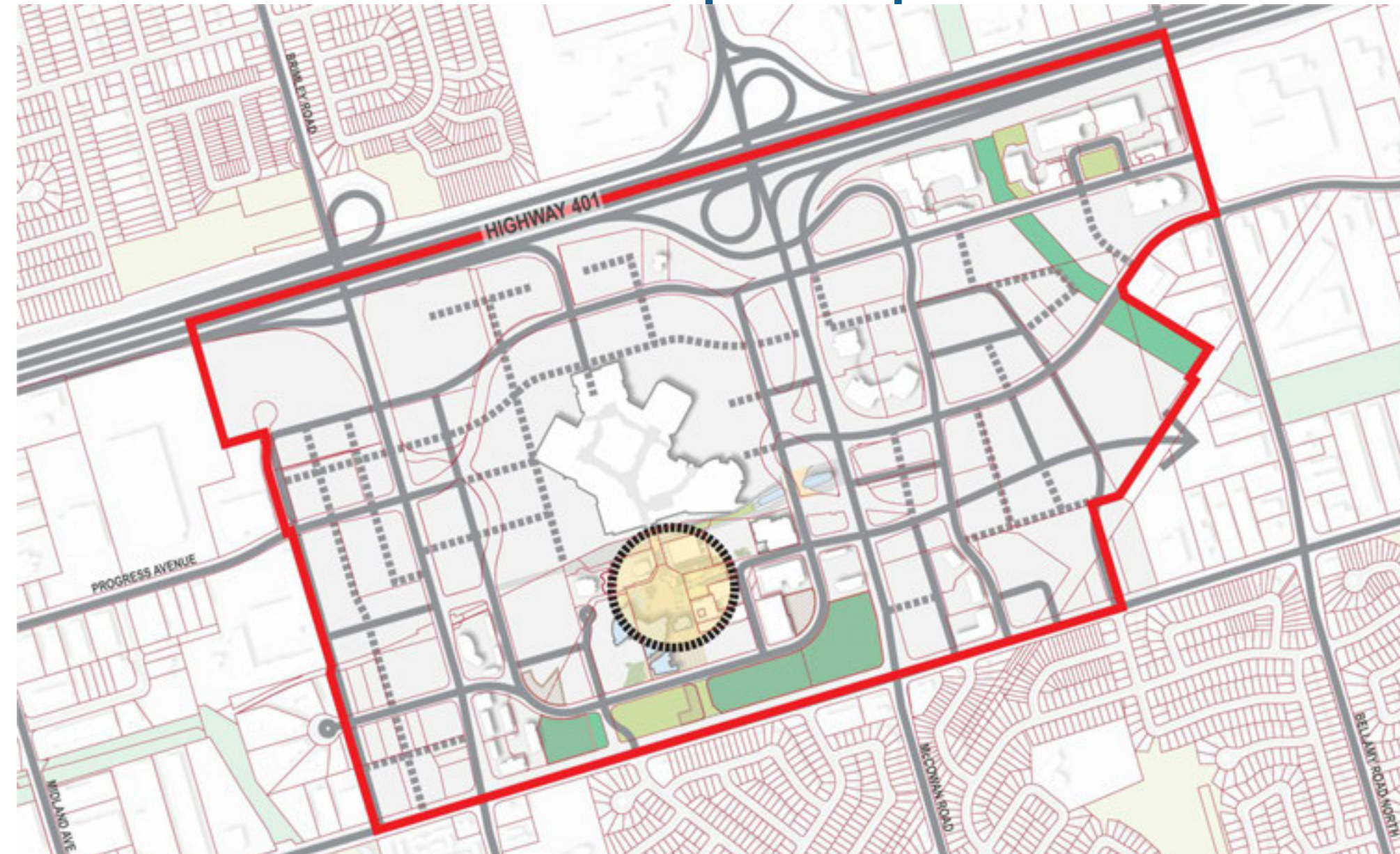
Option 3



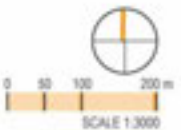
Big Move No. 1

Revitalization of Albert Campbell Square

