



Aerial Source: Google Earth, 2020

# Our Scarborough Centre

## Phase 2 Consultation – Visioning Workshop

June 3, 2021



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GLADKI PLANNING ASSOCIATES  
DTAH / ARUP / TMIG / RWDI



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# Land Acknowledgement

The land I am standing on today is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples and is now home to many diverse First Nations, Inuit, and Métis Peoples. I also acknowledge that Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit, and the Williams Treaties signed with multiple Mississaugas and Chippewa bands.





# Tonight's Agenda

- 6:30 Welcome
- 6:35 Opening Remarks
- 6:45 Presentation
- 7:15 Small-Group Discussions
- 8:15 Report Back
- 8:20 Closing Remarks
- 8:25 Next Steps



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# What brings you to the meeting today?



 Scarborough Centre



# Opening Remarks



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# 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 that will help 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

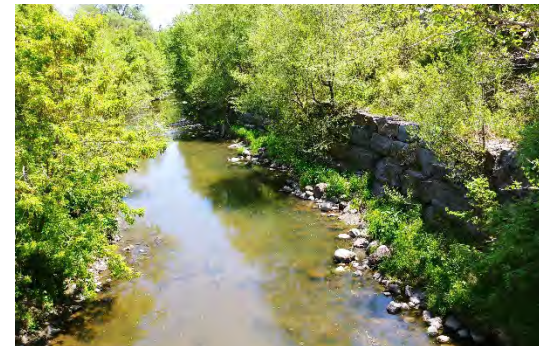


# What is *Our Scarborough Centre*

## Study Purpose

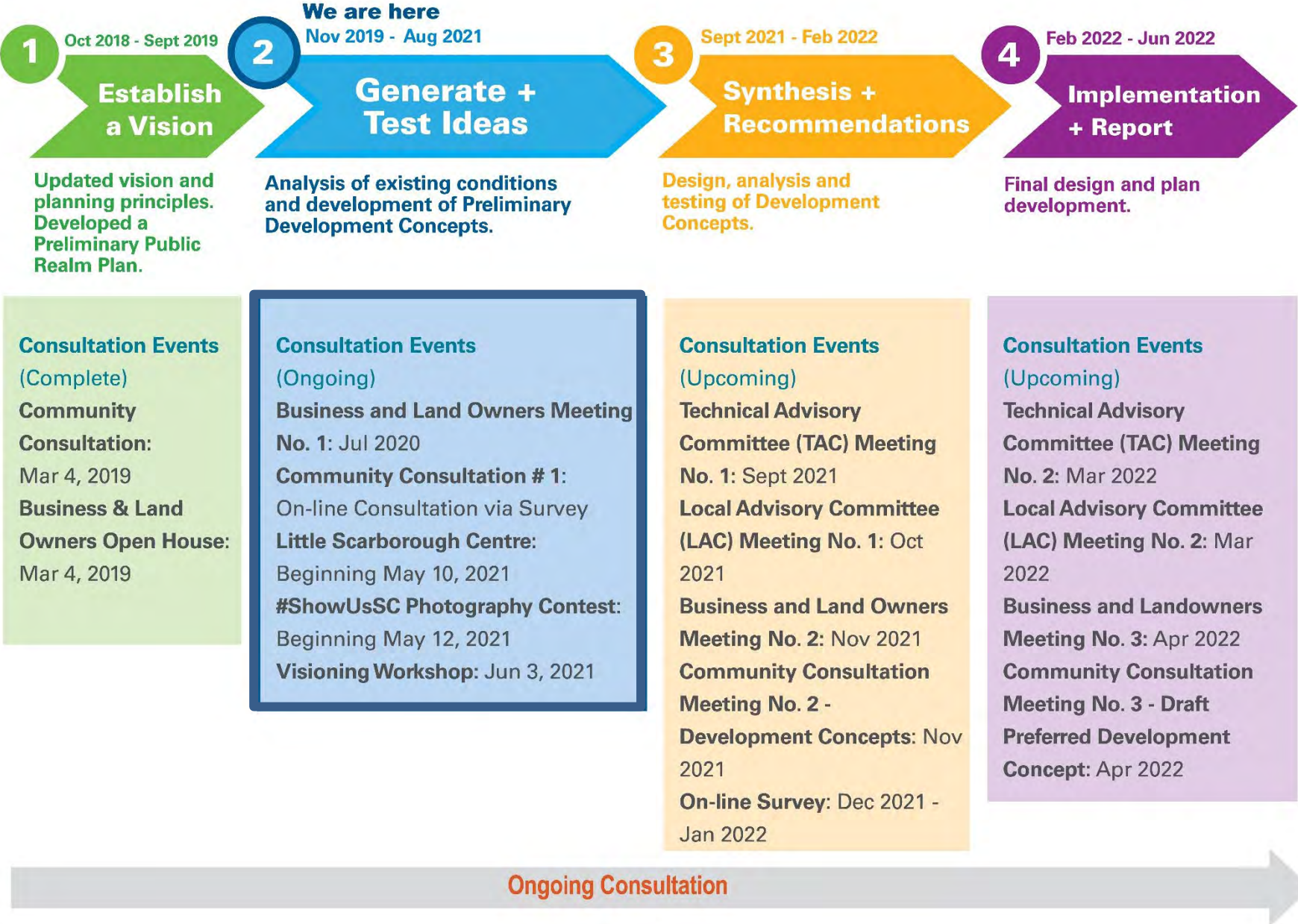
Update the 2005 Secondary Plan to:

- **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 a built form** 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.





