



Community Consultation Meeting

Scarborough Centre Focused Review (SCFR)
Phase 1

Planner: Kelly Dynes
March 4, 2019





Agenda



7:00 p.m.

Introductions

Councillor Thompson, Ward 21, City of Toronto

Councillor Ainslie, Ward 24, City of Toronto

Kelly Dynes, Planner, City of Toronto



7:05 p.m.

Presentation



7:35 p.m.

Questions and Comments



8:55 p.m.

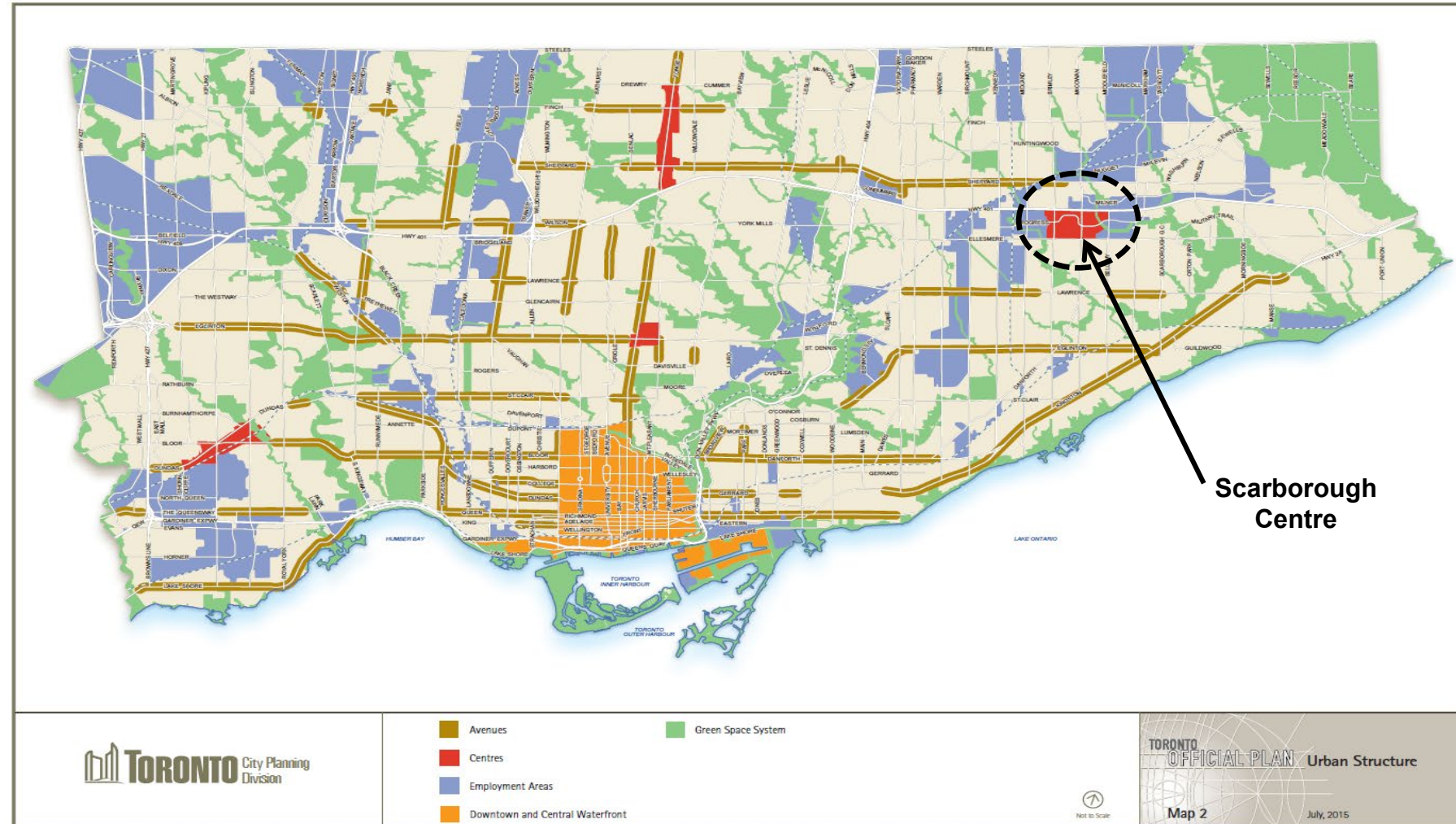
Next Steps

Conduct

- Everyone will have a chance to speak
- Raise your hand to ask a question or make a comment at the end of the presentation
- Be respectful, everyone deserves to be heard



