

Welcome to Our Scarborough Centre

Phase 2 Community Consultation



OUR SCARBOROUGH CENTRE

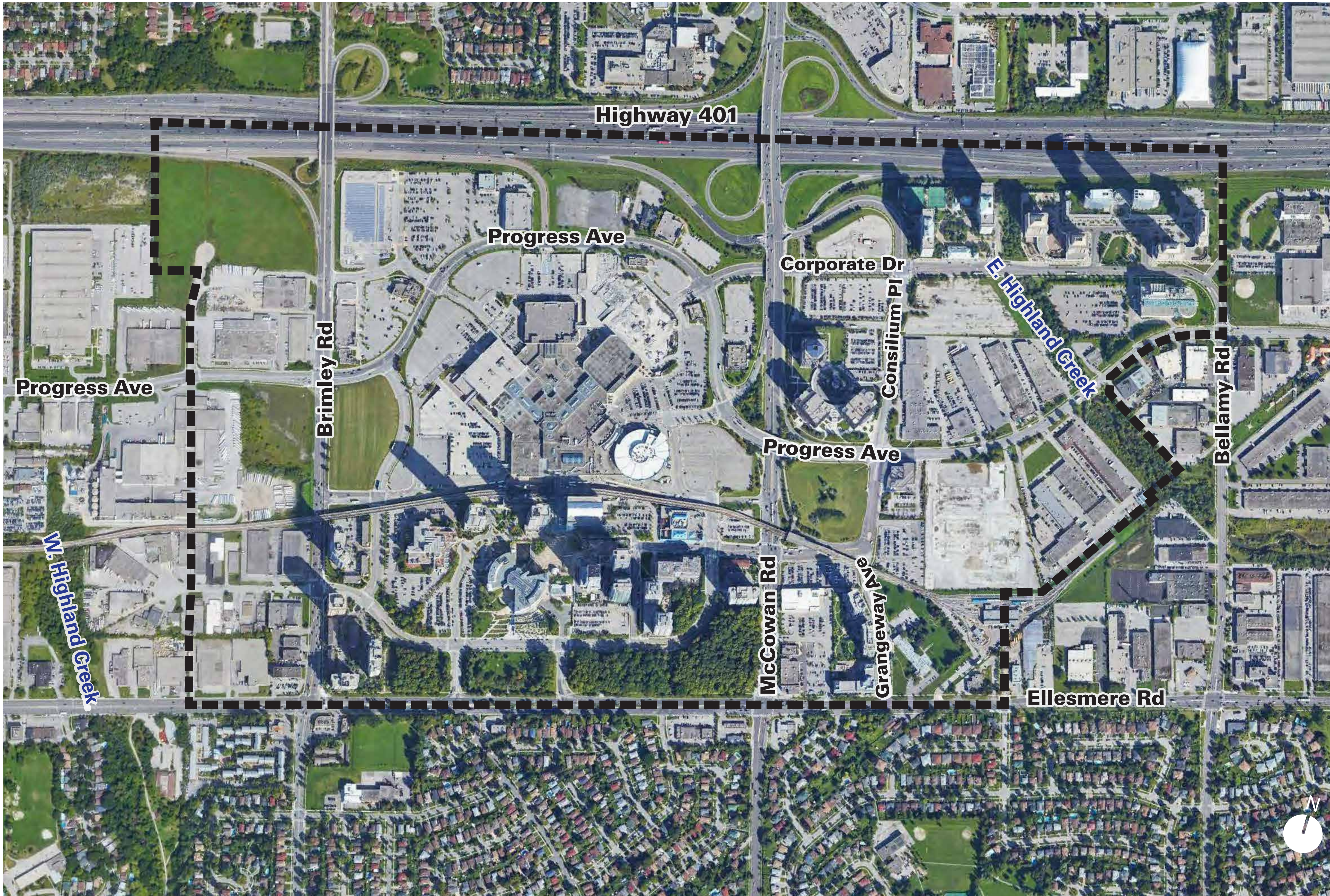
GLADKI PLANNING ASSOCIATES
DTAH / ARUP / TMIG / RWDI

We invite you to participate in planning the future of Scarborough Centre!

The City of Toronto is undertaking a comprehensive planning study to guide positive change and support the development of Scarborough Centre as a vibrant urban node over the coming decades.

Study Purpose

- Strengthen the role of Scarborough Centre as one of Toronto’s key centres and destination points.
- Foster a **complete community** and a mix of uses that serves residents, employees and visitors within the area and beyond.
- **Encourage densities and uses** that make best use of infrastructure investments, particularly the future Scarborough Subway Extension.
- Build on the **unique identity** of Scarborough Centre and foster a sense of place through a **vibrant public realm** supported by a network of parks and open spaces.
- Enable a true **multi-modal transportation system**.
- Create a **sustainable and resilient** built environment.



Study Area

Aerial source: Google Earth, 2020



Scarborough Civic Centre and Albert Campbell Square



The Consilium Place office complex



Scarborough Civic Centre Public Library, with Civic Centre at rear



The Scarborough Centre YMCA



East Highland Creek

How the Study Works

Our Scarborough Centre Study (OurSC) is a planning study to refine and update the Scarborough Centre Secondary Plan and develop a robust policy direction for the area integrating a range of disciplines.

Study Components



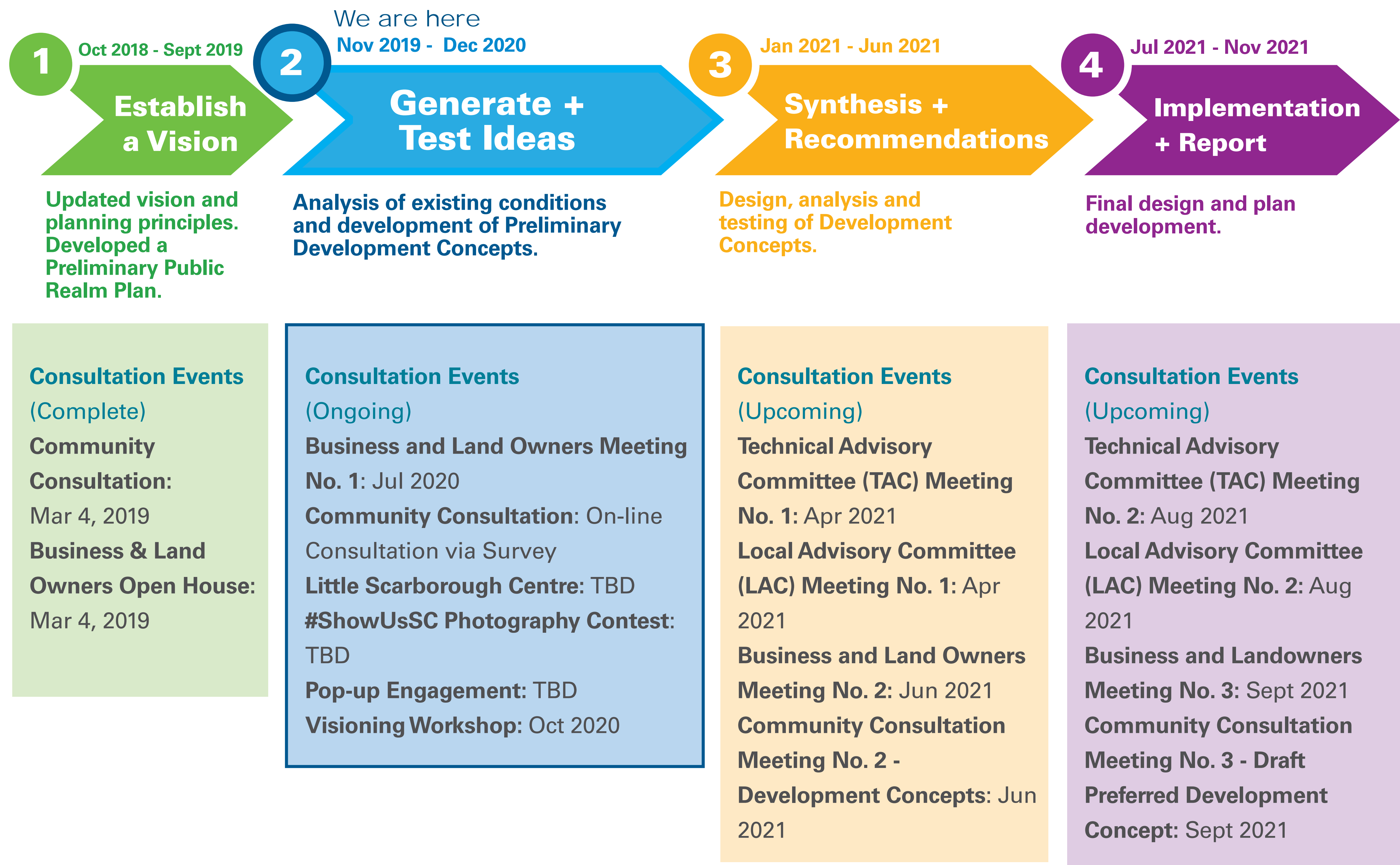
Phase 2 - 4 Consultant Team

gladki
planning
associates

Project Timeline

The Study is projected to be completed in Fall 2021. Each phase of the study is complemented by robust public engagement components and other public events, as required.