# Timeline and Phasing



# Background Summary

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

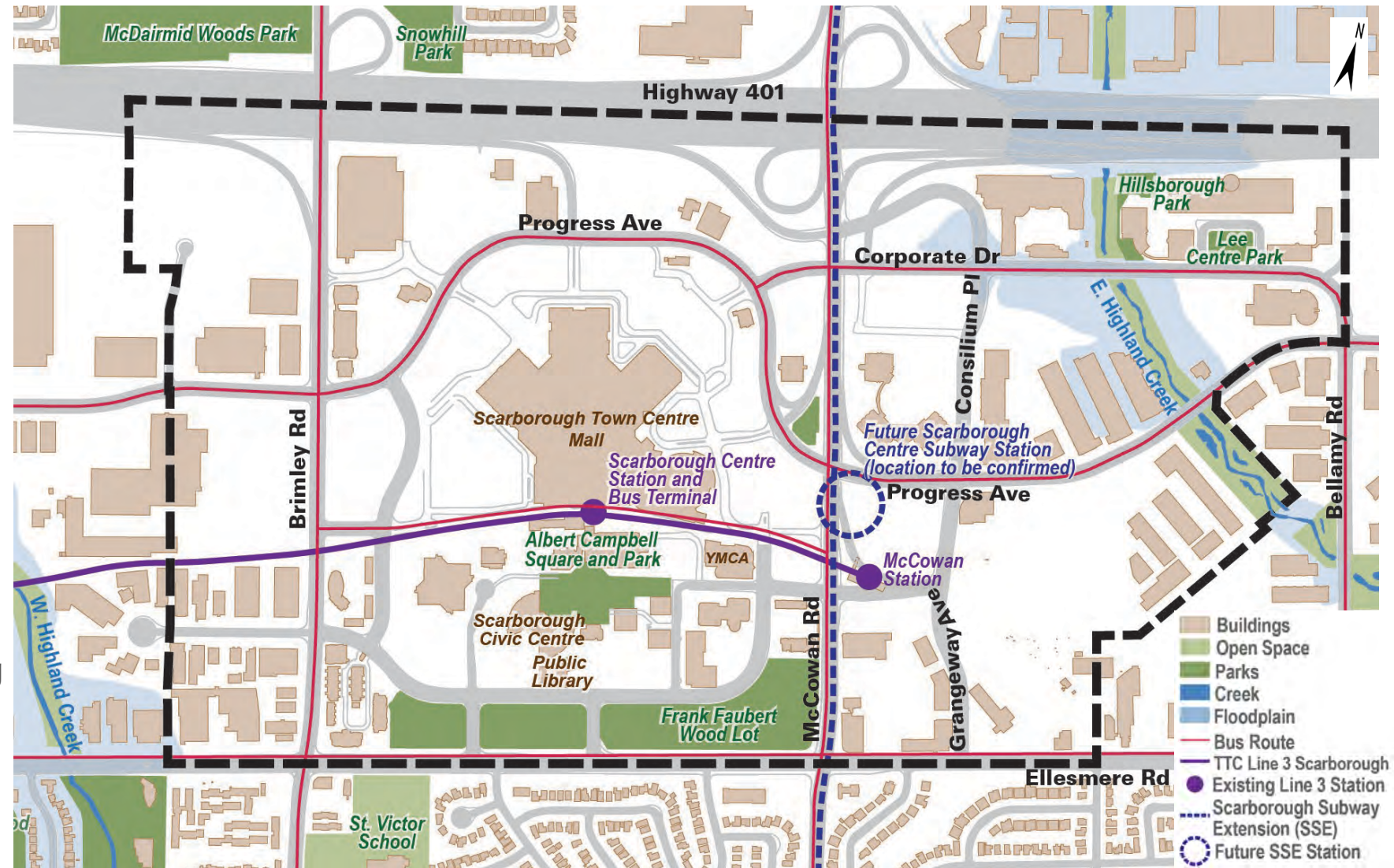




# Area Description

## Scarborough Centre functions as:

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








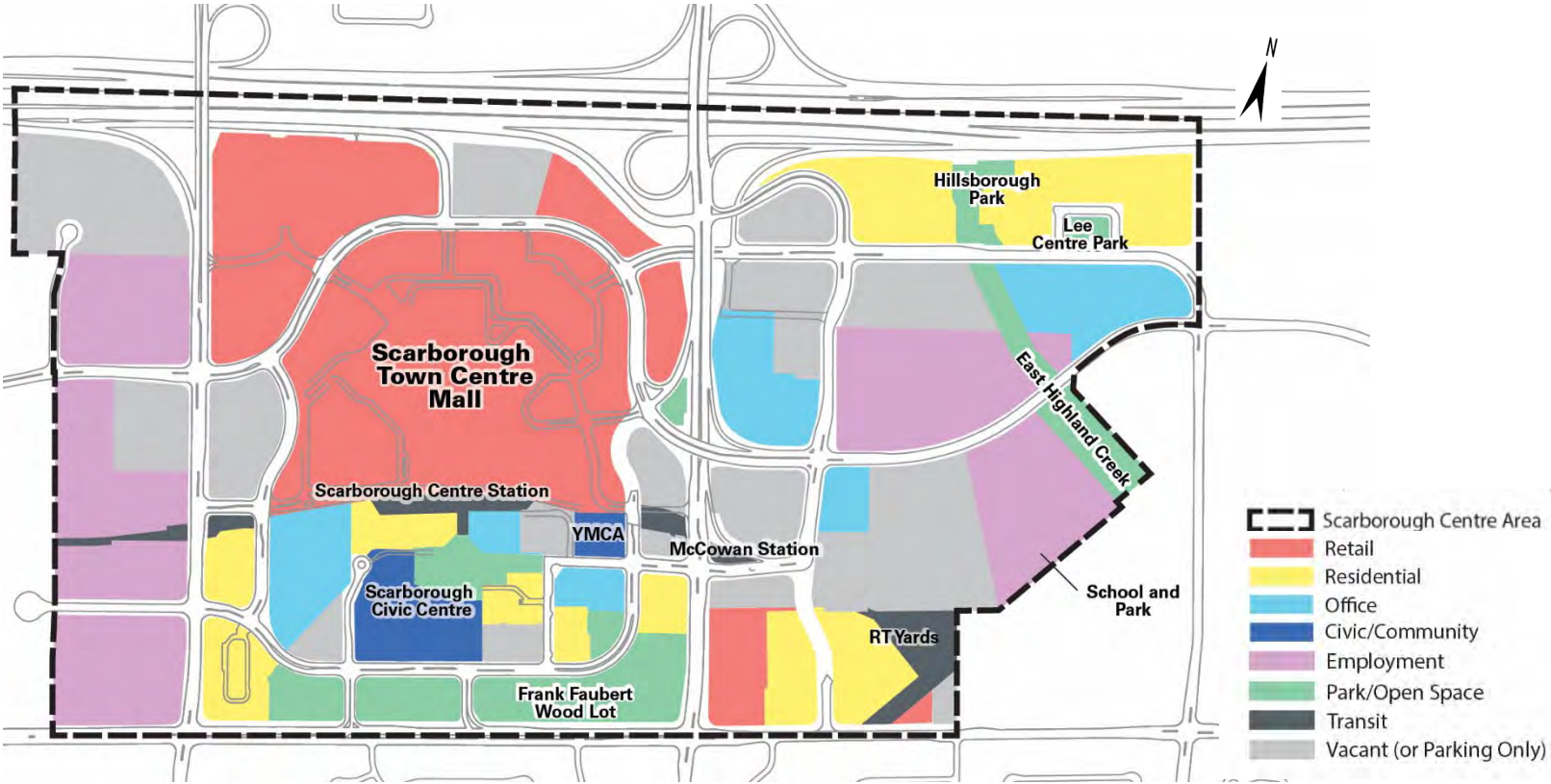


# Area Description

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



Albert Campbell Square



Mondelez International



# 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 designated heritage building (Image Source: Wikipedia)



The Scarborough Civic Centre is a designated heritage building.



# Evolution of Scarborough Centre

## 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

## Proposed Scarborough Subway Extension

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.



## Growth Plan for the Greater Golden Horseshoe (2020)

As part of the 2020 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.



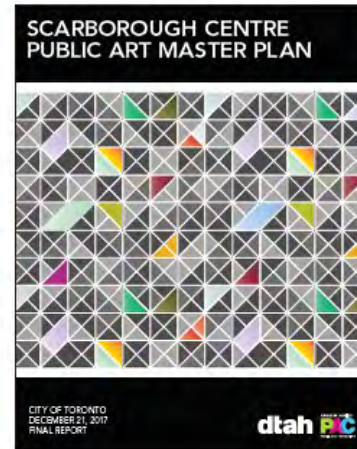
## Recent City Studies in Scarborough Centre



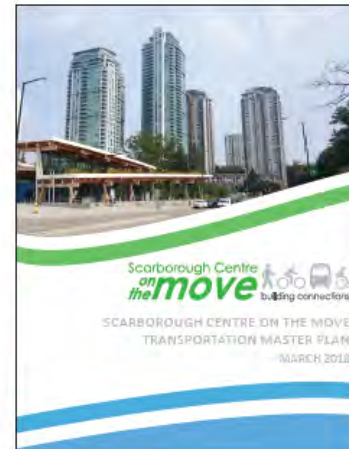
**Scarborough Centre Public Space + Streetscape Master Plan (2012)**



**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)**



# Community Services and Facilities – Preliminary Findings (Jul 2020)

## Child Care

- Additional child care facilities will be required to meet the City's provision level target and support future growth.

## Library

- Scarborough Civic Centre Library opened in 2015 and serves a population of approximately 34,000 people.
- TPL's Facilities Master Plan identifies several branches surrounding the Study Area

## Community Recreation

- The population within and around Study Area is currently adequately served by existing community recreation centres.
- Revitalization of the Centennial Recreation Centre is recommended and will need to consider existing service gaps and future growth.

## Schools

- Current utilization rates indicate capacity within existing schools to serve future growth.

## Human Services

- Significant clusters of community agencies operating in the study area. Further consultation is required to understand sector specific needs.

# What We've Heard

Consultation during *Phase 2: Background Analysis*.