Official Plan - Urban Structure Map

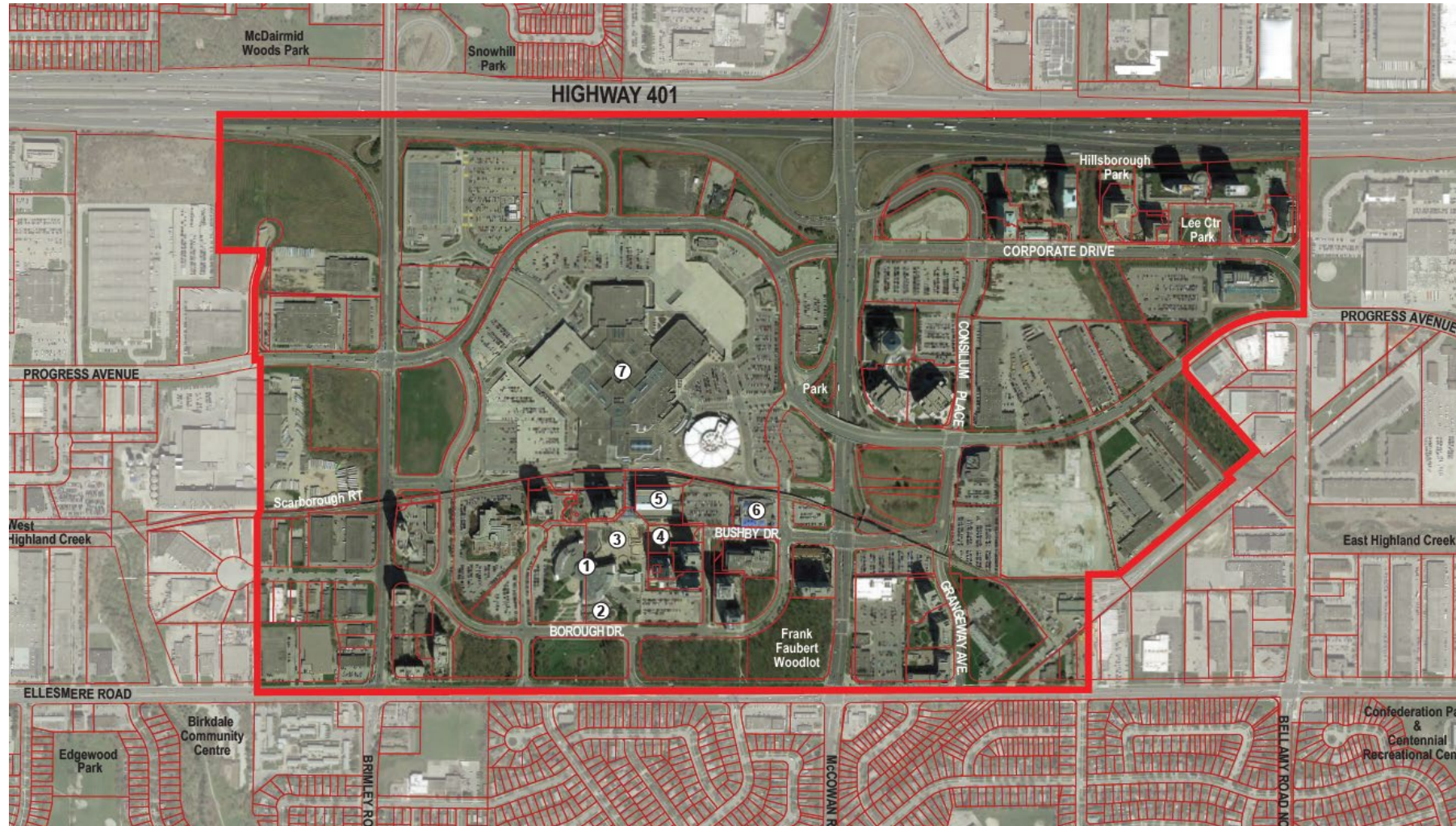


Official Plan – Map 2
Urban Structure

- Avenues
- Centres
- Employment Districts
- Downtown and Central Waterfront
- Green Space System

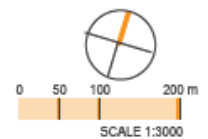
**Scarborough
Centre**

Study Area - 180 hectares



LEGEND

-  Study Area Boundaries
- ① Civic Centre
- ② Scarborough Centre Branch Library
- ③ Albert Campbell Square
- ④ Albert Campbell Park
- ⑤ Service Canada Centre
- ⑥ YMCA
- ⑦ Scarborough Town Centre Mall