Project Phasing

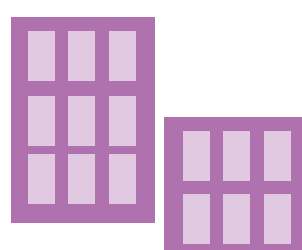

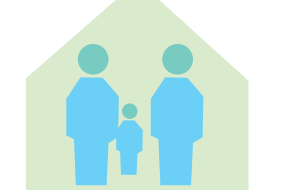

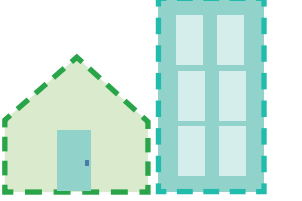


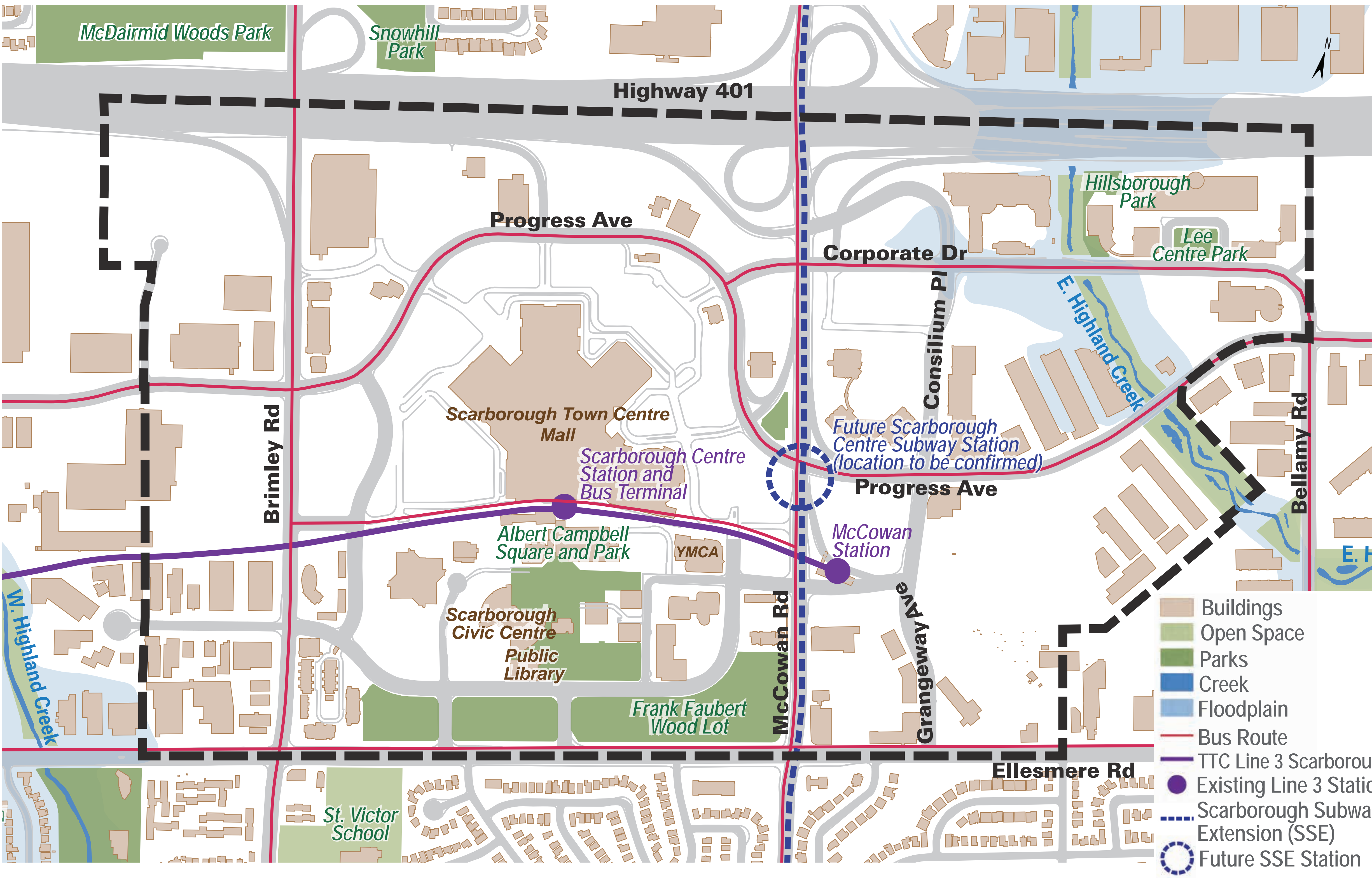
Ongoing Consultation

Scarborough Centre is one of the ‘Centres’ in the City of Toronto

Scarborough Centre is an important **regional gateway** to the rest of the City. Proximity to a large Employment Area presents unique **opportunities for employment growth** offering a mix of offices, housing and retail. It is a **focal point for communities** in eastern part of the City with a regional mall and municipal and federal government services drawing residents and workers alike. It also features natural areas including Frank Faubert Woodlots and East Highland Creek.

Key Statistics - Scarborough Centre Today

-  Businesses: 536
-  Employees: 15,816
-  Residents: 14,150
-  Dwelling Units: 7,218
-  Approved but unbuilt Dwelling Units : 6,674



Scarborough Civic Centre



Scarborough Centre YMCA



Scarborough Town Centre Mall



Frank Faubert Wood Lot



Panoramic View of Albert Campbell Square

Evolution of Scarborough Centre

The land on which **Scarborough Centre** now sits is part of the **traditional territory** of many nations including the **Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee** and the **Wendat peoples**. After the area was first colonized by the British Crown in the late 1700s, the land was surveyed into farm lots, and cleared for agriculture.



1954



1965



1978



2014

A Cultural Heritage Resource Assessment (CHRA) will be undertaken as part of the OurSC study.

What is a Cultural Heritage Resource Assessment (CHRA)?

A Cultural Heritage Resource Assessment (CHRA) documents an area’s development history to ensure that properties of cultural heritage value or interest are appropriately identified, understood and conserved. This information helps City Planning respond to growth while accounting for the cultural heritage value that adds character to our neighborhoods.

How are properties evaluated through a CHRA?

A CHRA applies provincial criteria as required in the City’s Official Plan to evaluate properties within a defined area for their cultural heritage value or interest. CHRAs prioritize an understanding of the historic context of the area, and how properties relate to that context. Where information is readily available, consideration of design or the unique history of a particular property may also be identified. Public consultation is an important part of the CHRA process.

How will the results of the CHRA be used?