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# Landowners and Business Owners Virtual Open House

**July 14, 2020**

**30 public participants**

- Residential growth has been in predominantly tall condo buildings. The Centre needs **other types of built form**
- **More parks** are needed to serve those who live and work in the Centre
- It's **hard to travel to and move around** Scarborough Centre
- There needs to be enough **services and infrastructure** to support anticipated growth in Scarborough Centre





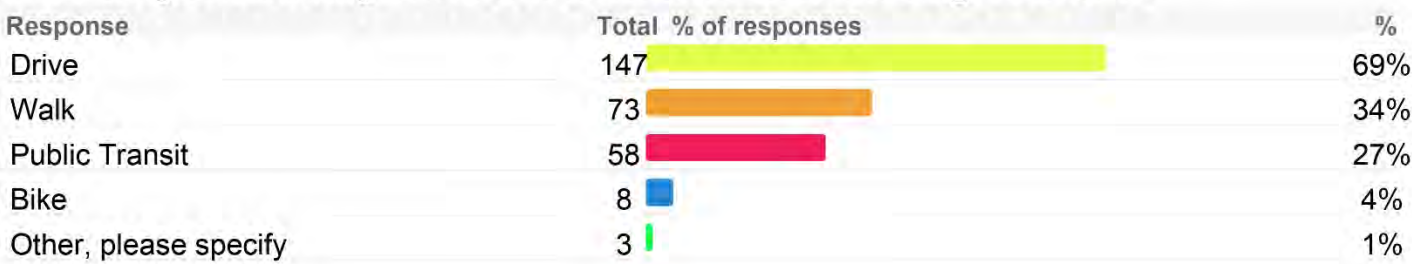
# Online Public Survey

June 30 – August 28, 2020

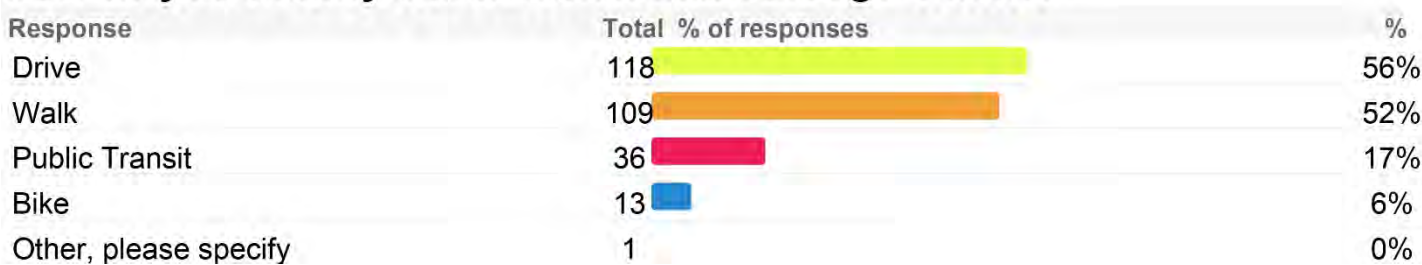
220+ participants

- The top 3 places in and around Scarborough Centre that could be improved: **Scarborough Town Centre Mall, Albert Campbell Square, Scarborough Civic Centre**
- Most people **drive and/or walk** to, from, and within the Centre:

## How do you usually travel to and from Scarborough Centre?



## How do you usually travel within Scarborough Centre?





# Online Public Survey: Highlights

## Travel & Transportation

- Scarborough Centre is **not pedestrian-friendly**
- Many people feel **unsafe walking**, particularly at night
- **Dedicated cycling infrastructure** is needed
- **Traffic is congested** and **public transit is overcrowded** at peak times
- **More wayfinding** and signposts are needed
- **Bus shelters** should be **brightly-lit** and **covered**
- There could be **better connections** between transit and amenities





# Online Public Survey: Highlights

## Parks & Open Spaces

- More **benches** and accessible seating, **lighting**, **landscaping**, and **shading**
- Participants suggested play structures, splash pads, athletic fields, outdoor fitness equipment, BBQ facilities
- More **green space** and **improvements to trails**

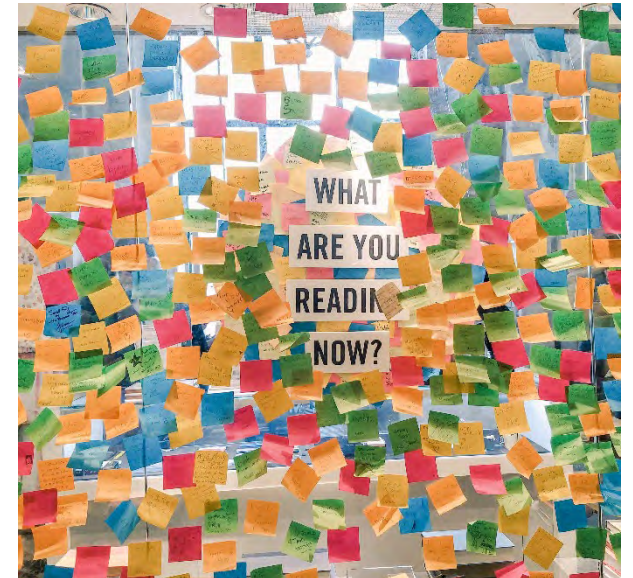




# Online Public Survey: Highlights

## Community Services & Facilities

- Scarborough Centre needs more **child care centres**, playgrounds, and splash pads
- A **community centre**, arts centre, recreation centre
- **Expanded library space**, extended hours, diverse programming
- **Dedicated bus stops at the entrances** of community facilities
- ServiceOntario or ServiceCanada branch



# Online Public Survey: Highlights

## Other Ideas

- Scarborough Civic Centre and Frank Faubert Wood Lot were cited as **key heritage features** in the Centre
- The Centre should have a **mix of low-, mid-, and high-rise buildings**
- Surface-level parking lots can be transitioned to new uses
- **Walkable, street-level local retail and food**
- **Public square for community events** (e.g., farmer's market, movie night, food festival, sports game screenings)