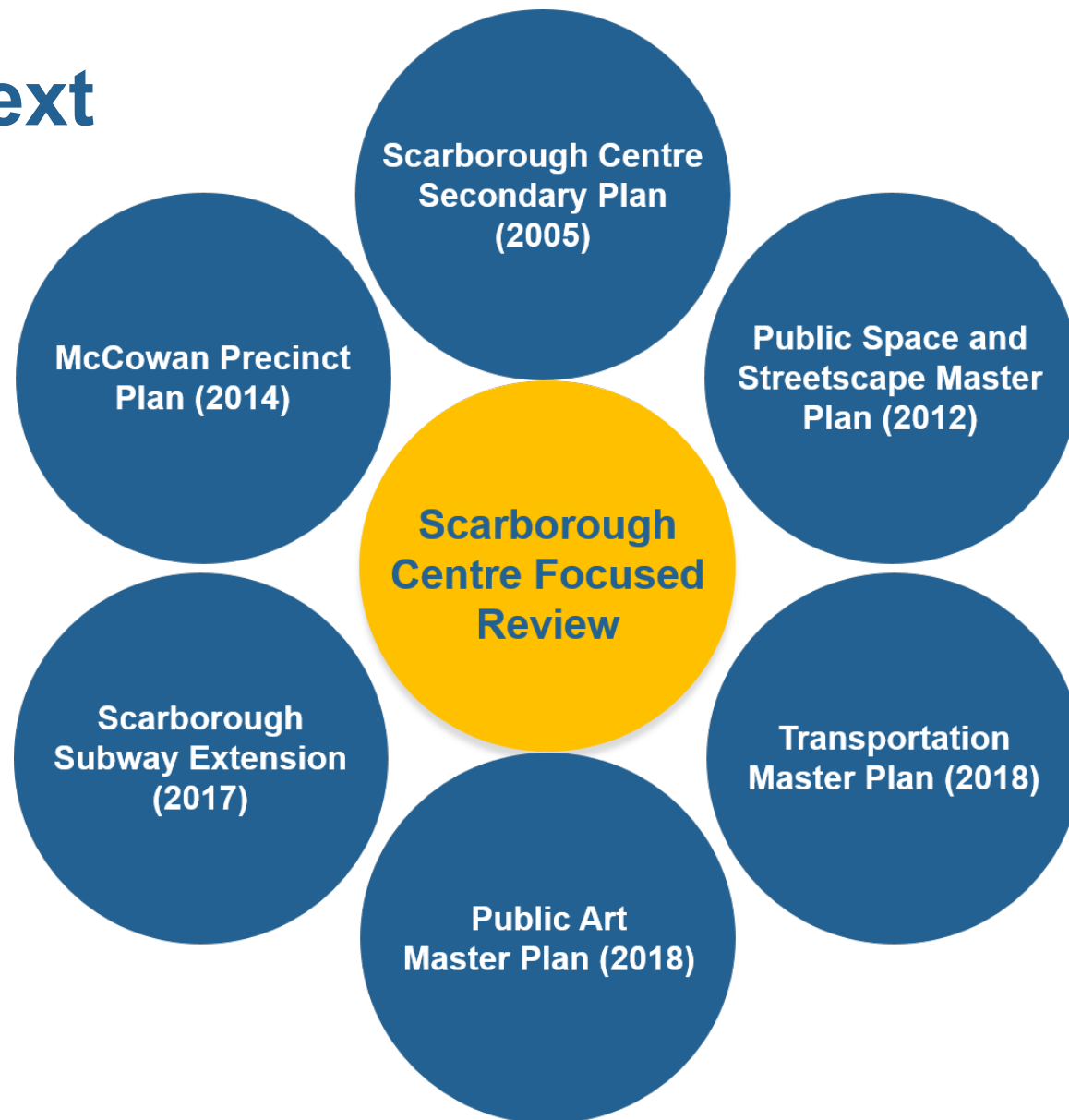


Scarborough Centre Today

- Resident Population: 14,150
- Employment (Jobs): 23,452
- Residential Dwelling Units: 7,218
- Residential Dwelling Units - Approved (Not Built): 6,424
- Residential Dwelling Units - Proposed: 2,495



Policy Context



Study Purpose

To create a compelling vision for the Centre that is anchored by a vibrant public realm, leverages public and private capital investments and supports future growth and place-making.

Objectives and Scope



Study Outcomes:

Updated vision, planning framework and policies for the Secondary Plan, which address and coordinate with related initiatives...

SCFR Related Initiatives:

Scarborough Centre Transportation Master Plan:

- New Street/Block/Cycling Network

New Subway and Relocated Bus Terminal:

- Change from SRT to Subway

STC/Oxford Master Plan:

- New Vision for STC lands

SCFR Framework:

- Conceptual Master Plan and Urban Design Guidelines
- Built Form Strategy
- Parks and Open Space Strategy
- Active Connections Strategy
- Community Services Strategy
- 3D Massing Model

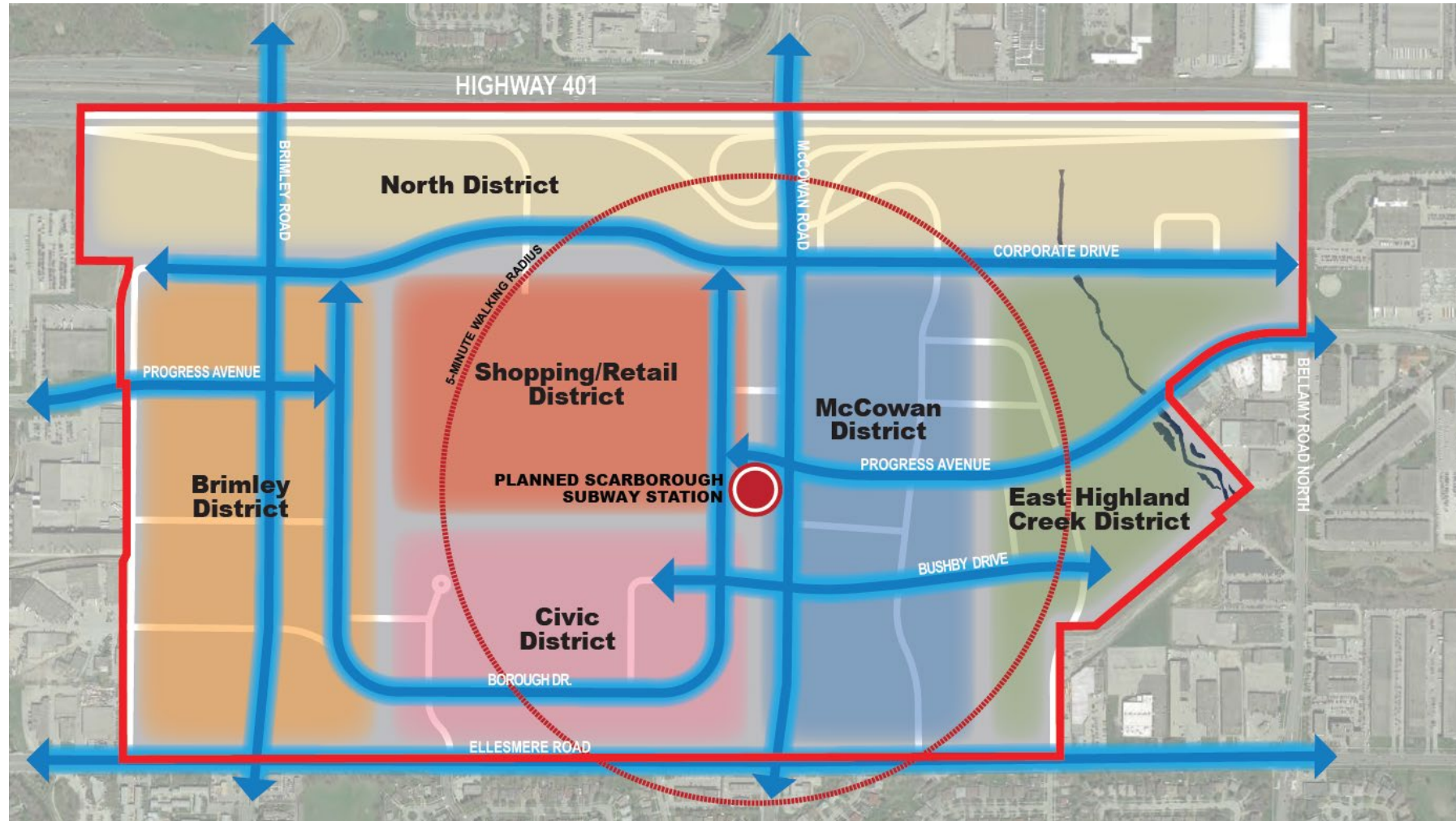
Phase 1:

- Synthesize work to date
- Update the vision for Scarborough Centre
- Create a Preliminary Public Realm Plan
- The Preliminary Public Realm Plan is intended to be a guide for future phases of the SCFR

Vision

Scarborough Centre is envisioned as evolving from a suburban, car-centered commercial hub into a vibrant, urban, and pedestrian friendly mixed-use community, anchored by the Scarborough Civic Centre, transit, and an enhanced public realm.

