



Aerial Source: Google Earth, 2020

Our Scarborough Centre Phase 2 Consultation



OUR SCARBOROUGH
CENTRE

GLADKI PLANNING ASSOCIATES
DTAH / ARUP / TMIG / RWDI

Study Overview

Our Scarborough Centre is a comprehensive planning study to guide the development of Scarborough Centre.



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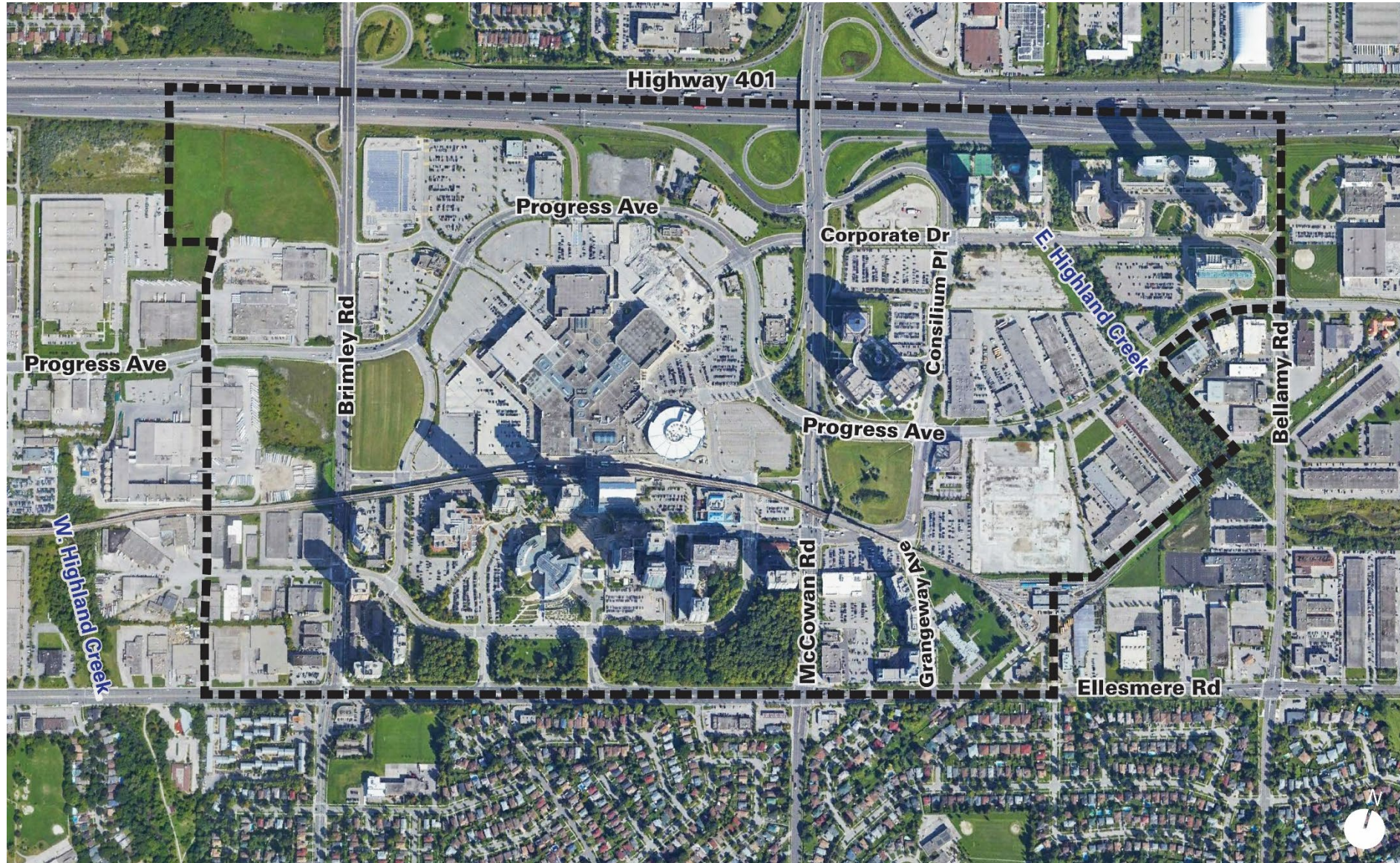
What is *Our Scarborough Centre*