Photo: Nicola Betts



# DRAFT Vision and Guiding Principles



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*“Scarborough Centre is envisioned as evolving from a car-oriented to a **transit-oriented community, and civic and economic hub**. Anchored by the new subway station and Scarborough Civic Centre, the Centre will be characterized by a **vibrant public realm, pedestrian and bike-friendly streets, with a mix of live-work-play uses in close proximity, a robust network of local parks and public open spaces, and diverse housing options** supported by easily accessible community services. **Sustainability and inclusivity** will be the cornerstones of all new development in the area.”*



# DRAFT Guiding Principles

1. Create **Distinct Neighbourhoods** with a **Varied Urban Form**
2. Make Scarborough Centre a **Vibrant and Exciting Place**
3. Create **Great Streets** with an Attractive Public Realm
4. Create a **Complete Community** with a Diverse Mix of Activities





# DRAFT Guiding Principles

5. Create **Quality Parks and Open Spaces**
6. Plan for **Active Transportation** and Improved **Mobility and Connectivity**
7. Build a **Sustainable and Resilient Centre**
8. Enrich **Community Services and Facilities**



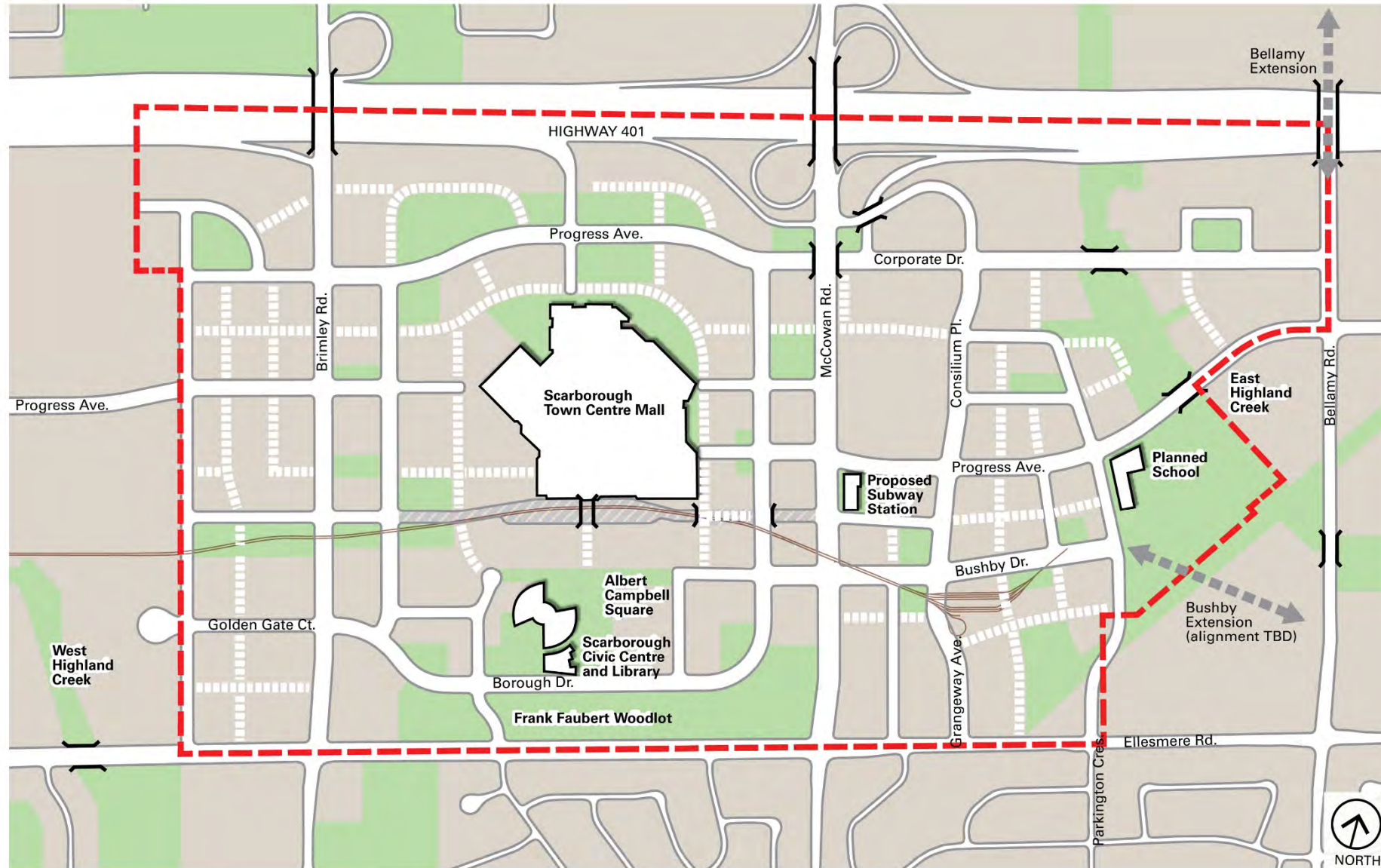










# Updated Public Realm Plan and Development Concepts

The following slides contain conceptual diagrams for discussion purposes only.