Emerging Character Areas



Emerging Principles and Big Moves



Emerging Principles for the Public Realm

1. Connectivity:

- Provide **seamless connectivity** in all directions within and beyond Scarborough Centre;
- Develop a network of streets and walkways that provide **safe, direct, convenient, active (pedestrian and cycling) connections** between parks, squares, and communities;

2. Nature, Parks and Open Spaces:

- **Incorporate natural systems** and connect to the open space network;
- Plan parks to **evolve and grow** over time;
- Residential populations should be 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, programmable spaces**.

3. Design Excellence and Placemaking: Create **quality open spaces** and **enhanced streetscapes** utilizing best practices in design, sustainability and resiliency.

4. Leveraging Capital Investments.

Big Move No. 1

Sustainability and Resiliency

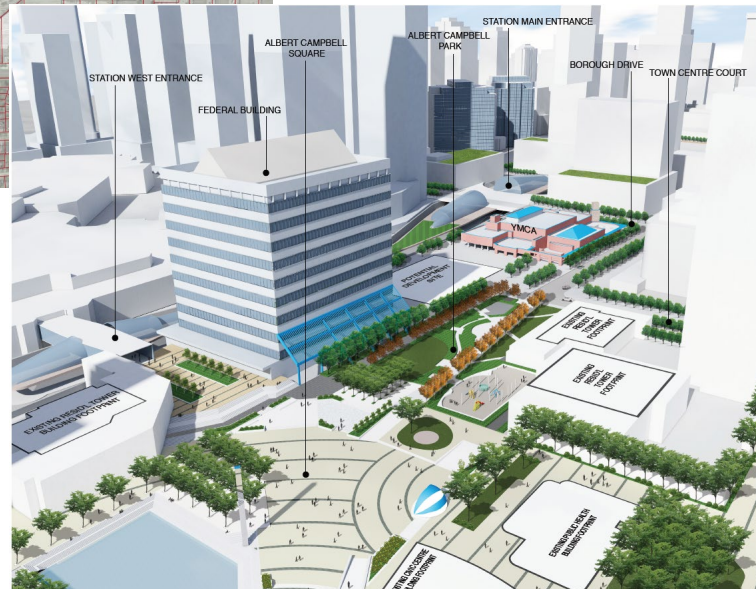
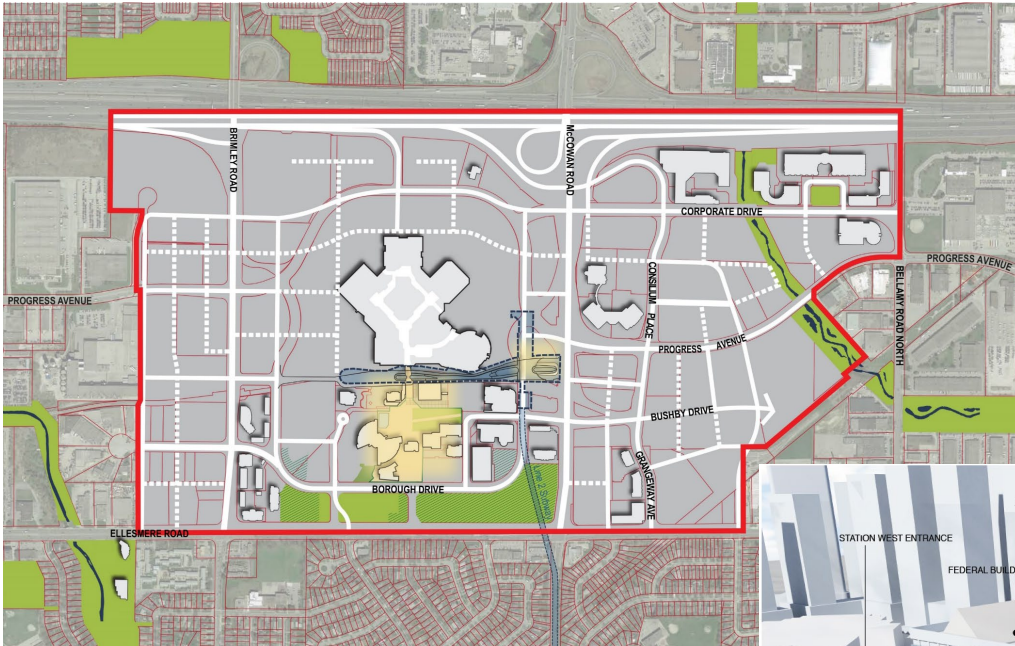


Key Moves:

- Green Streets;
- Green Roofs;
- LIDs

Big Move No. 2

Expanded Civic Node



Key Moves:

Enhancements related to Station Entrance:

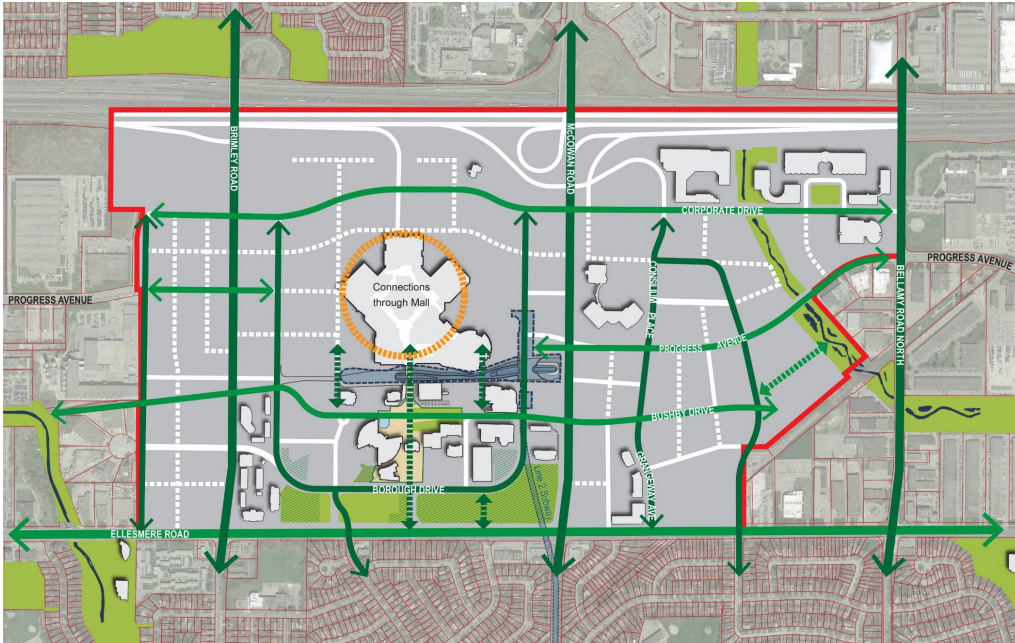
- Bridging Plaza;
- Borough Drive enhanced streetscape;
- Potential community-related facility between Progress Avenue and Station;
- McCowan Gateway.

Enhancements related to Albert Campbell Square:

- Albert Campbell Park;
- Albert Campbell Square revitalization;
- Town Centre Court enhancements;
- West Albert Campbell Square pedestrian corridor.

Big Move No. 3

Enhanced North-South and East-West Connectivity



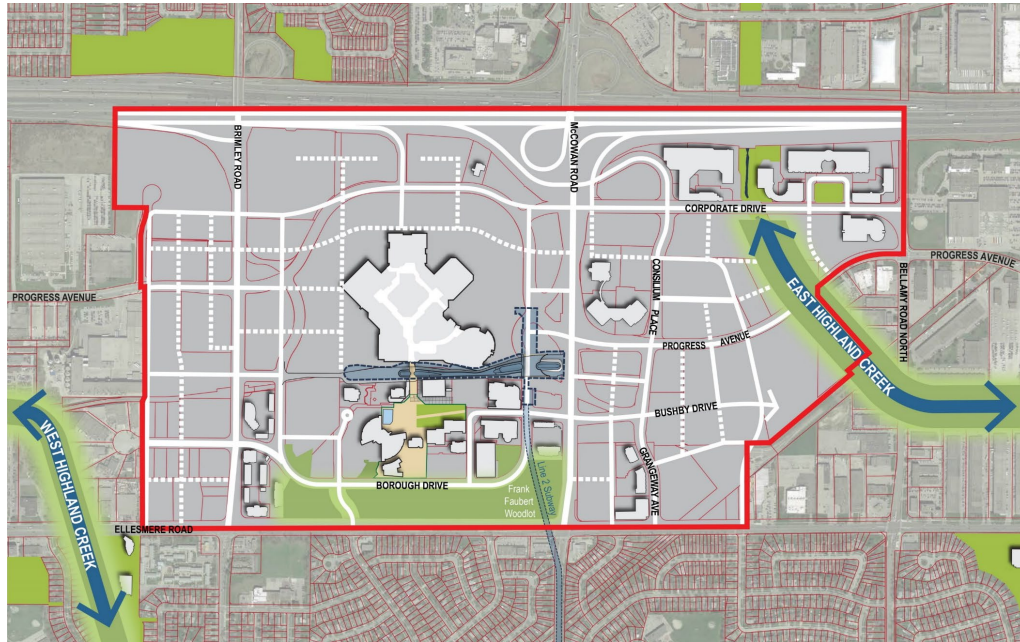
Key Moves:

- Provide high quality streetscapes along main north-south & east-west streets;
- Create a seamless pedestrian/cycling connection between West and East Highland Creeks;
- Provide safe, accessible intersections at pedestrian crossings and busy streets;
- Regularize and improve key intersections;
- Encourage pedestrian connections through the shopping centre that align with access points, external streets, and destinations;
- Provide for future linking across Triton Road;
- Enhance connectivity to adjacent neighbourhoods.



