

## Phase 2 Landowners and Business Owners Virtual Open House

July 14, 2020

4:00 - 5:00 PM

### Background

City of Toronto staff are updating the Scarborough Centre Secondary Plan, which was approved by Council in 2005. A Secondary Plan is a tool that guides change in a particular area of the City through detailed policies promoting compatibility and coordination among buildings and development, parks and public spaces, transportation, community services and facilities, and land use.

A lot has changed in Scarborough Centre since 2005, including a number of new residential towers, a new park and a new library. The future Scarborough Subway Extension will bring increased growth along with new station entrances and changes to the bus terminal.

The “Our Scarborough Centre” Study Area is bounded by Highway 401 in the north, Bellamy Road North in the east, Ellesmere Road in the south and west of Brimley Road in the west. The Study has four phases. Phase 1, completed in April 2019, resulted in an updated vision, [preliminary public realm plan](#), and [information report to Scarborough Community Council](#). We are currently in Phase 2, looking to better understand the issues, strengths, and opportunities facing Scarborough Centre. Phase 3 will launch in 2021.

### Meeting Overview

On Tuesday, July 14, 2020, staff from City Planning were joined by Deputy Mayor Michael Thompson (Ward 21) and a representative from Councillor Ainslie’s office (Ward 24) for a Virtual Open House for Landowners & Business Owners for the OurSC Study. Based on the expert advice of the City’s Medical Officer of Health to practice physical distancing to help reduce the spread of COVID-19 and protect the health and safety of Toronto residents and City staff, the Open House was held online and phone-in only.

Over 47 people joined the meeting, including 30 public participants as well as members of the Study team and City staff experts. Following opening remarks by Kelly Dynes, Senior Planner at Toronto City Planning, lead consultant John Gladki delivered a short presentation on the Study’s progress so far and the existing conditions and issues, strengths, constraints and opportunities facing the Study Area.

Participants then had an opportunity to ask questions of the panel. The following questions were all received prior to, during, and after the meeting up until July 17.

## Questions & Answers

***The Scarborough Centre Transportation Master Plan (SCTMP) was completed recently, in 2018, and we see that transportation work is being done as part of the OurSC Study. Are you re-doing that transportation study?***

We are not re-doing the transportation study. Rather, the OurSC Study provides the opportunity to refine and examine any items we may have missed as part of the SCTMP. This could include potential gaps in the transportation network or other policy considerations.

***You talk about anticipated growth. Right now, all of the residential development is in tall condo buildings. With so much growth forecast for Scarborough Centre, will it all occur in tall buildings or do you see/want other types of built forms in Scarborough Centre?***

There is a tremendous amount of redevelopment on the horizon, and we want to avoid monotony where all buildings are the same. Although there may be particular scale in areas such as around the subway station, a mix of heights and building types will bring a richness to Scarborough Centre. This is a question we send back to the land owners as well – how can we develop a Secondary Plan that promotes varying urban form?

***Is there a strategy to get more Parks in the Centre? How much parkland will be achieved? I live and work here and there seems to be a lot of people already and not enough parks.***

Scarborough Centre currently has about 5.5 hectares of parkland. Looking at approved and proposed development applications, we anticipate a significant amount of intensification over time. This is being further encouraged by the Scarborough Subway Extension (SSE) coming to Scarborough Centre. With that in mind, we are looking to develop a comprehensive parkland strategy that will guide how we create new parks and open space throughout Scarborough Centre. We will also be building upon the [draft public realm plan](#) that formed part of the Phase 1 work completed last year. We expect to achieve 15-20% of the net site area of proposed development sites as parkland; every potential development needs to stand alone but as a whole the parks and open spaces should be connected and cohesive.

From a design sense, we want to establish parks and other public spaces that put forward the best “front door” to Scarborough: creating a sense of place within a growing urban context, and presenting a green character for Scarborough Centre.

***Do you expect the mindset from the current COVID-19 pandemic to change the density and urban form expected in Scarborough Centre?***

The evidence indicates that density and the pandemic are not necessarily related, as the virus is not any worse in cities like Seoul, Hong Kong, Singapore, and Shanghai with very high densities. Clusters of the virus have been observed in small towns and suburbs, with spread linked to overcrowding more than density.

Long-term implications of the pandemic may include responses within public policy and the market. It is too early to determine any impact of COVID on long-term residential or office development in Toronto, but the City’s planning team is extremely busy right now and actively moving forward on a number of new and existing development applications that have been filed.

*Generally, it's hard to get around in Scarborough Centre and to get from the Centre to other destinations. Are you considering any other movement-related changes to make travel from and through the Centre better? I heard you say a subway is coming to Scarborough Centre which is good as I take the RT now and it isn't a great experience.*

The circulation system is a critical piece that provides a skeleton around which we hang other elements of the Secondary Plan. There are opportunities for greater connectivity in Scarborough Centre through changes to the street network and an enhanced public realm. In addition to future transit network improvements such as the Scarborough Subway Extension and Durham Scarborough Bus Rapid Transit (DSBRT), the Scarborough Centre Transportation Master Plan recognized the issues facing the Centre and created the framework for a multi-modal network with an improved pedestrian environment. Dedicated cycling infrastructure was also identified as part of that work: we have heard that a lot of people would like to cycle but don't feel safe doing so.

*With the anticipated growth in Scarborough Centre, are there enough services and infrastructure to support that kind of growth?*

One of the outcomes of the overall Study is to develop a robust servicing strategy. Our team includes civil engineering consultants from TMIG, who are leading the servicing component of the Study and working with City staff in Engineering and Construction Services and Toronto Water. As we anticipate significant growth in the area, it is important to understand the results of density on the capacity of our infrastructure systems as well as local community services and facilities. We are actively asking, what are the current constraints and what will be the future constraints in the area as a result of the intensification?

## **Next Steps**

Deputy Mayor Michael Thompson and Councillor Ainslie's representative thanked participants for joining the Virtual Open House and encouraged continued participation in the study process. Kelly Dynes from City Planning explained the many ways members of the public can remain involved in the Our Scarborough Centre Study and influence the final recommendations for the future of the area. You can [complete our short online survey](#) or submit your feedback by email to [ourSC@toronto.ca](mailto:ourSC@toronto.ca). You can also become a member of the [Local Advisory Committee](#). Please visit the [Study website](#) for more information, materials, and meeting notices.