# 1 Street Network



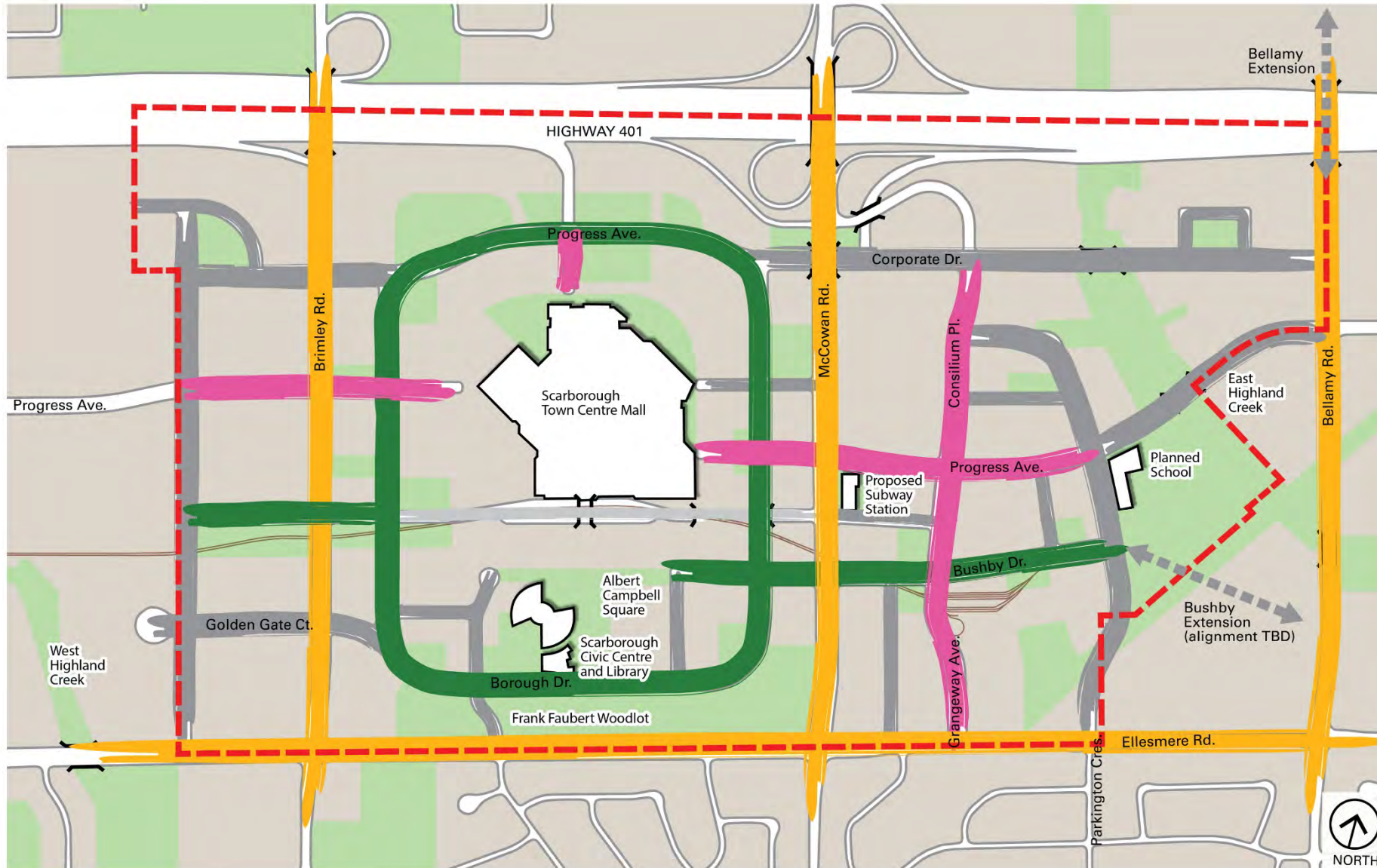
-  **Streets**
-  **Connections**
-  **Future Street Network Extensions**
-  **Private Limited Access Street**  
(Portion of the Triton Trench is decked with connection at the street level)
-  **Parks and Open Spaces**  
(Existing and proposed are shown in detail on 'Parks and Open Spaces Types' map)
-  **Major Buildings**
-  **SRT Corridor**
-  **Study Area Boundary**

## Opportunities:

- Fine-grained network of streets and other connections.



# 1 Street Network: Special Character



- Arterial Streets
- Mixed Use Streets
- Civic Streets
- Other Public Streets
- Limited Access Private Streets
- Parks and Open Spaces (Existing and proposed are shown in detail on 'Parks and Open Spaces Types' map)
- Major Buildings
- SRT Corridor
- Study Area Boundary

## Opportunities:

- Arterial streets are the front doors to the community.
- Mixed use streets are lined with active uses.
- Civic streets are lined with open spaces and in some cases public buildings.