18



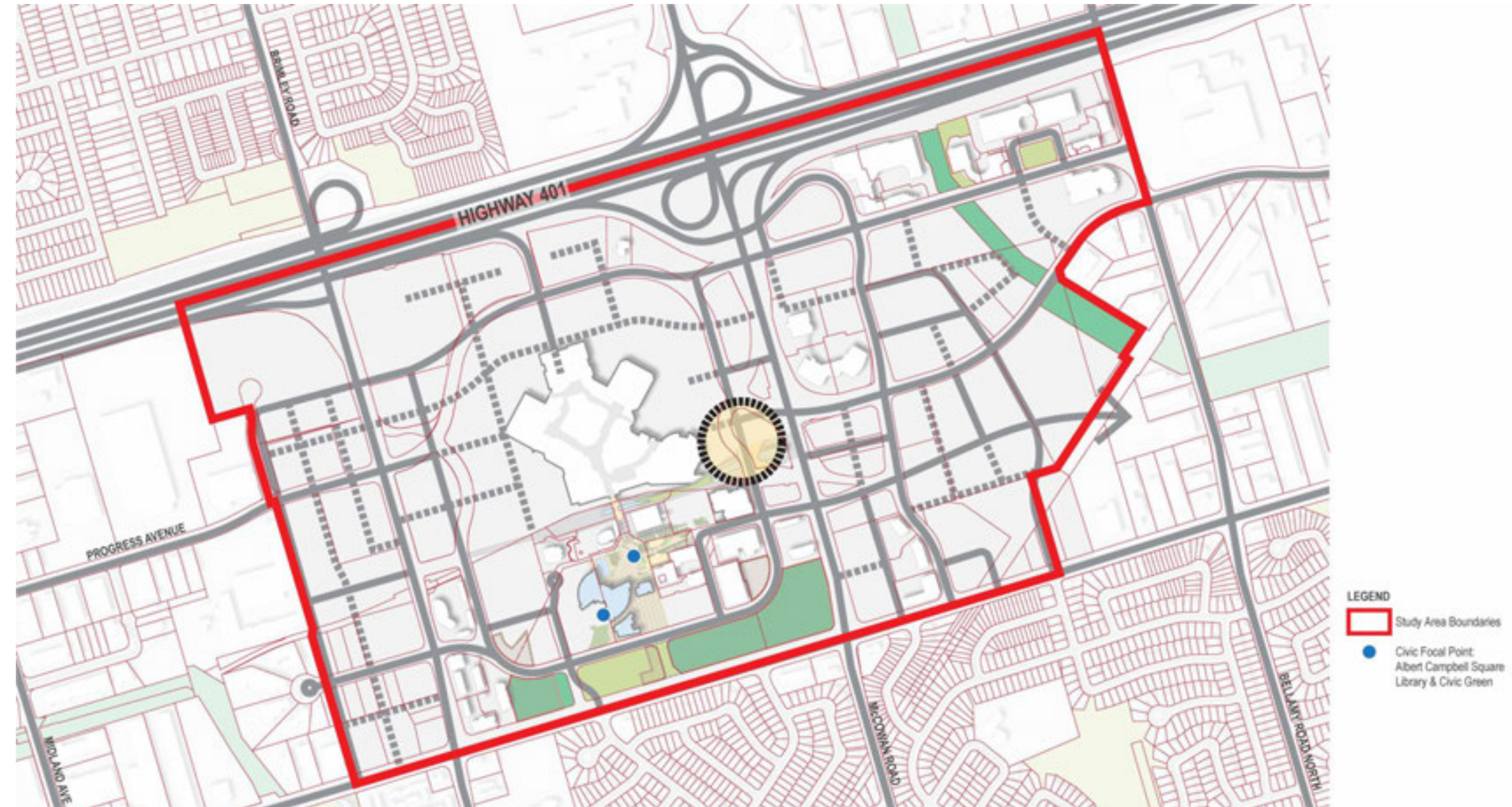
LEGEND
Study Area Boundaries



Big Move No. 2

New Civic Focal Point

19



Big Move No. 3