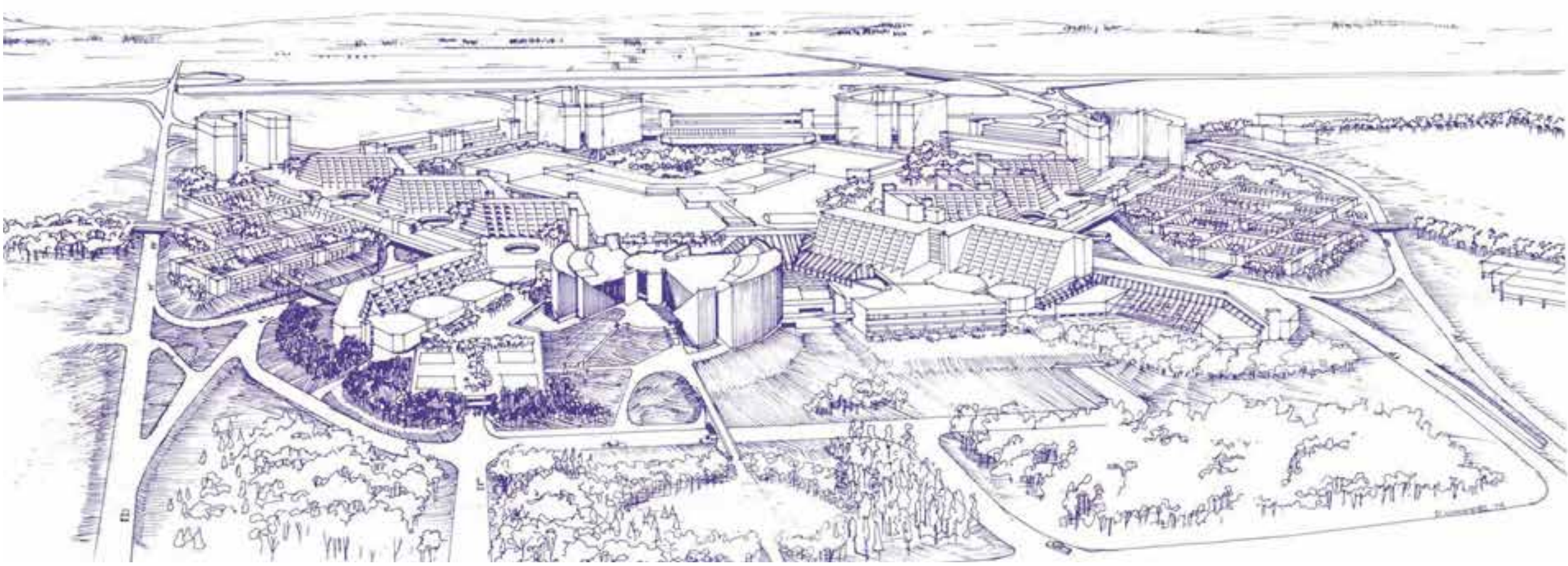
The CHRA will result in a list of properties that have potential cultural heritage value. That list will be used to inform planning policies and guidelines which can help conserve those properties and their contribution to the character of an area. The properties may also be further evaluated and recommended for inclusion on the City of Toronto’s Heritage Register. The Heritage Register is a publicly accessible, Council adopted register of properties that have been evaluated and determined to have cultural heritage value. The Heritage Register includes properties that are listed (non-designated), and properties that have been designated under the Ontario Heritage Act.



The Old Scott House on Progress Avenue is a listed heritage building (Image source: Wikipedia)



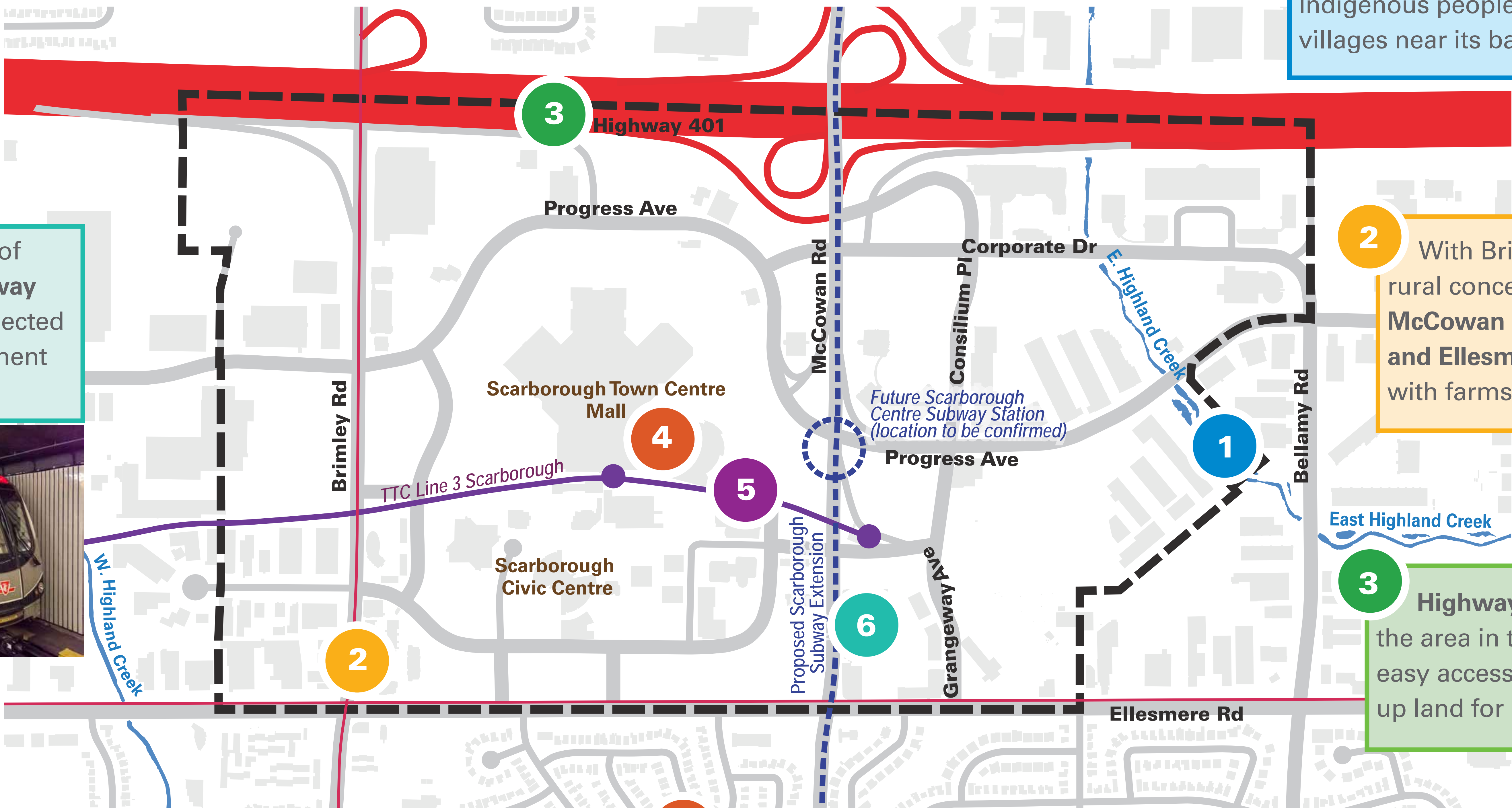
The Scarborough Civic Centre is a designated heritage building



An early concept sketch of Scarborough Centre, as conceived by Toronto architect Raymond Moriyama.

Scarborough Centre has grown from an agricultural area to become the civic, commercial, and employment heart of Scarborough. The evolution of Scarborough Centre has been closely tied to available resources and transportation infrastructure.

Six Key Drivers of Evolution of Scarborough Centre



1 Highland Creek, which crosses the eastern end of the Scarborough Centre Study area, provided water and food, and perhaps a transportation route, for Indigenous peoples who established villages near its banks.

2 With British colonization, new rural concession roads, now McCowan Road, Brimley Road, and Ellesmere Road, became lined with farms.

3 Highway 401 was built through the area in the 1950's. This provided easy access to the area and opened up land for industrial development.

6 The construction of the Scarborough Subway Extension (SSE) is expected to bring new development activity to the area.



TTC Subway

5 The construction of Line 3 Scarborough (originally known as the Scarborough RT) and the Bus Terminal in 1985 spurred high-rise office and residential development in the area.



TTC Line 3 Scarborough

4 In the early 1970's, Scarborough Civic Centre and Scarborough Town Centre Mall were built and opened, contributing to the evolution of the existing street network, including the alignment of Progress Ave.



Scarborough Civic Centre

Drivers of Change

Planning Policy Context

Phase 2 Community Consultation



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Scarborough Centre is subject to policy direction from the Province of Ontario and the City of Toronto to guide change and growth.