**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.



Planning Study Area

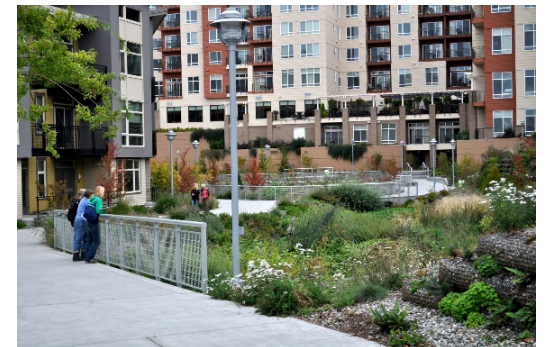


Aerial imagery: 2020, Google Earth

What is *Our Scarborough Centre*

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 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.



How *OurSC* 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.

Consultant Team

gladki
planning
associates
Planning

dtah
Urban Design

ARUP
Transportation

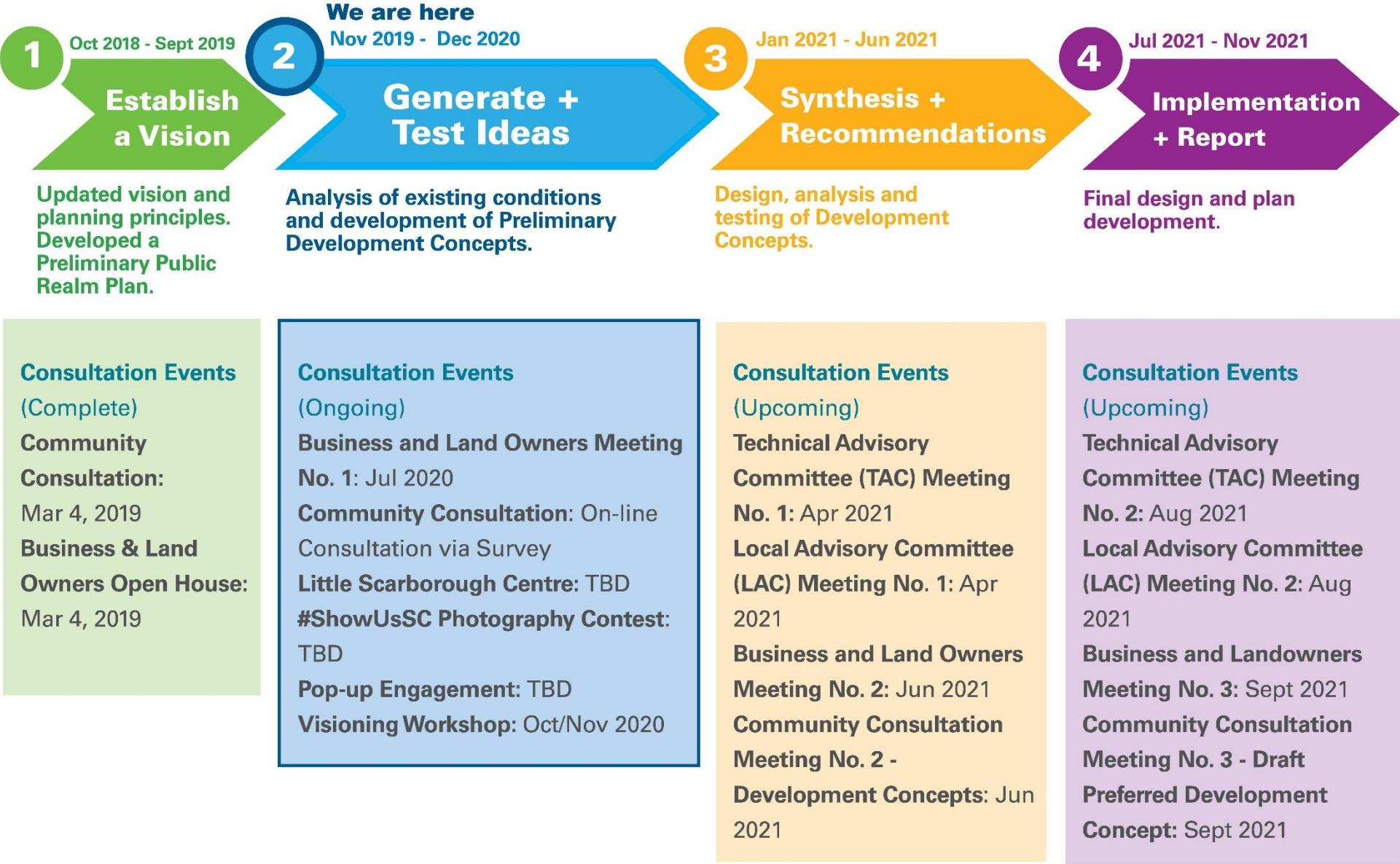
TMIG
A TYLIN INTERNATIONAL COMPANY
Municipal Servicing