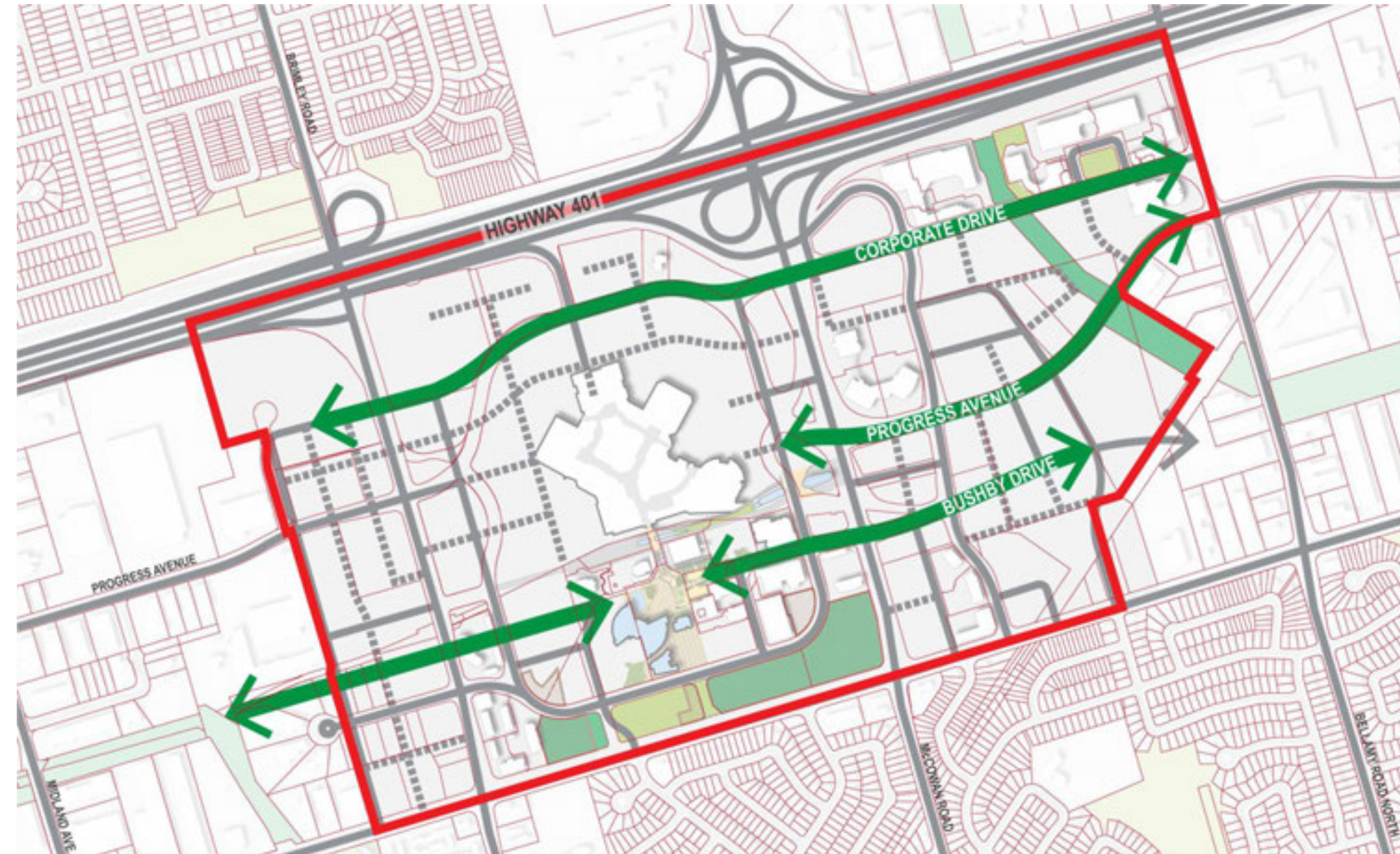
Enhanced East/West Connections

20

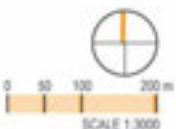
Corporate Drive:
Residential
Street