Broad policy for where growth is to be accommodated within the region through the Growth Plan for the Greater Golden Horseshoe and Provincial Policy Statement.

[Provincial Policy Statement](#)
[Growth Plan for Greater Golden Horseshoe](#)



The vision for where and how Toronto will grow to the year 2031.

[City of Toronto Official Plan](#)



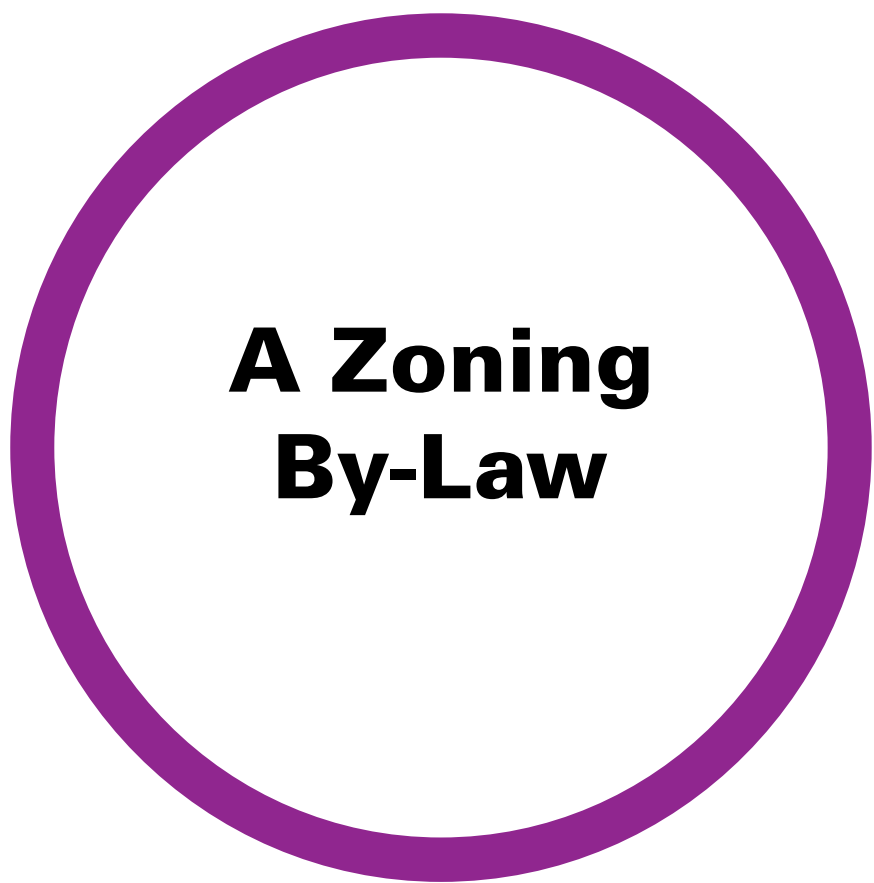
A Secondary Plan provides detailed policies for the area and is usually prepared as an amendment to the Official Plan. OurSC Study will update the Secondary Plan for Scarborough Centre and provide direction on land use, built form, public realm, transportation and servicing infrastructure improvements.

[OurSC Study](#)



City-wide guidelines and standards for buildings, streets, and green infrastructure. As part of OurSC Study, City will develop applicable standards and guidelines such as Urban Design Guidelines.

[City of Toronto Design Guidelines](#)



City uses many implementation tools to implement plans and policies. A zoning by-law is a legal tool that prescribes land use, parking, height and other elements of built form and site arrangement.

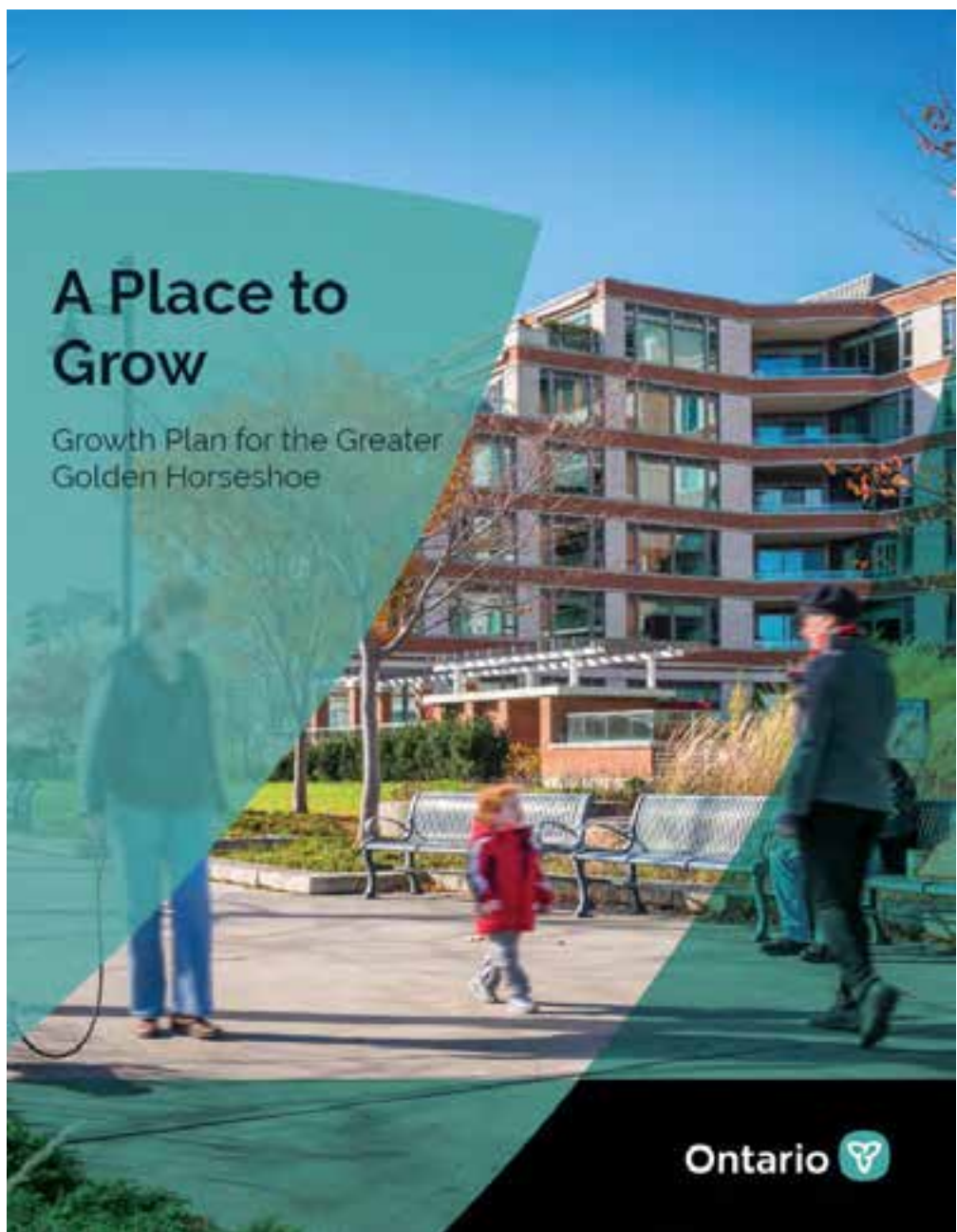
[City of Toronto Zoning By-laws](#)