RWDI
Energy

Study Components



Timeline and Phasing



Area Description

Scarborough Centre is one of four 'Centres' identified on Map 2, Urban Structure, in the Official Plan



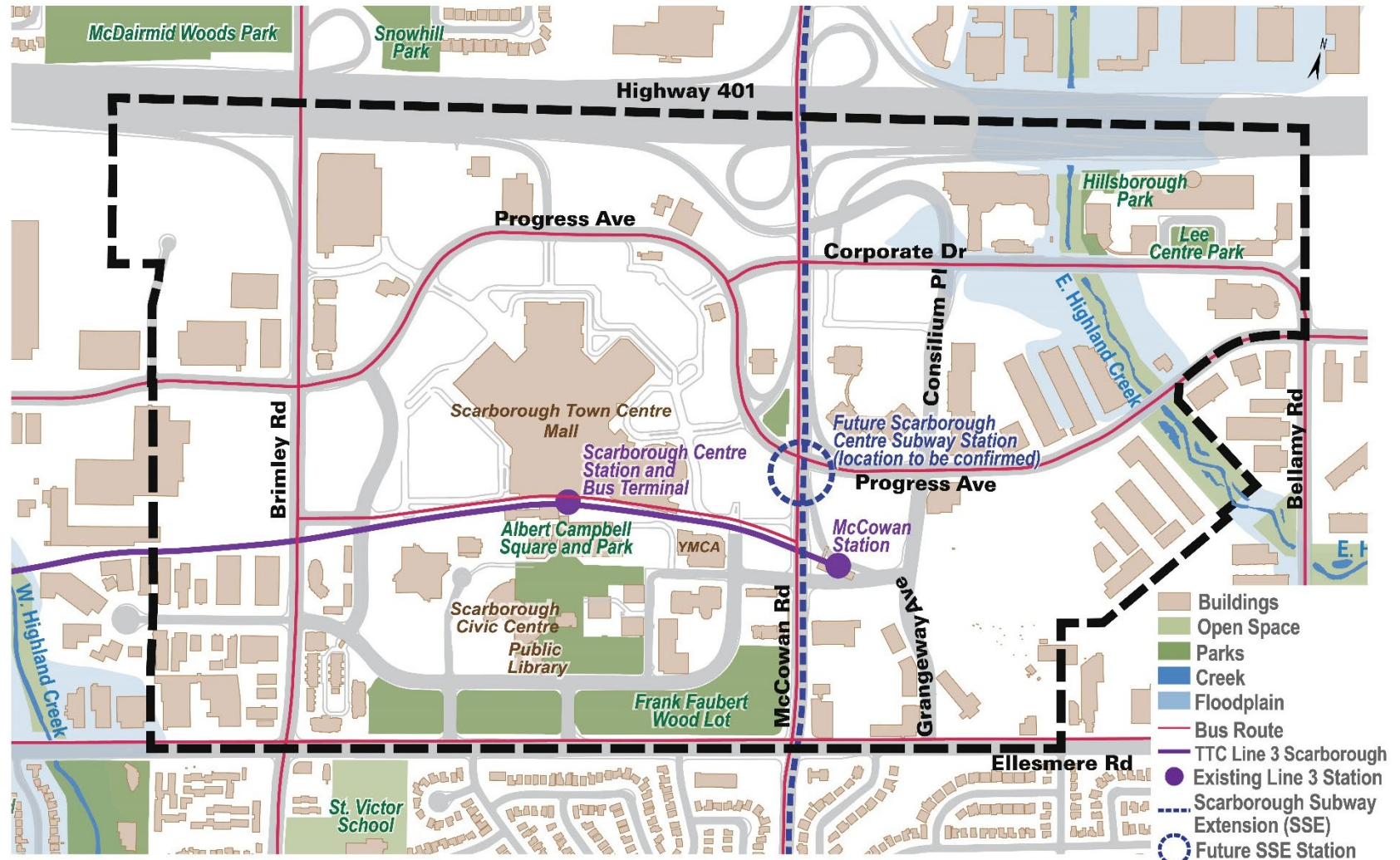
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Area Description