Progress Avenue:
Commercial-
Residential
Street

Bushby Drive:
Civic Street



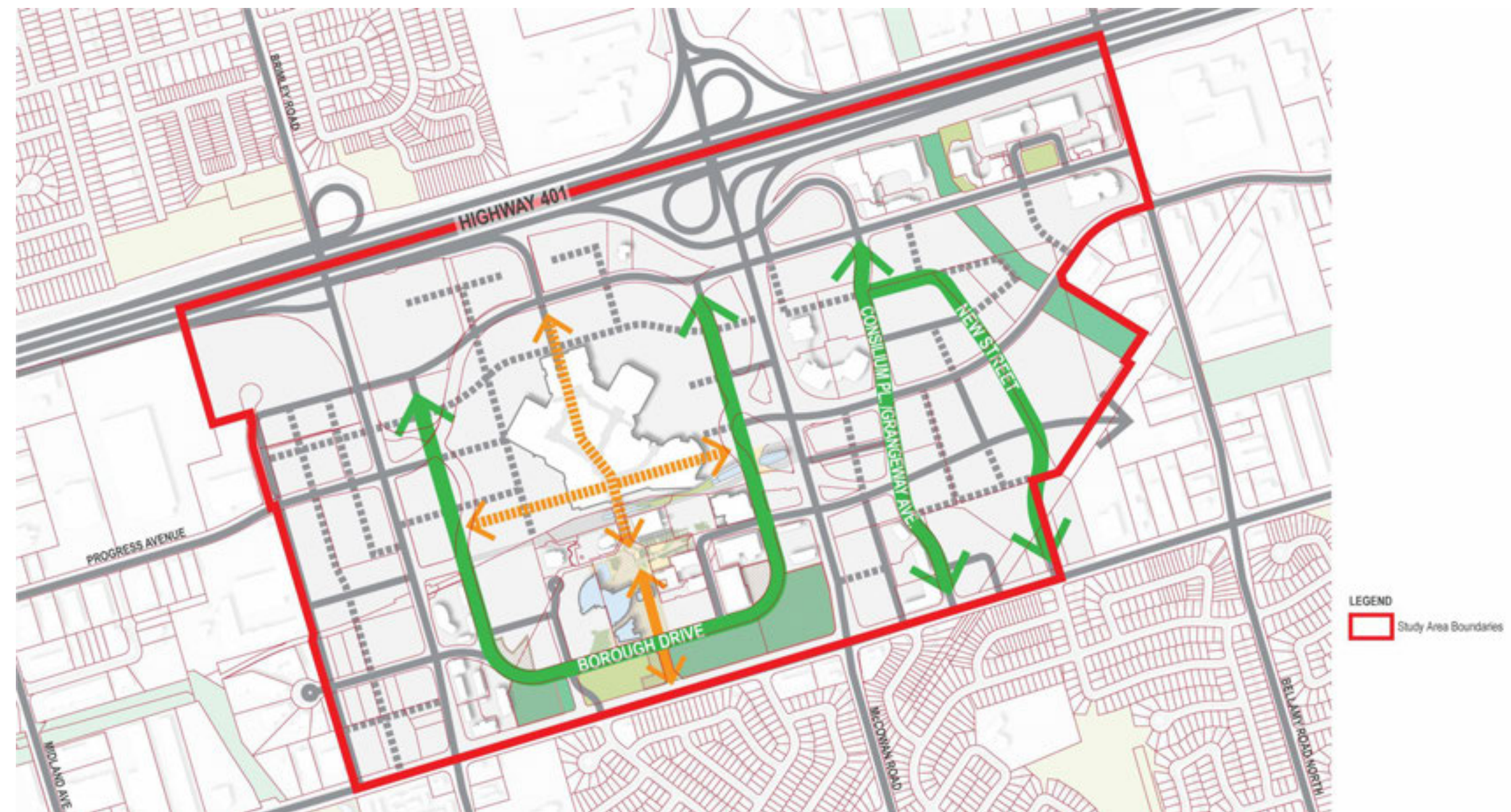
LEGEND
Study Area Boundaries