high-level broad policy direction

increased detail

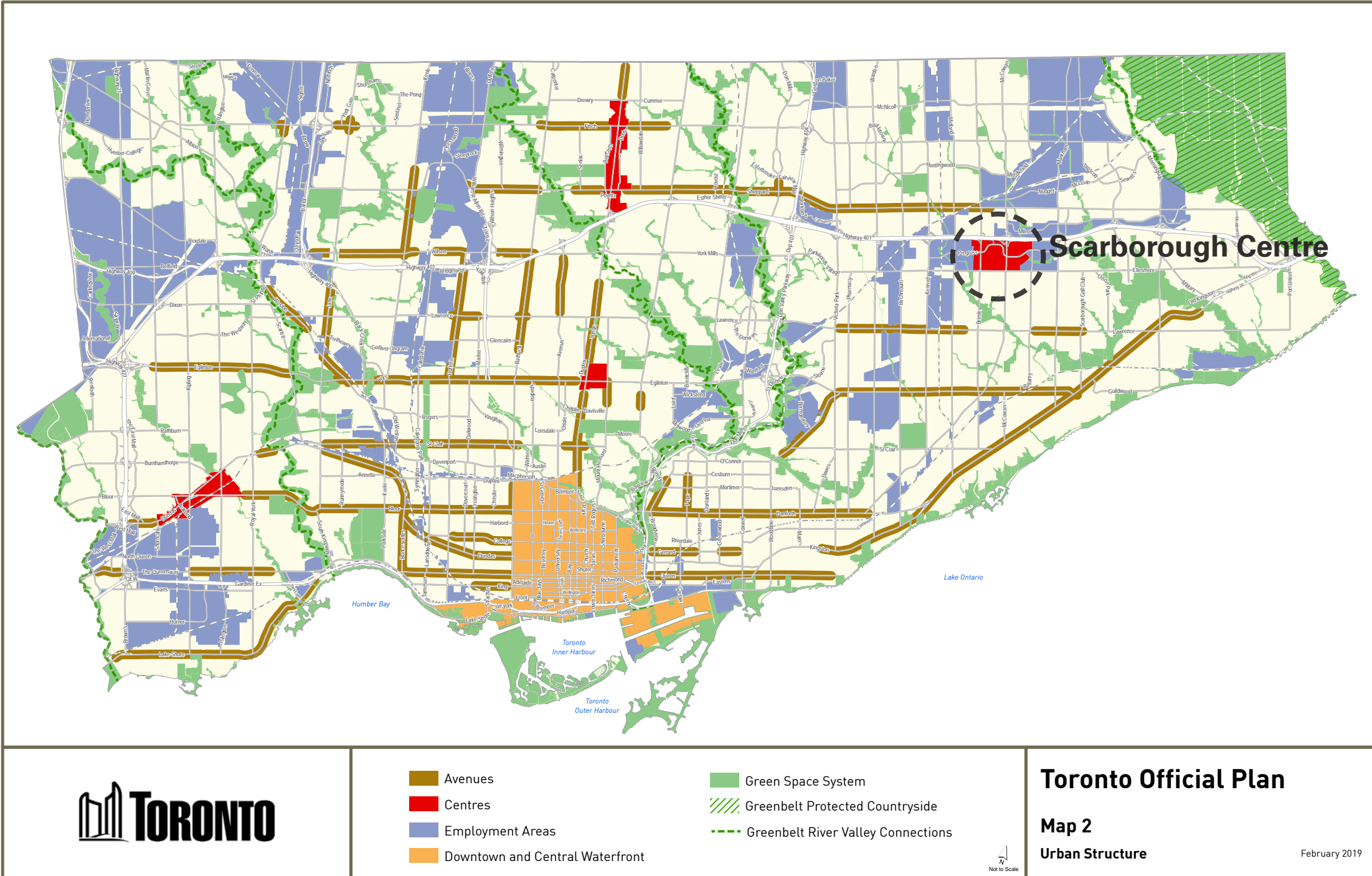
Growth Plan for the Greater Golden Horseshoe (2019)

As part of the 2019 Growth Plan, Scarborough Centre is identified as an **Urban Growth Centre** with associated density target of **400 residents and jobs combined per hectare** to be achieved by 2031 or earlier. Urban Growth Centres serve as regional focal points for accommodating population and employment growth.



City of Toronto Official Plan

Scarborough Centre is one of four ‘Centres’ identified on Map 2, Urban Structure, in the Official Plan. The Plan directs the **concentration of people and jobs** to areas well **served by transit** and does this by integrating land use direction with transportation. This integration increases opportunities to live close to work, social interaction, public safety and cultural and economic activity, while reducing car dependency and encouraging sustainable forms of transportation.



Urban Structure Map

Drivers of Change

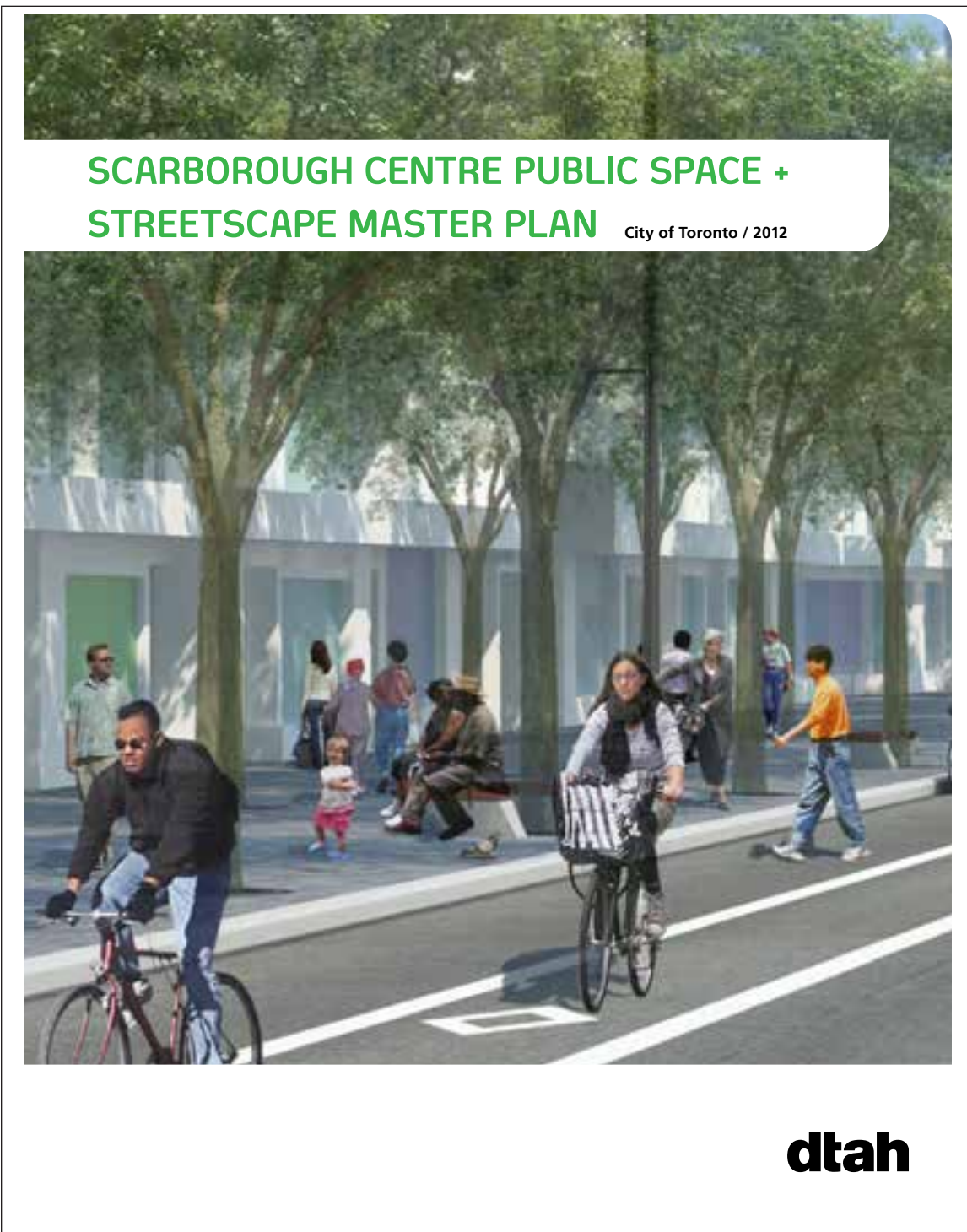
Recent City Studies in Scarborough Centre