Scarborough Centre functions as:






- Important **regional gateway**;
- Part of established **employment corridor** along Highway 401;
- **Focal point** of government, retail, institutional, entertainment and recreational facilities; natural heritage;
- A **destination** for surrounding communities; and,
- A location for **natural areas** including Frank Faubert Woodlots and East Highland Creek.

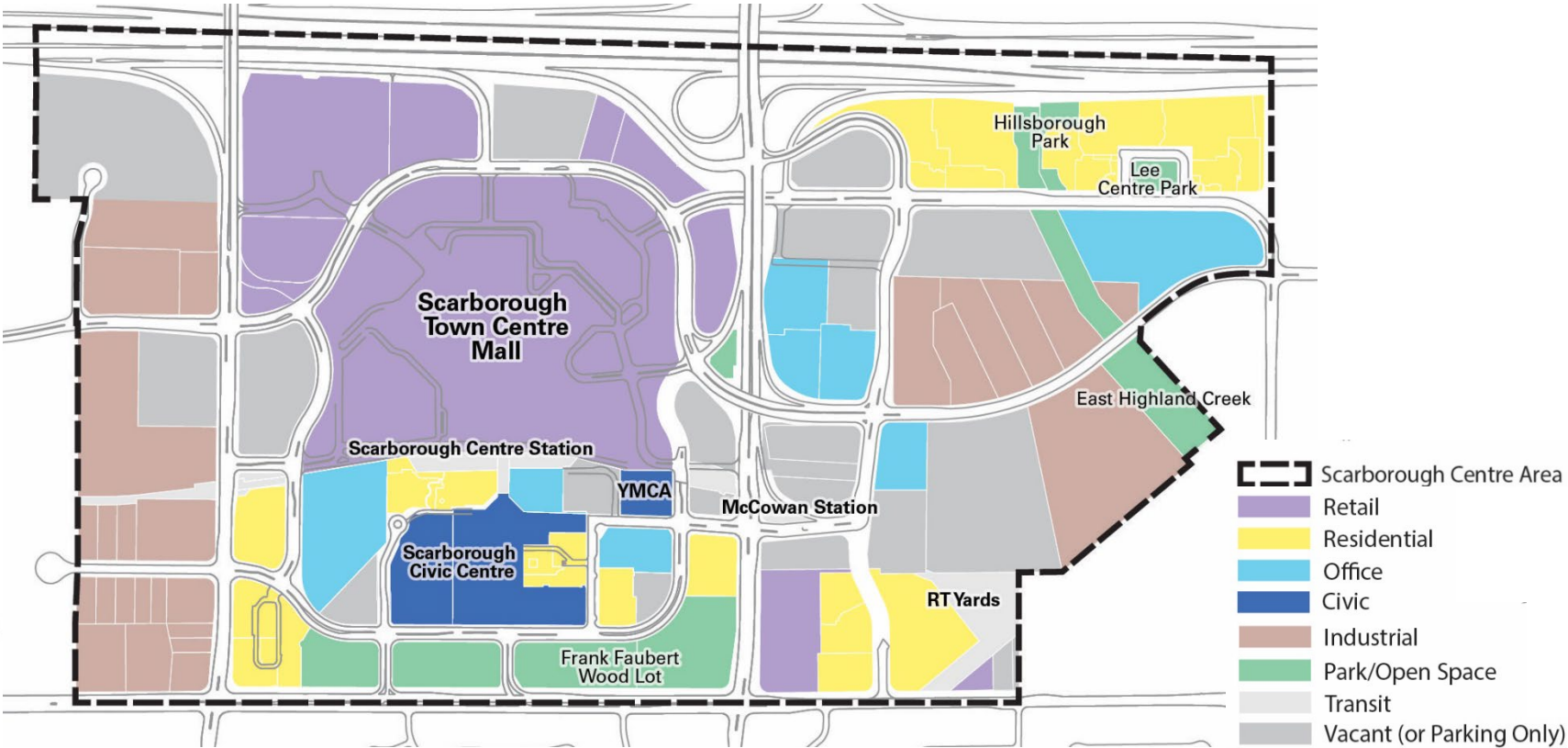


Area Description

Scarborough Centre supports a wide range of uses.

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.

Over the past half century, Scarborough Centre has grown from an agricultural area to become the civic, commercial, and employment heart of Scarborough.



1954



1965



1978



2014

Evolution of Scarborough Centre

Six Key Drivers of Evolution of Scarborough Centre

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



TTC Subway

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.

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



Cultural Heritage Resource Assessment