Big Move No. 4

Create North/South Connections

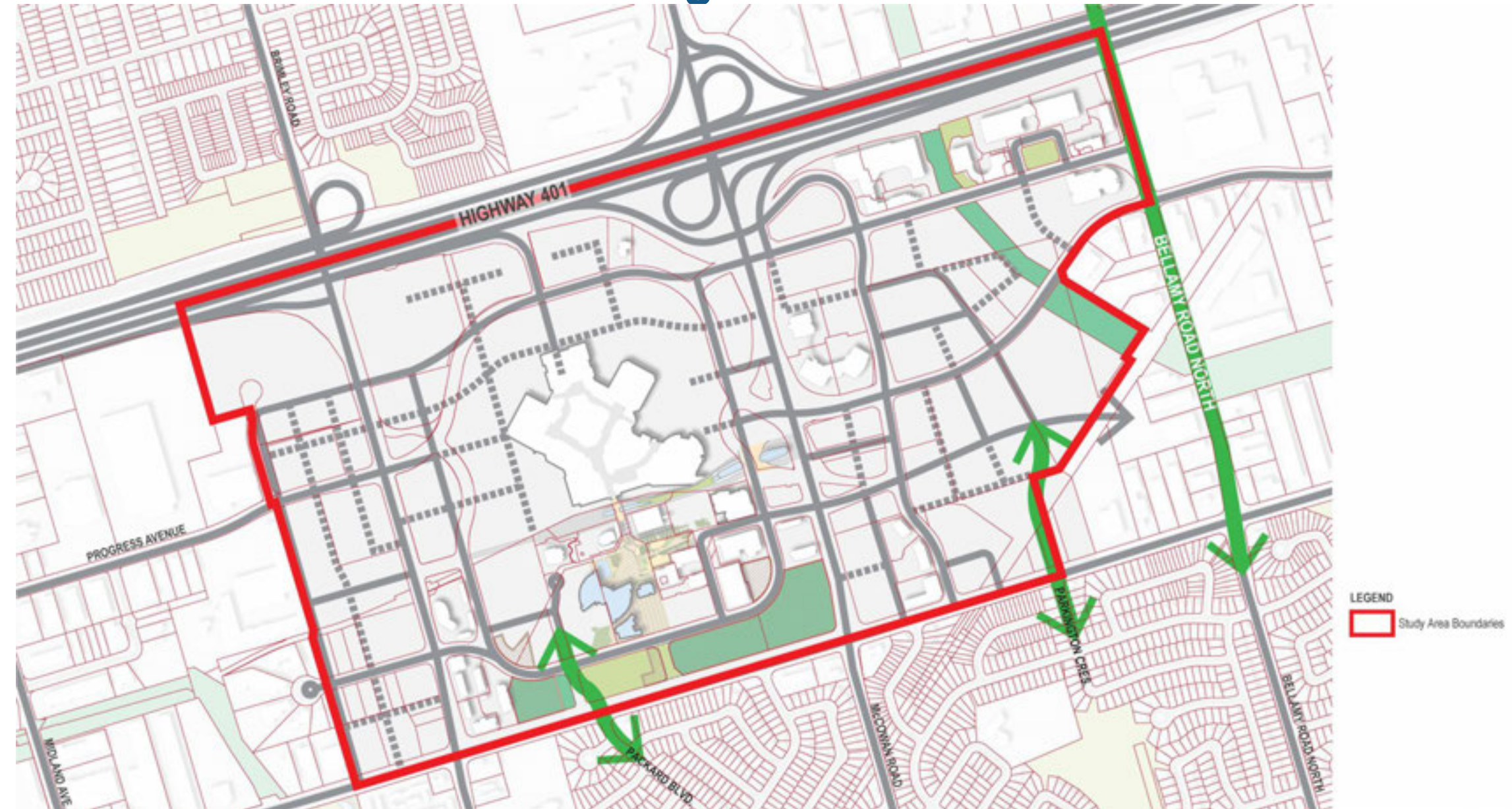
21



Big Move No. 5

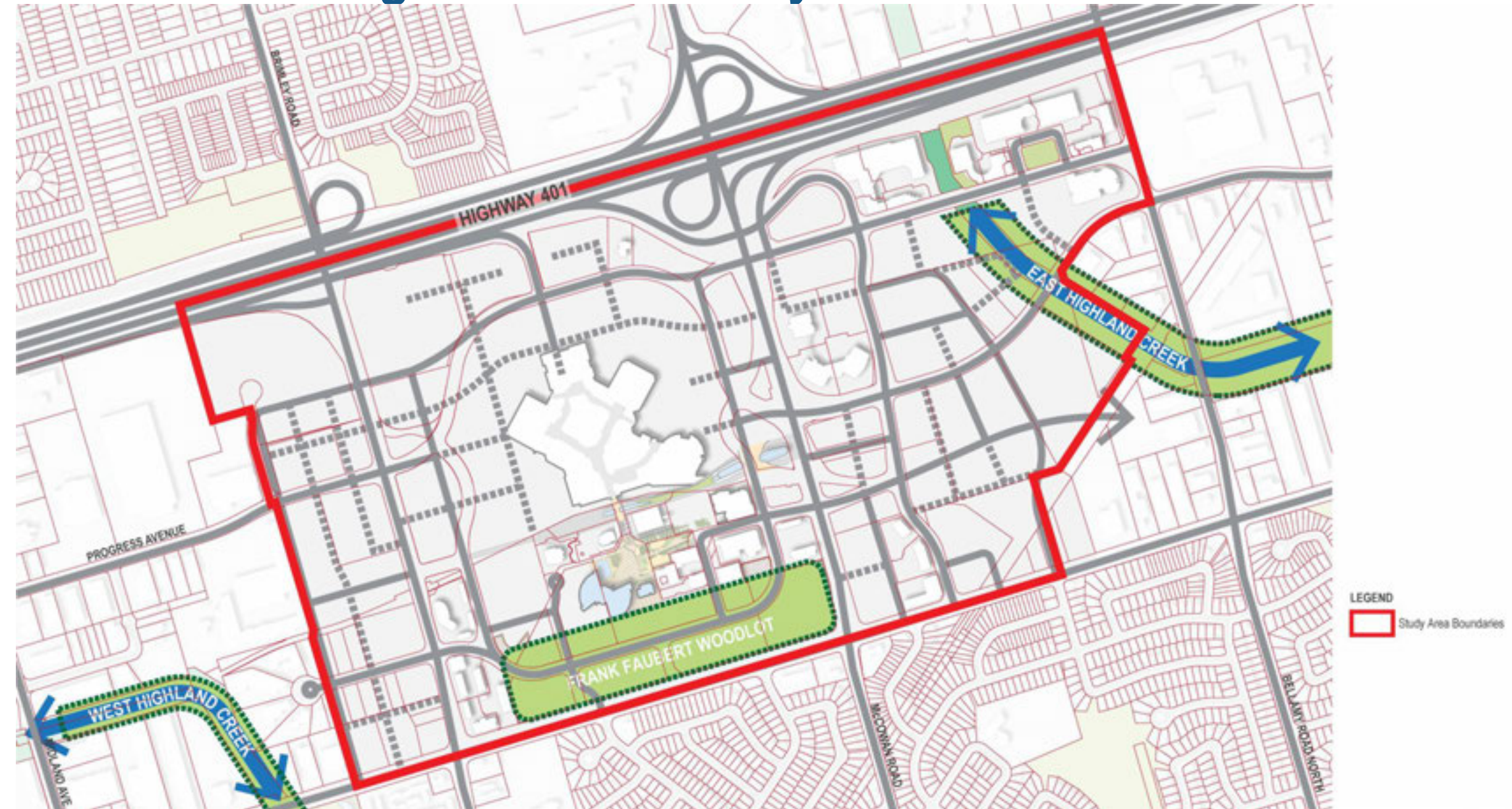