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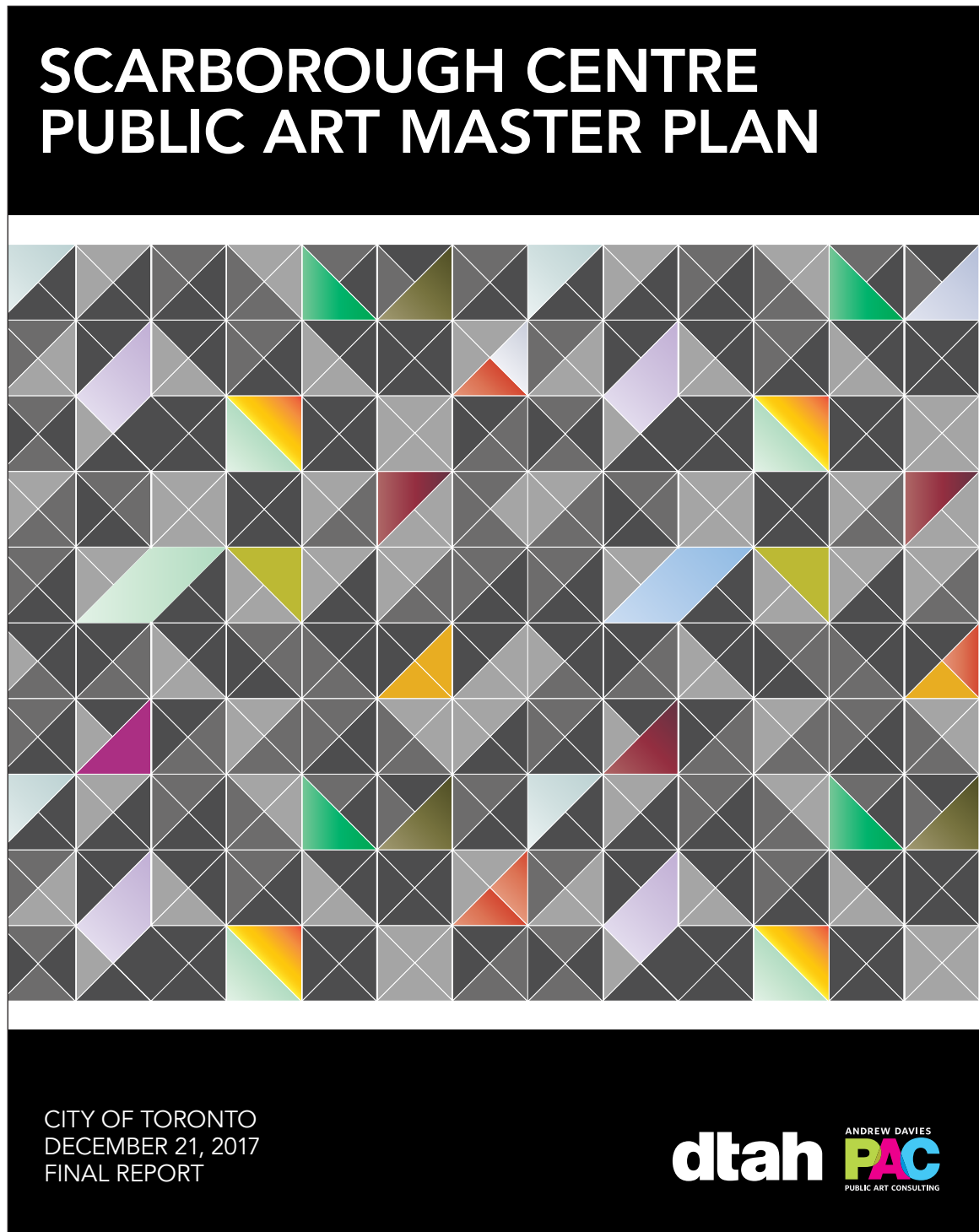
Scarborough Centre Public Space + Streetscape Master Plan (2012)

City Council endorsed the Scarborough Centre Public Space + Streetscape Master Plan at its meeting in July 2012. The Master Plan establishes a vision for the Civic and Town Centre Commercial Precincts and identifies priority projects and implementation strategies to improve and enhance the public space framework.



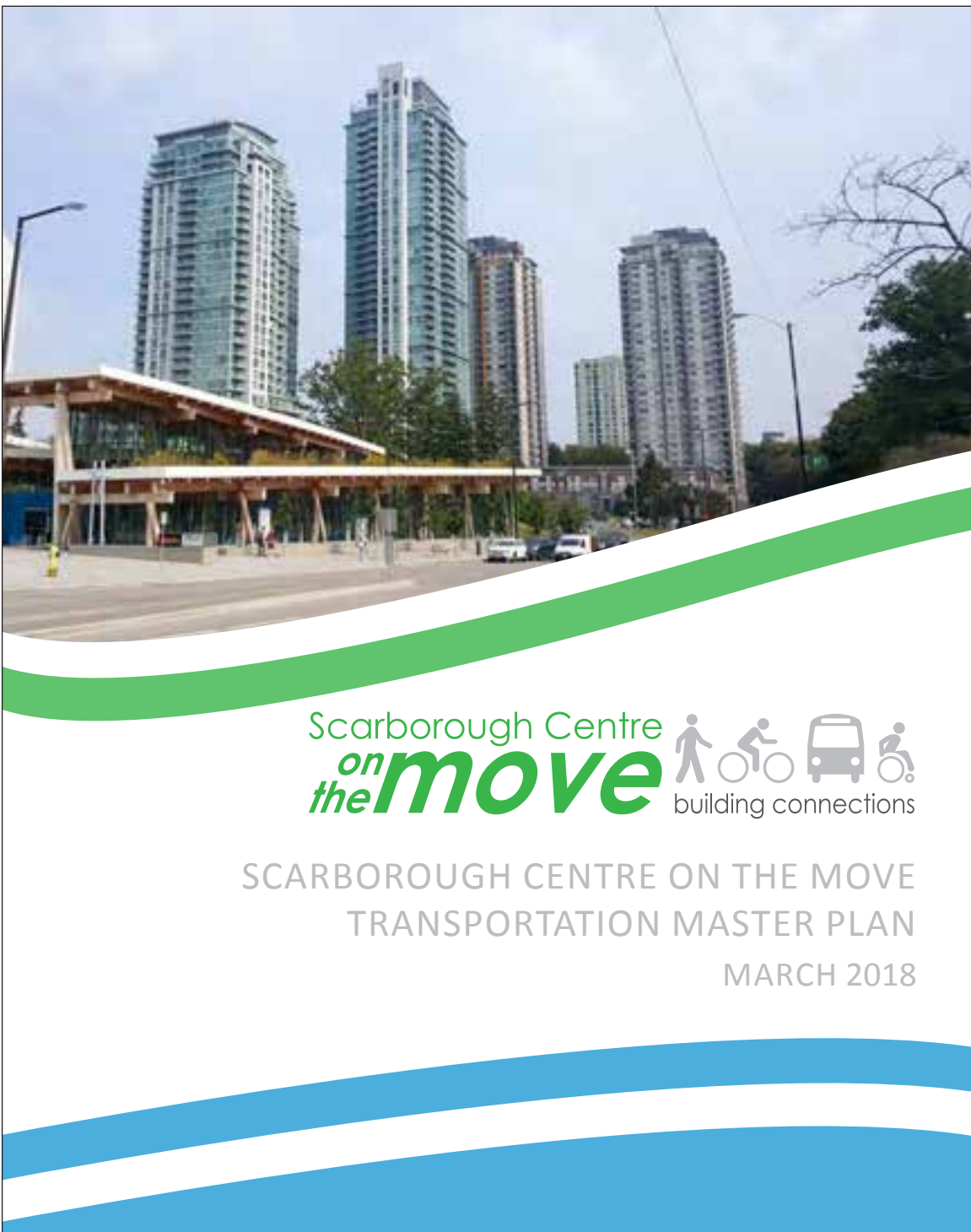
McCowan Precinct Plan (2014)

The Final Report (including OPA 242) and the Urban Design Guidelines were adopted by City Council in June 2014. The plan put in place the framework to guide future growth and development of the McCowan Precinct and promote a finer grid of new public streets and the creation of small and medium-sized development blocks.



Scarborough Centre Public Art Master Plan (2018)

City Council endorsed the Scarborough Centre Public Art Plan at its meeting in April 2018. The Scarborough Centre Public Art Master Plan Study (SCPAMP) provides strategic direction to the City on a public art program for Scarborough Centre. The SCPAMP builds on many of the City's existing policies, guidelines, and ongoing initiatives.