A Cultural Heritage Resource Assessment (CHRA) will be undertaken for the study. A CHRA will result in a list of properties that have potential cultural heritage value.

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.

How are properties evaluated through a CHRA?

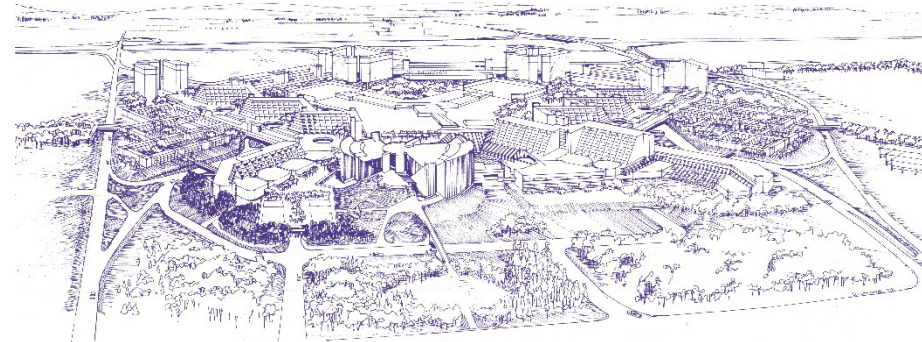
A CHRA applies provincial criteria to evaluate properties within a defined area for their cultural heritage value or interest.



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

Drivers of Change

In addition to policy drivers, the next wave of development in the area is being triggered by the construction of the Scarborough Subway Extension.



Drivers of Change

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

Provincial and Regional Policy

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](#)

City of Toronto Official Plan

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

[City of Toronto Official Plan](#)

Our Scarborough Centre (OurSC) Study

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 of Toronto Guidelines and Standards

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](#)

A Zoning By-Law

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](#)