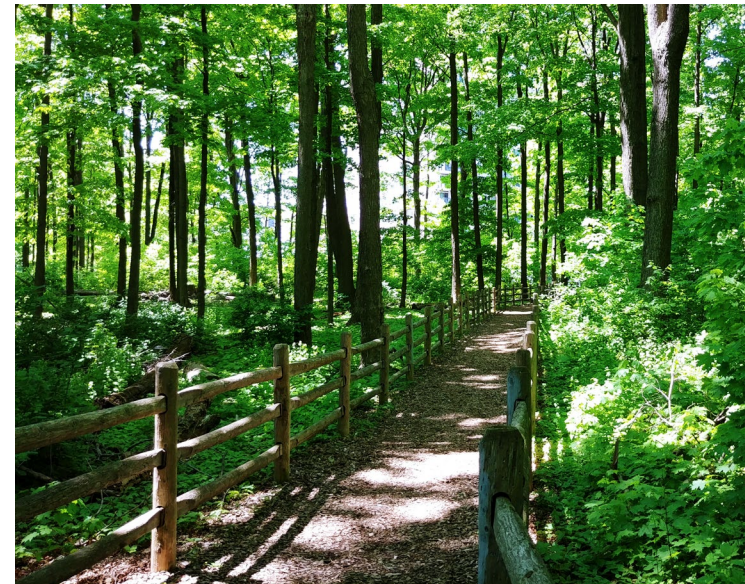
Big Move No. 4

Enhance and Integrate with Natural Systems



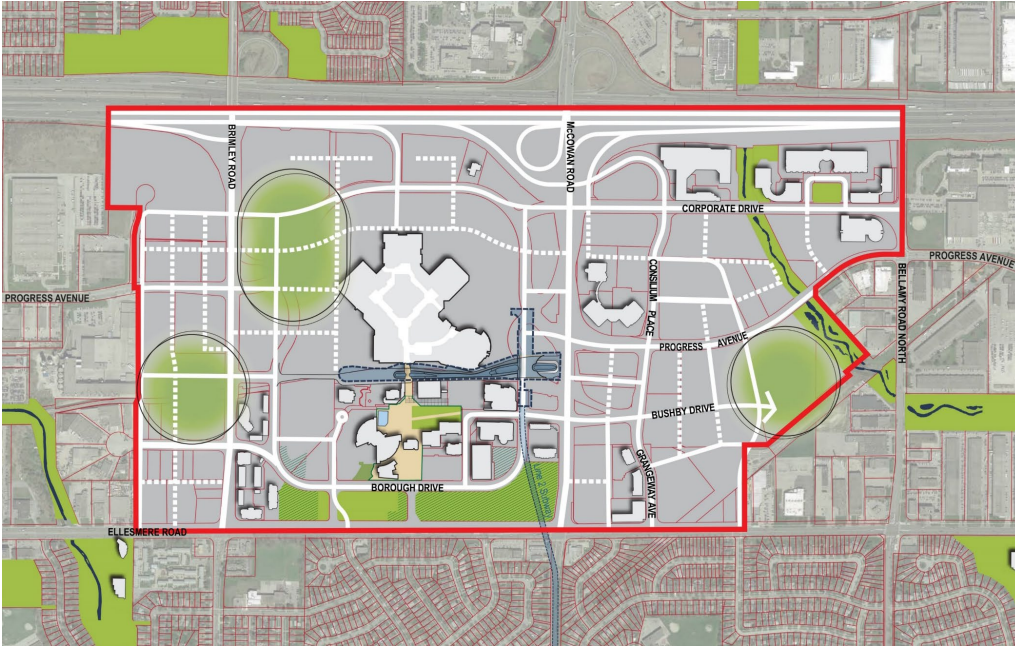
Key Moves:

- Enhance West and East Highland Creeks as part of an extended trail system;
- Extend the character and influence of Frank Faubert Woodlot to further enhance the character of Borough Drive and signal its significance as part of the Civic Centre.



Big Move No. 5

Create Community Parks



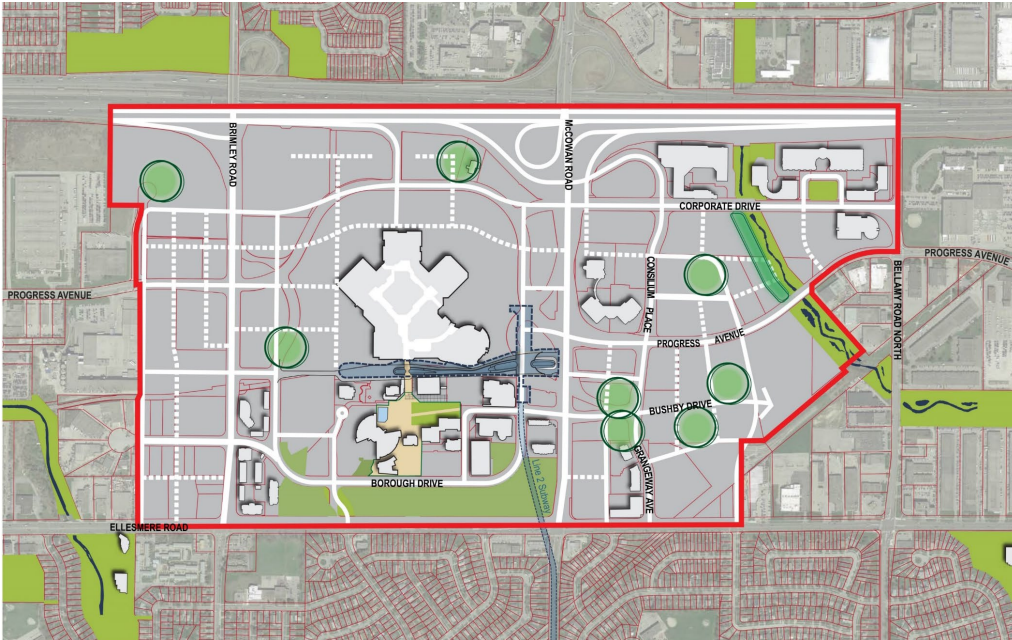
Key Moves:

- Identify opportunities for the delivery of larger parks within emerging character areas;
- Ensure accessibility to each park both within and between emerging character areas;
- Identify programmatic opportunities that complement each other.



Big Move No. 6

Create Neighbourhood Parks and Parkettes



Key Moves:

- Distribute smaller parks and parkettes equitably;
- Where possible, locate parks away from busy streets and along enhanced local streets.