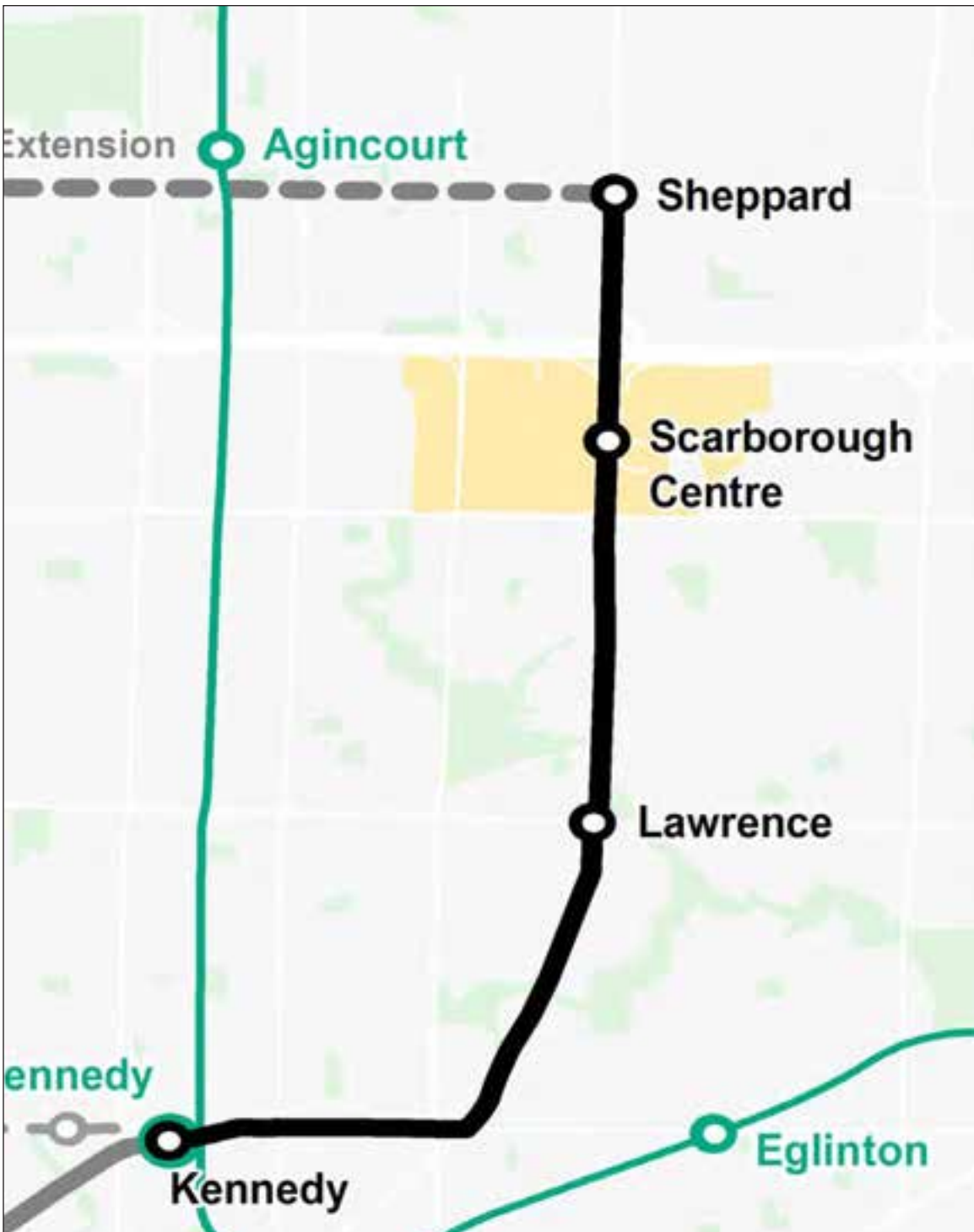
Scarborough Centre Transportation Master Plan (2018)

City Council adopted the Scarborough Centre Transportation Master Plan (SCTMP) in May 2018. The SCTMP provides the framework and direction for achieving a balanced, multi-modal transportation network.



Our SC (Scarborough Centre Focused Review): Phase 1 (2019)

At its May 22, 2019 meeting, Scarborough Community Council adopted the Phase 1 Status Update Report. This first phase of the study builds on the work prepared to date in developing a Preliminary Public Realm Plan for all of Scarborough Centre.



Scarborough Subway Extension (ongoing)

The proposed Scarborough Subway Extension (SSE) will bring the TTC's Line 2 Bloor-Danforth subway service nearly eight kilometres farther into Scarborough. Metrolinx and Infrastructure Ontario are working to deliver the SSE, which is estimated to be completed by 2029-30.



The subway extension will spur new development activity in the Scarborough Centre area.

Our Scarborough Centre Phase 1

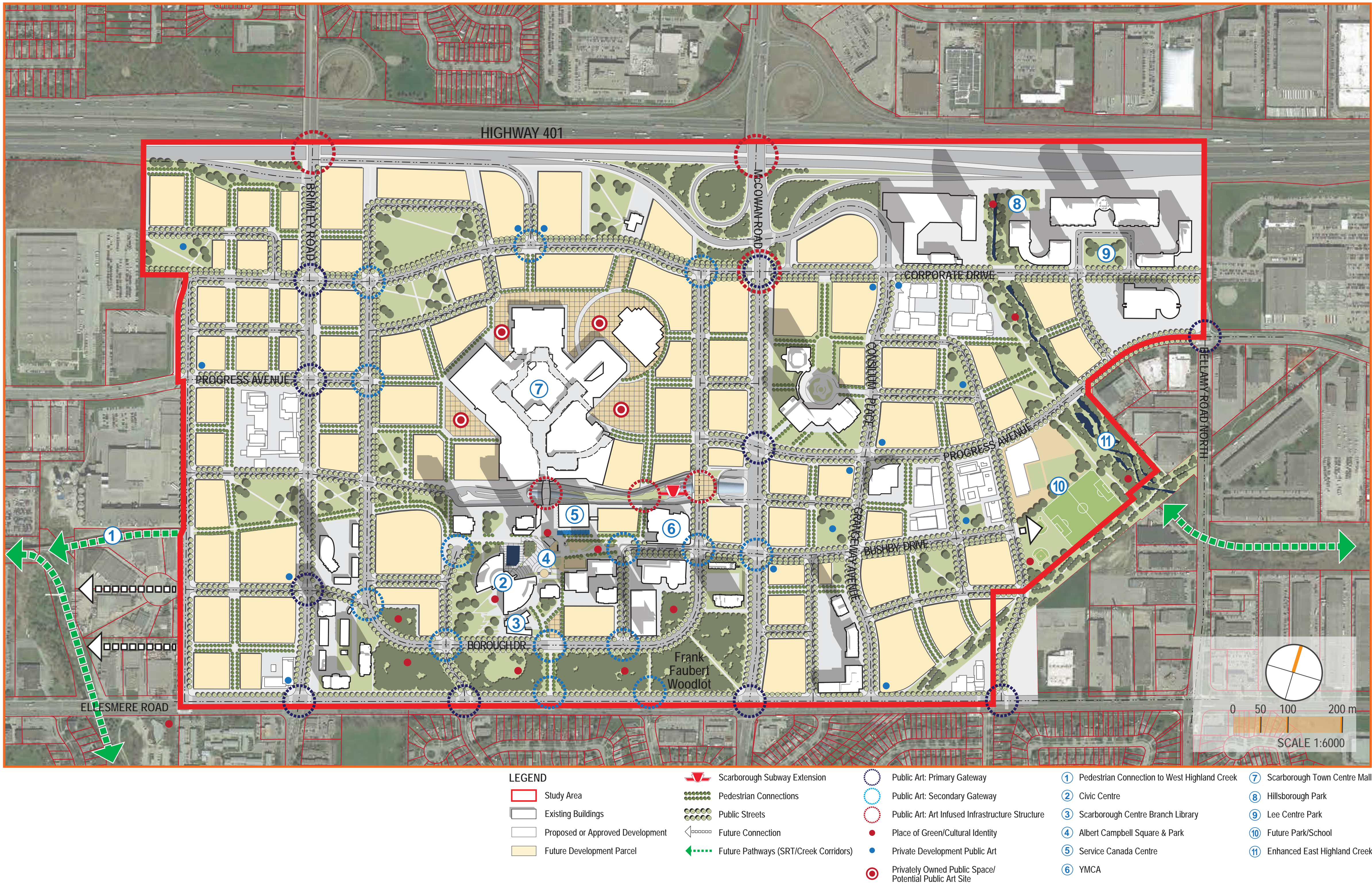
Preliminary Public Realm Plan

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The Preliminary Public Realm Plan provides direction for achieving a well connected and expanded network of streets and public spaces.