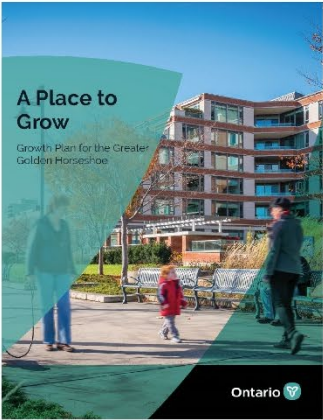
high-level broad policy direction

increased detail

Drivers of Change

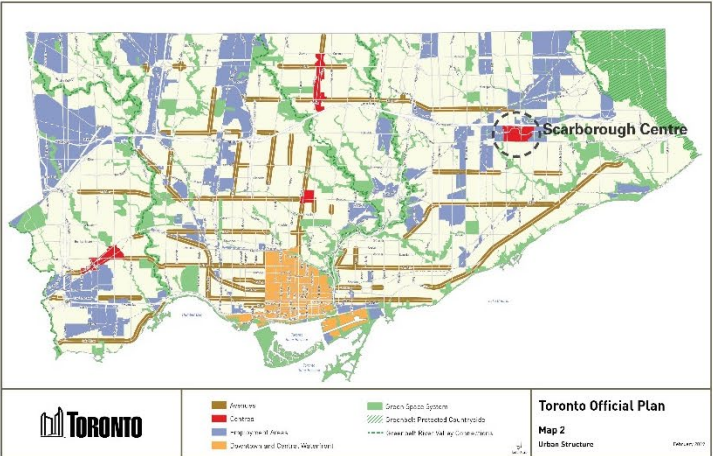
Growth Plan for Greater Golden Horseshoe (2019)

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

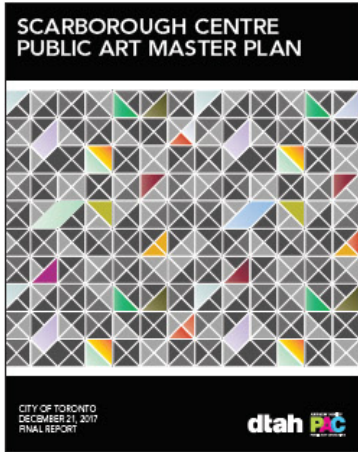
Recent City Studies in Scarborough Centre



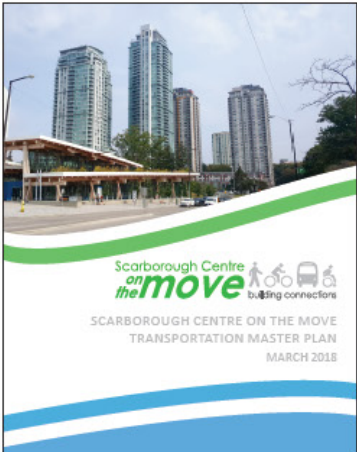
Scarborough Centre Public Space + Streetscape Master Plan (2012)



McCowan Precinct Plan (2014)



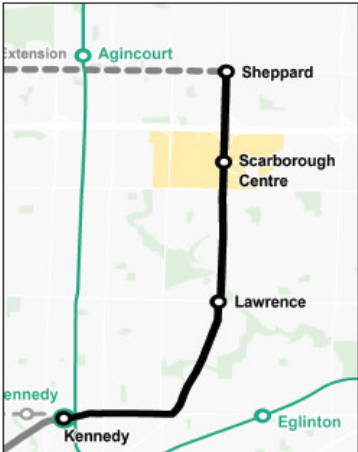
Scarborough Centre Public Art Master Plan (2018)



Scarborough Centre Transportation Master Plan (2018)



OurSC (Scarborough Centre Focused Review): Phase 1 (2019)



Scarborough Subway Extension (ongoing)

Our SC (Scarborough Centre Focused Review) Phase 1: Preliminary Public Realm Plan



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[OurSC \(Scarborough Centre Focused Review\): Phase 1 \(2019\)](#)

Phase 1 of Our SC study led to the development of a Preliminary Public Realm Plan that provides direction for achieving a well connected and expanded network of streets and public spaces.

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).

The City hired the consulting firm The Planning Partnership to assist with Phase 1, which was completed in April, 2019.

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."



Our SC (Scarborough Centre Focused Review) Phase 1: Preliminary Public Realm Plan

The Plan is premised on four principles and four pillars:

Four Principles

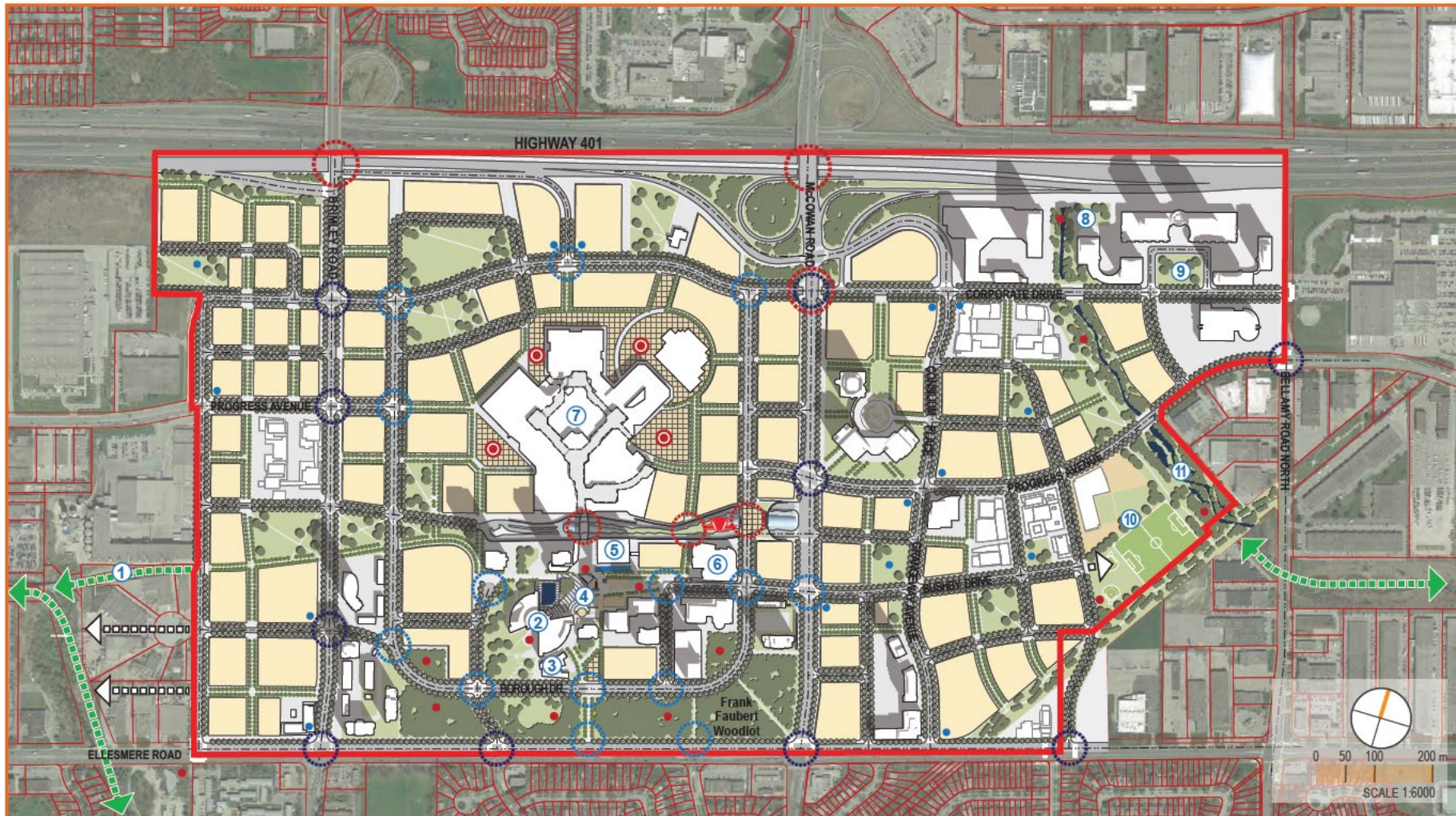
The vision for Scarborough Centre is articulated by four principles:

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.