Extend Connections into Neighbourhoods

22



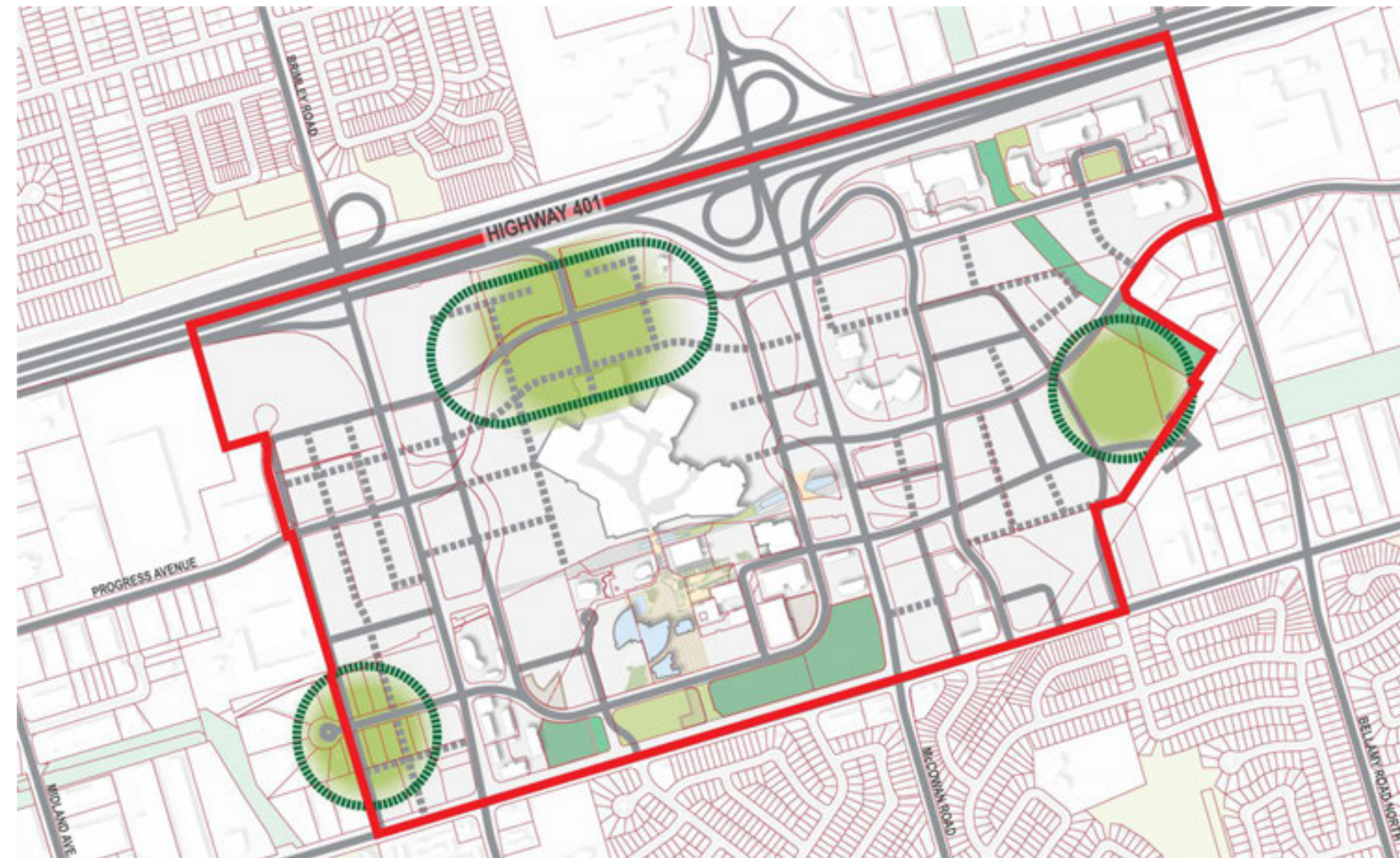
Big Move No. 6 Enhance and Integrate with Natural Systems