The City hired the consulting firm The Planning Partnership to assist with Phase 1, which is now complete.

Four Principles

The Vision for Scarborough Centre is articulated by four principles:

- 1. Connectivity;
- 2. Nature, Parks, and Open Spaces;
- 3. Design Excellence and Placemaking; and,
- 4. Leveraging Capital Investments.

Four Pillars

The Plan, at its core, is predicated on four pillars:

- 1. Establishment of a clearly articulated, attractive, sustainable, and centrally-located civic node;
- 2. Enhancements of existing open spaces;
- 3. Creation of new parks and open spaces; and
- 4. Development of a strong pedestrian and cycling network connecting public spaces within and beyond Scarborough Centre.

Vision from Phase I Public Consultation:

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



Public Open House held at the Scarborough Civic Centre on the evening of March 4th, 2019

Phase 1 was premised in anticipation of the Scarborough Subway Extension (SSE), which proposed a one-stop extension of TTC Line 2 Bloor-Danforth to Scarborough Centre. Currently, a three-stop extension is being pursued (including a station in Scarborough Centre).

Drivers of Change

Recent Development Activity

Phase 2 Community Consultation

- Approved Development
- Proposed Development Under Review

5 Corporate Dr

Mixed-use residential towers with commercial uses at grade. Tower heights of 38 and 44 storeys on a 4-storey podium.

1750 Brimley Rd

Mixed-use residential towers with retail at grade fronting on Brimley Rd.

25 Borough Dr

Mixed-use residential towers with retail at grade. Tower heights of 32, 41 and 50 storeys with 6-storey podiums. The development includes a POPS.

1680 Brimley Rd

Mixed-use residential towers with retail at grade fronting on Brimley Rd. Towers heights range from 34 to 40 storeys.

1560 Brimley Rd
Mixed-use residential building, 15 storeys in height with commercial uses at grade.

140 Grangeway Ave
Mixed-use residential towers with commercial uses at grade. Tower heights of 31, 40 and 53 storeys with 7-9 storey podiums.

SE Corner of Corporate Dr & Consilium Pl

Mixed-use residential towers with commercial and office uses at grade. Tower heights range from 36-45 storeys with 5-storey podiums.

670-690 Progress Ave

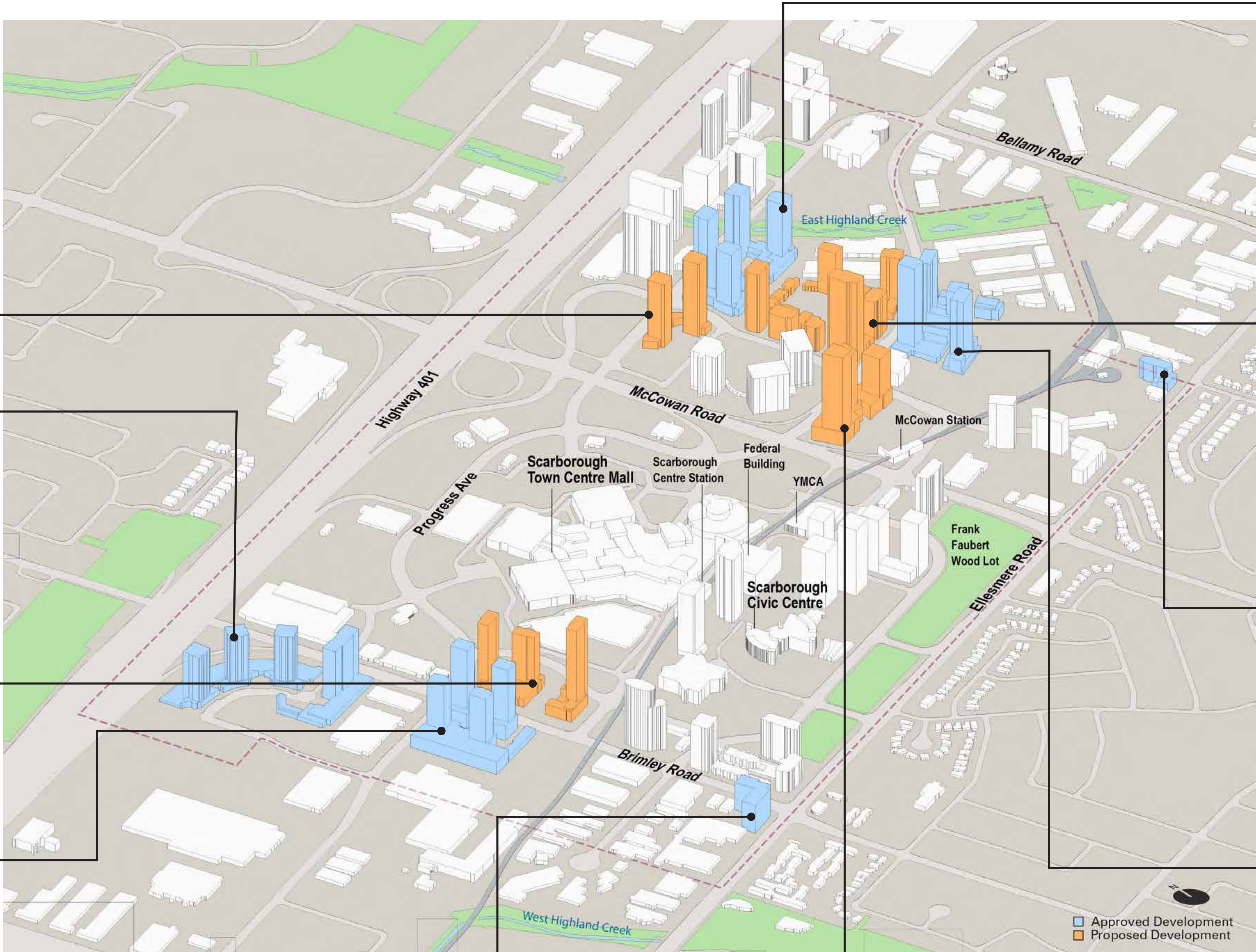
Mixed-use residential development with 8 - 60 storey buildings with 4-storey podiums. The development includes a proposed 0.3 ha public park.

1744 Ellesmere Rd

Mixed-use residential building with commercial uses at grade fronting on Ellesmere Rd. Building height of 13 storey with a 5-storey podium.

675 Progress Ave

Mixed-use residential towers with commercial and office uses at grade fronting on Progress Ave. Tower heights of 22, 34, 40 and 49 storeys with 6-8 storey podiums.



Formation of Local Advisory Committee (LAC)

Role of LAC:

- Will provide an on-going forum for feedback, guidance and advice throughout subsequent Study phases
- Will provide feedback and advice on materials and Study findings

Interested in Becoming a member of the LAC?

Email: oursc@toronto.ca and request an application form.

Application submission deadline is **August 28, 2020**



Next Steps in the Study



Thank You and Stay Tuned!

Phase 2 Community Consultation

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Phase 2 Consultation Events (Dates to be announced)

Business and Land Owners Meeting No. 1: Jul 14, 2020

Community Consultation Meeting No. 1: On-line Consultation via Survey

Little Scarborough Centre: TBD

#ShowUsSC Photography Contest: TBD

Pop-up Engagement: TBD

Visioning Workshop: Nov 2020

Stay tuned for updates: www.toronto.ca/OurScarboroughCentre

Keep in Touch!

The City of Toronto has established a project specific website where notices of upcoming events and all of the public presentation materials and documents will be made available. Please visit often to stay up to date.

www.toronto.ca/OurScarboroughCentre



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<https://twitter.com/CityPlanTO>



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