SCARBOROUGH CENTRE FOCUSED REVIEW: APPENDIX B

Preliminary Public Realm Plan

LEGEND

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

Recent Development Activity

- 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

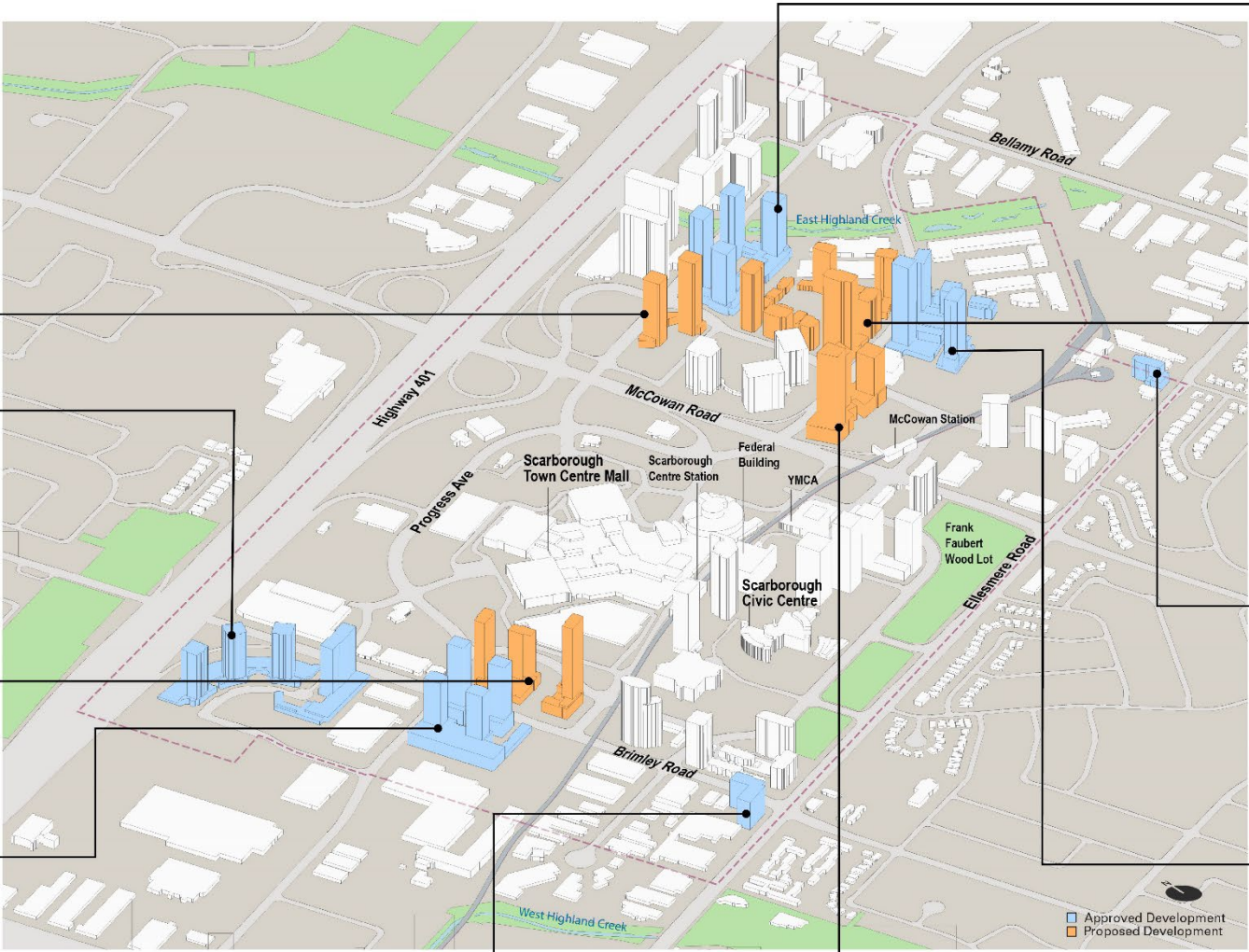
Mixed-use residential development with 8 - 60 storey buildings with 4-storey podiums. The development includes a proposed 0.3 ha public park.

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.



Next Steps in the Study



Local Advisory Committee (LAC) Overview

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**



Thank You and Stay Tuned!

Phase 2 Consultation Events (Dates to be announced)

- **Business and Land Owners Meeting No. 1:**
July 14, 2020
- **Community Consultation:** On-line Consultation
via Survey
- **Little Scarborough Centre:** TBD
- **#ShowUsSC Photography Contest:** TBD
- **Pop-up Engagement:** TBD
- **Visioning Workshop:** Oct/Nov 2020

Stay tuned for updates:

www.toronto.ca/OurScarboroughCentre



Keep in Touch!

All the notices of upcoming events and public presentation materials and documents will be posted on website below. Please visit often to stay up to date.

www.toronto.ca/OurScarboroughCentre

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