Big Move No. 7

Create and Integrate POPS and other Open Spaces into the Public Realm



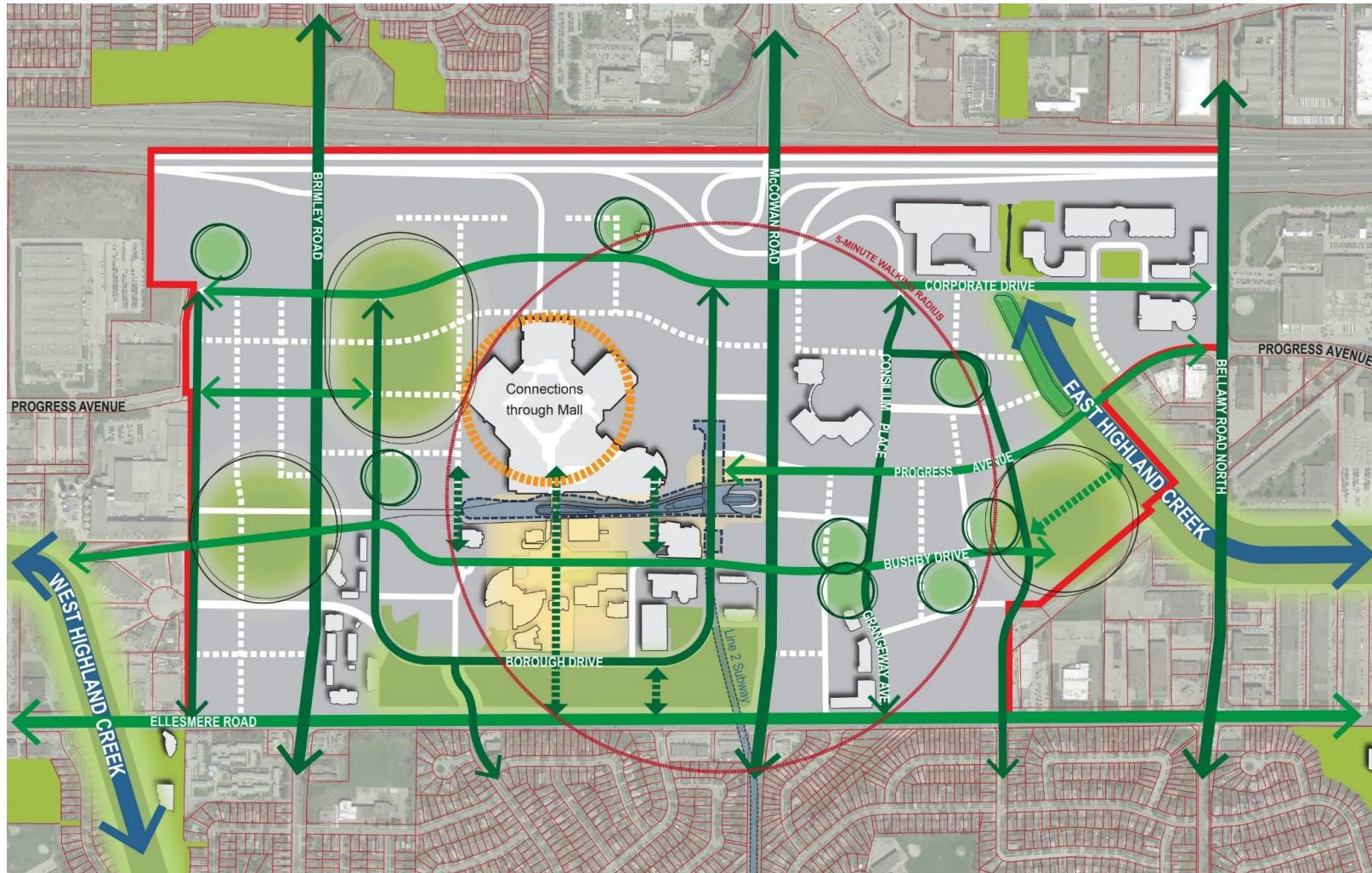
Photo credit: Zandy Mangold, New York Post

Key Moves:

- Encourage private development to contribute to the open space network;
- Look for complementary spaces that will enhance the diversity of outdoor spaces.



Public Realm Framework



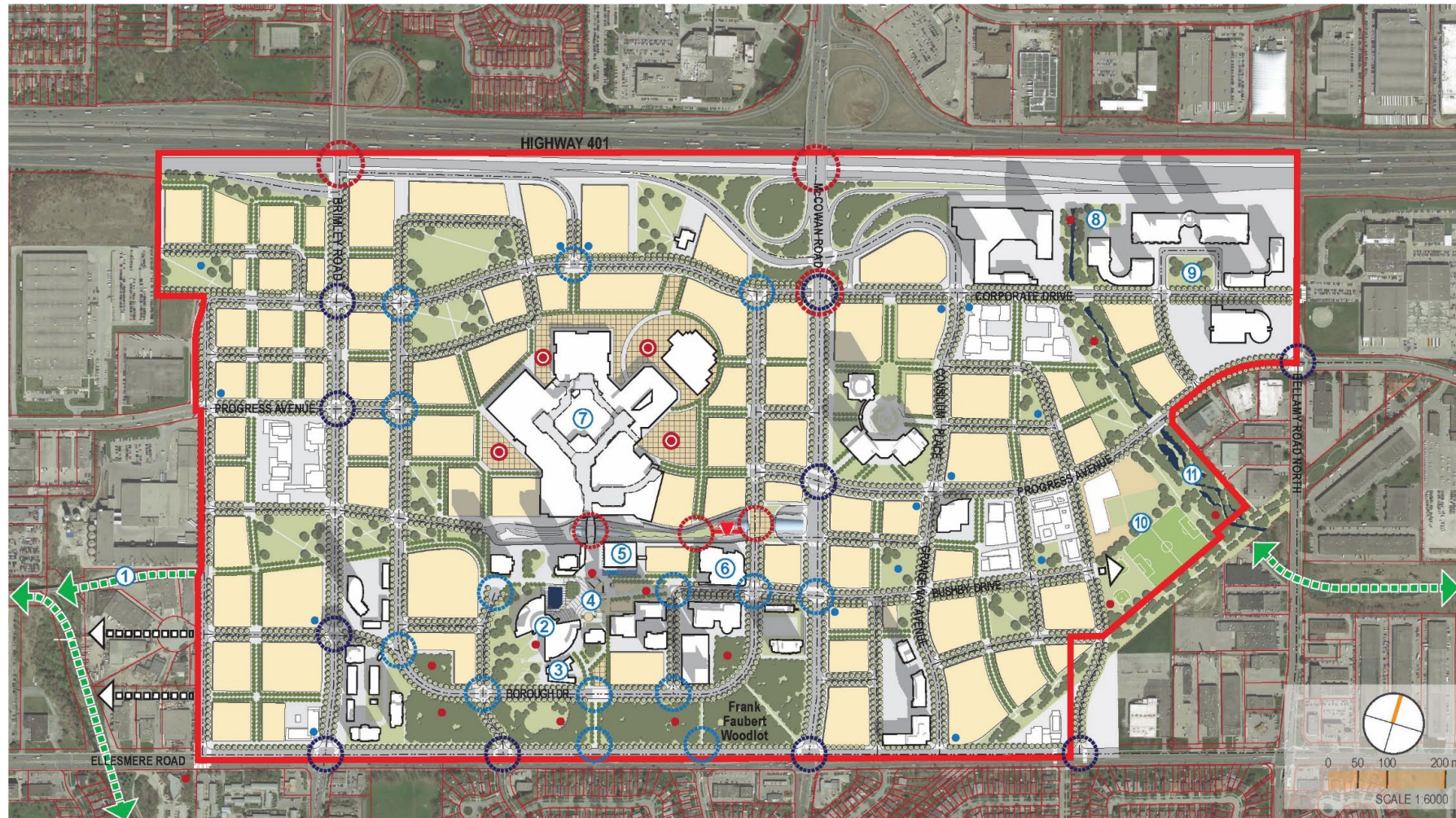
7 Big Moves:

1. Sustainability and Resiliency
2. Expanded Civic Node
3. Enhanced North-South and East-West Connectivity
4. Enhance and Integrate with Natural Systems
5. Create Community Parks
6. Create Neighbourhood Parks and Parkettes
7. Create and Integrate POPS and other Open Spaces into Public Realm

LEGEND

- | | |
|--|---|
| Study Area Boundaries | Pedestrian linkages through Shopping Mall |
| New/Modified Street | Enhanced Natural Features |
| New Connection | Community Park |
| Expansion of Civic Node to include Transit Station | Local Park/Parkette |
| East-West Connectivity | |
| North-South Connectivity | |
| Pedestrian Linkages | |

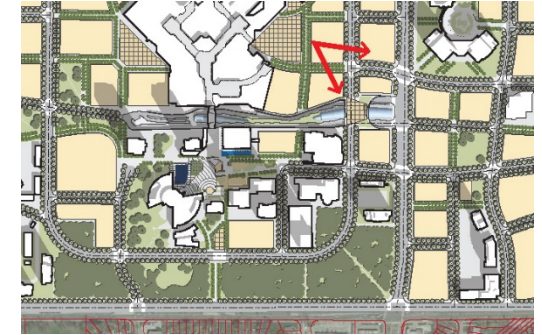
Preliminary Public Realm Plan



LEGEND

- Study Area
- Existing Buildings
- Proposed or Approved Development
- Future Development Parcel
- ▾ Scarborough Subway Extension
- ⋯ Pedestrian Connections
- ⋯ Public Streets
- ⋯ Future Connection
- ⋯ Future Pathways (SRT/Creek Corridors)
- Primary Gateway
- Secondary Gateway
- Art Infused Infrastructure Structure
- Place of Green/Cultural Identity
- Private Development Public Art
- Privately Owned Public Space/
Potential Public Art Site
- 1 Pedestrian Connection to West Highland Creek
- 2 Civic Centre
- 3 Scarborough Centre Branch Library
- 4 Albert Campbell Square & Park
- 5 Service Canada Centre
- 6 YMCA
- 7 Scarborough Town Centre Mall
- 8 Hillsborough Park
- 9 Lee Centre Park
- 10 Future Park/School
- 11 Enhanced East Highland Creek

Scarborough Centre Station Main Entrance and Surrounding Area: View looking south-east across Station Square



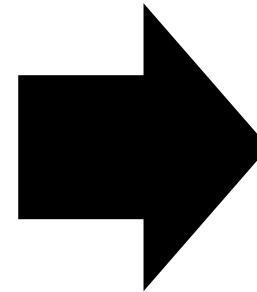
Key Plan

Note: Illustrative concept only: density/built form strategies and other details to be developed in subsequent study phases

Next Steps

Initiate subsequent phases of study to complete the review and update to the Scarborough Centre Secondary Plan, including:

- Conceptual Master Plan and Urban Design Guidelines
- Built Form Strategy
- Parks and Open Space Strategy
- Active Connections Strategy
- Community Services Strategy
- 3D Massing Model



Amendments to the Official Plan and Scarborough Centre Secondary Plan, as appropriate

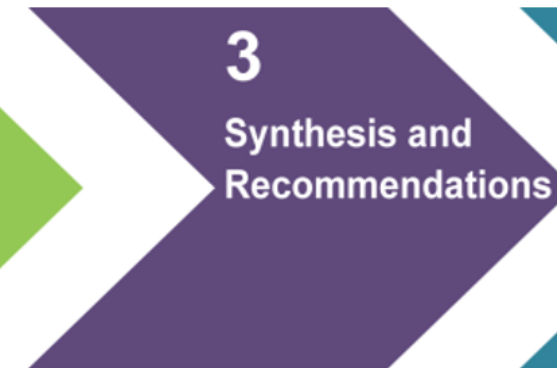
October 2018 to April 2019



Q2, 2019 to Q1, 2020



Q2, 2020 to Q4, 2020



Q1, 2021 onwards



Thank You!

For more info, visit our website:

www.toronto.ca/scarborough-centre-review





Contact Us



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@ CityPlanTO

**Please remember to fill out a
*Community Meeting
Comment Sheet.***

Thank you for attending!