23



Big Move No. 7

Create Destination Parks

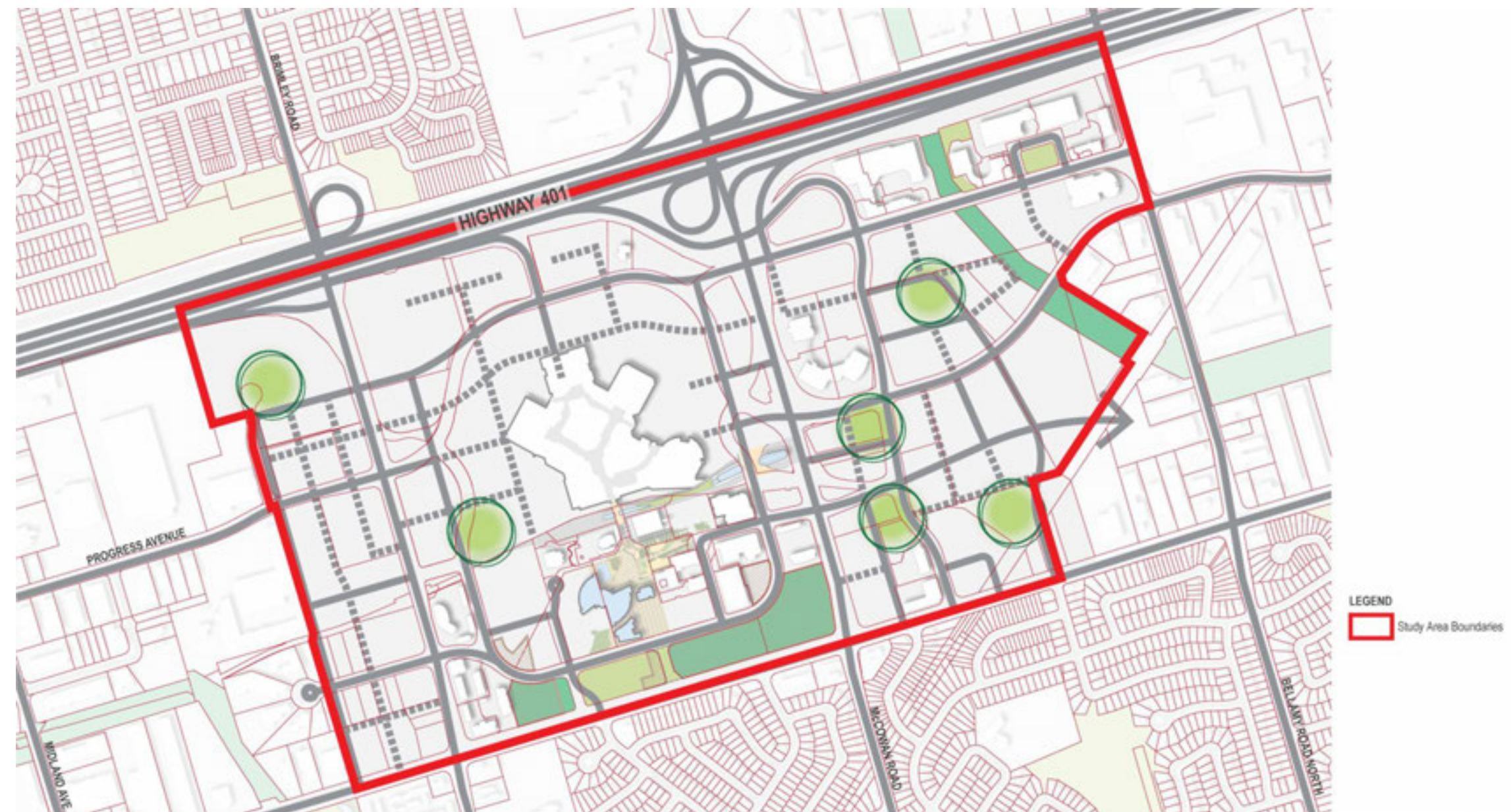


LEGEND
Study Area Boundaries



Big Move No. 8 Create Local Parks

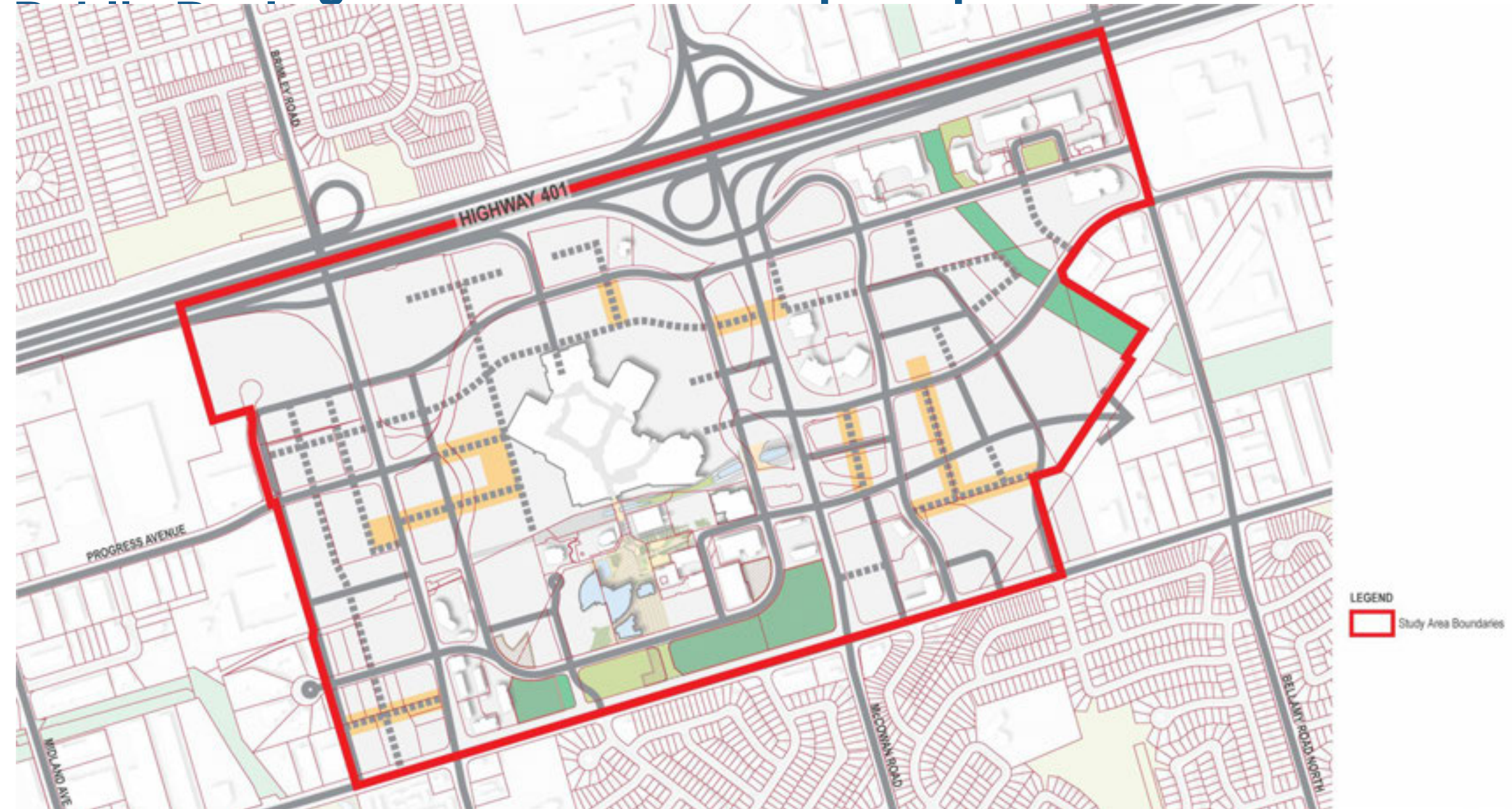
25



Big Move No. 9

Create & Integrate POPS + other Open Spaces into

26



Emerging Principles:

- Connectivity
- Nature, Parks & Open Spaces
- Design Excellence and Placemaking
- Leveraging Capital Investments



Parkland Option A

(Continuous park connections on west and east side of Scarborough Centre)

28

Parkland Area:

Brimley Precinct

1.2 ha

**Town Centre
Commercial Precinct**

4.2 ha

Civic Precinct

0.2 ha

McCowan Precinct

3.0 ha



LEGEND

	Study Area Boundaries		Park (existing)
	Natural Areas		Park (approved)
	Natural Heritage Area		Park (proposed)
	Open Space Connections		Future School Site
	Civic Focal Point		Approved Application (Zoning)
	Civic Green		Approved Application (Site Plan)



Parkland Option B

(Clustered or stand-alone parks on west side; smaller parks and enhanced creek lands on east)

Parkland Area:

Brimley Precinct

1.2 ha

**Town Centre
Commercial Precinct**

3.9 ha

Civic Precinct

0.2 ha

McCowan Precinct

3.0 ha



LEGEND

	Study Area Boundaries		Park (existing)
	Natural Areas		Park (proposed)
	Natural Heritage Area		Future School Site
	Open Space Connections		Approved Application (Zoning)
	Civic Focal Point		Approved Application (Site Plan)