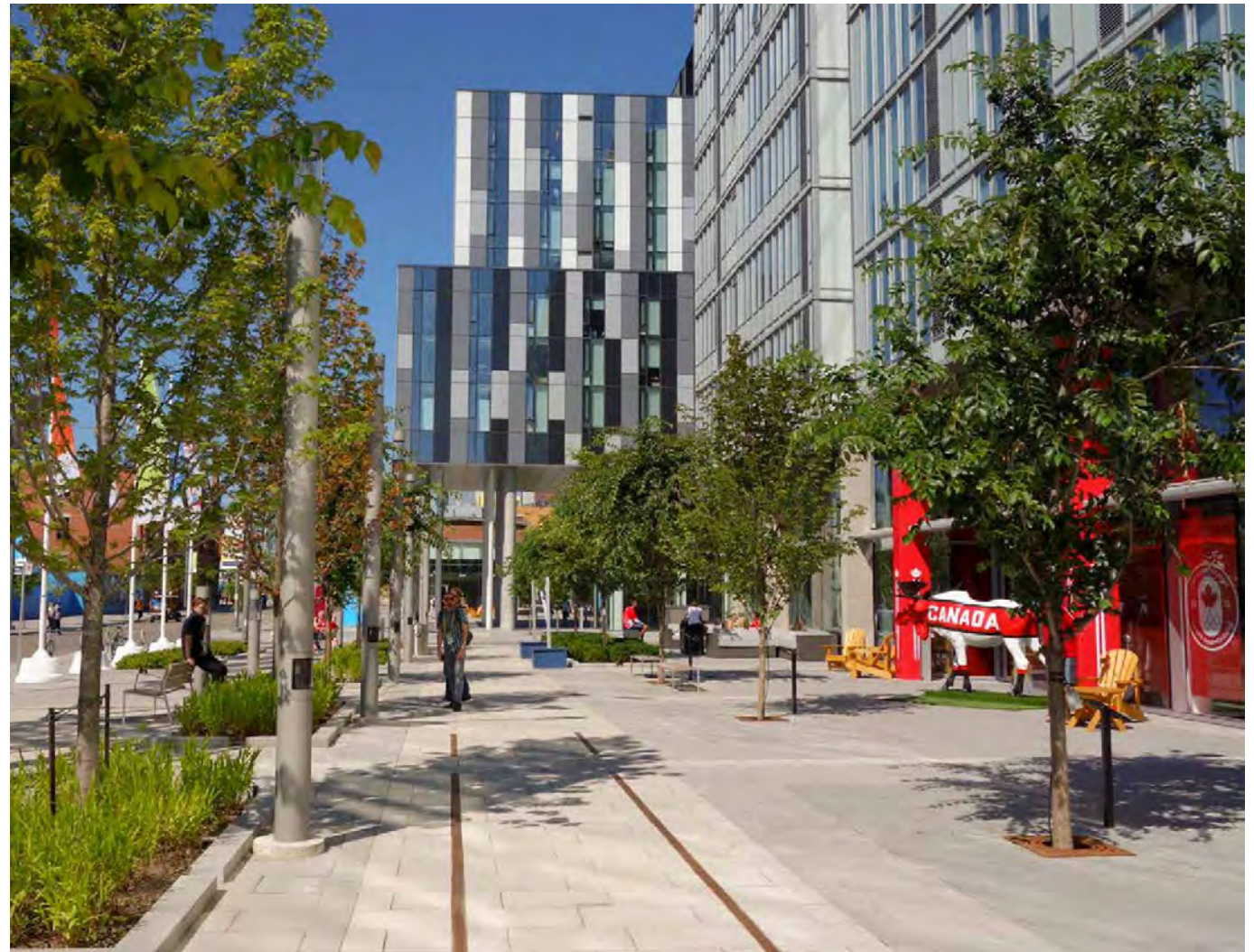
# 1 Street Network



Vestdijk Boulevard, Rotterdam



"Magnificent Mile," Chicago

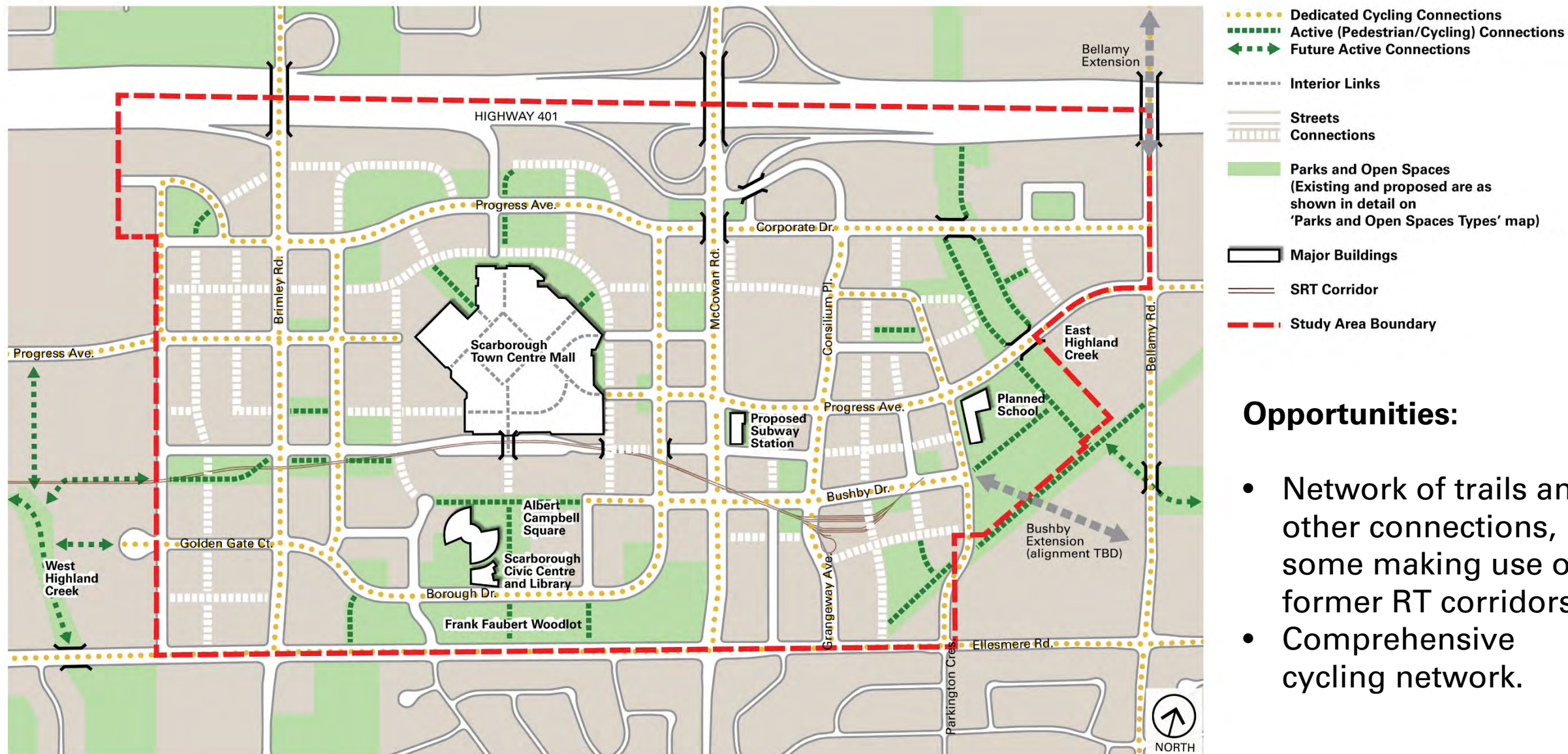


West Donlands, Toronto

A fine network of well-designed streets and other connections.