	Civic Green		



Parkland Option C

(Re-use of SRT corridor as green connection; reconfiguration of Progress Ave. Park)

30

Parkland Area:

Brimley Precinct

1.2 ha

**Town Centre
Commercial Precinct**

4.2 ha

Civic Precinct

0.2 ha

McCowan Precinct

3.0 ha



LEGEND

	Study Area Boundaries		Park (existing)
	Natural Areas		Park (approved)
	Natural Heritage Area		Park (proposed)
	Open Space Connections		Future School Site
	Civic Focal Point		Approved Application (Zoning)
	Civic Green		Approved Application (Site Plan)



Classification:

- City Park:
> 15 ha
- District Park:
5 – 15 ha
- Community Pk.:
3 – 5 ha
- Neighbourhood
Park: 0.5 – 3 ha
- Parkette:
< 0.5 ha



Round-table break-out discussions re: 3 Options

1. Break into smaller groups of **7-8 people** at working tables
2. Each group will be **facilitated** by a member of TPP
3. Each group will discuss the **big moves** for 20 minutes and **each option** for 25 minutes
4. Discussion is meant to capture the **big moves** for Scarborough Centre Public Realm Framework with a focus on the particular issues of each precinct
5. After all 3 options have been discussed, the group will **summarize their thoughts**

Do the Big Moves create an appropriate framework for achieving a high-quality, pedestrian-focused public realm for Scarborough Centre?

What should be changed? Are there additional Big Moves?