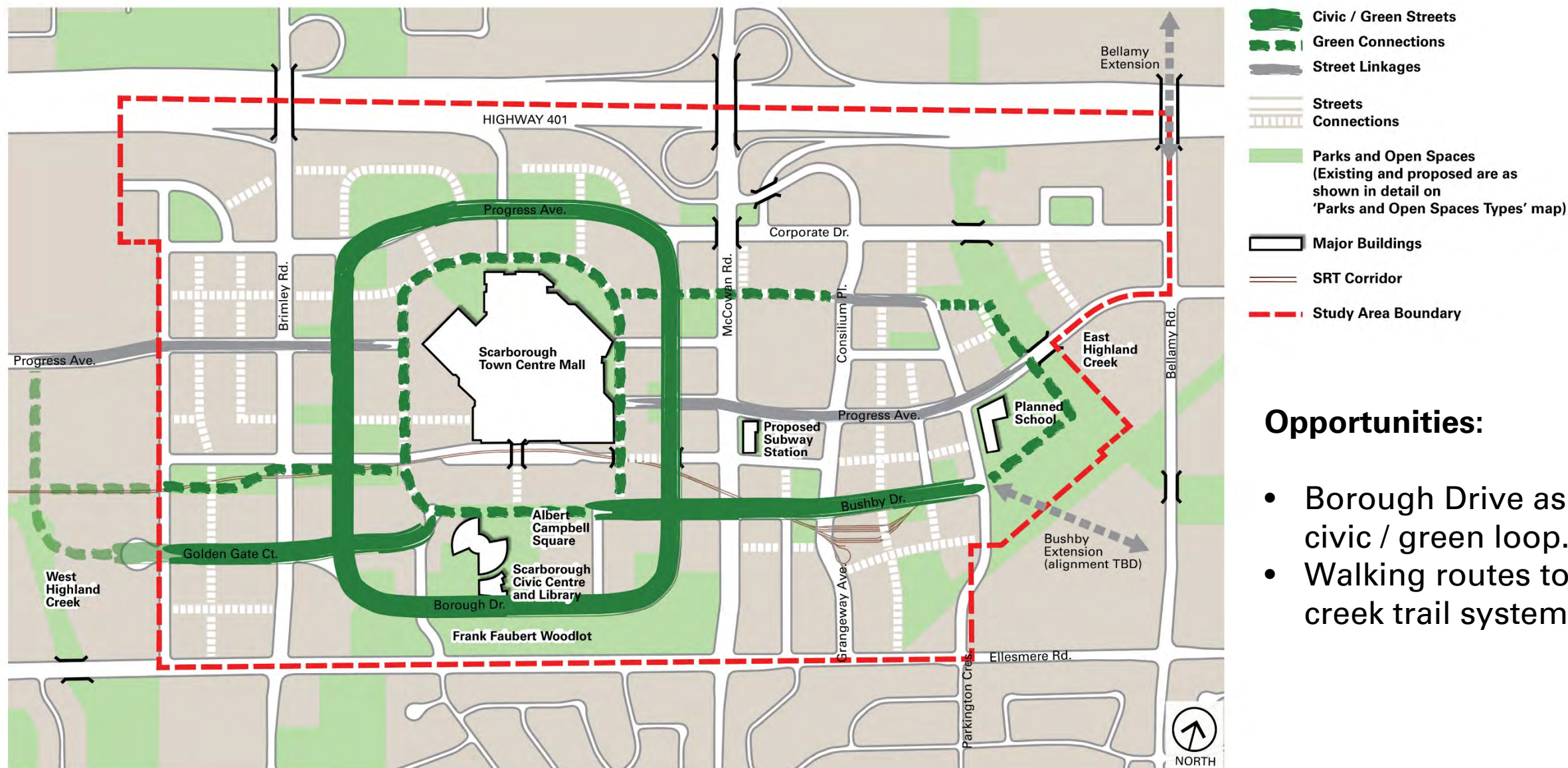


## 2 Active Transportation Network





## 2 Active Transportation Network



### Opportunities:

- Borough Drive as civic / green loop.
- Walking routes to creek trail systems.



## 2 Active Transportation Network



Vancouver



Victoria

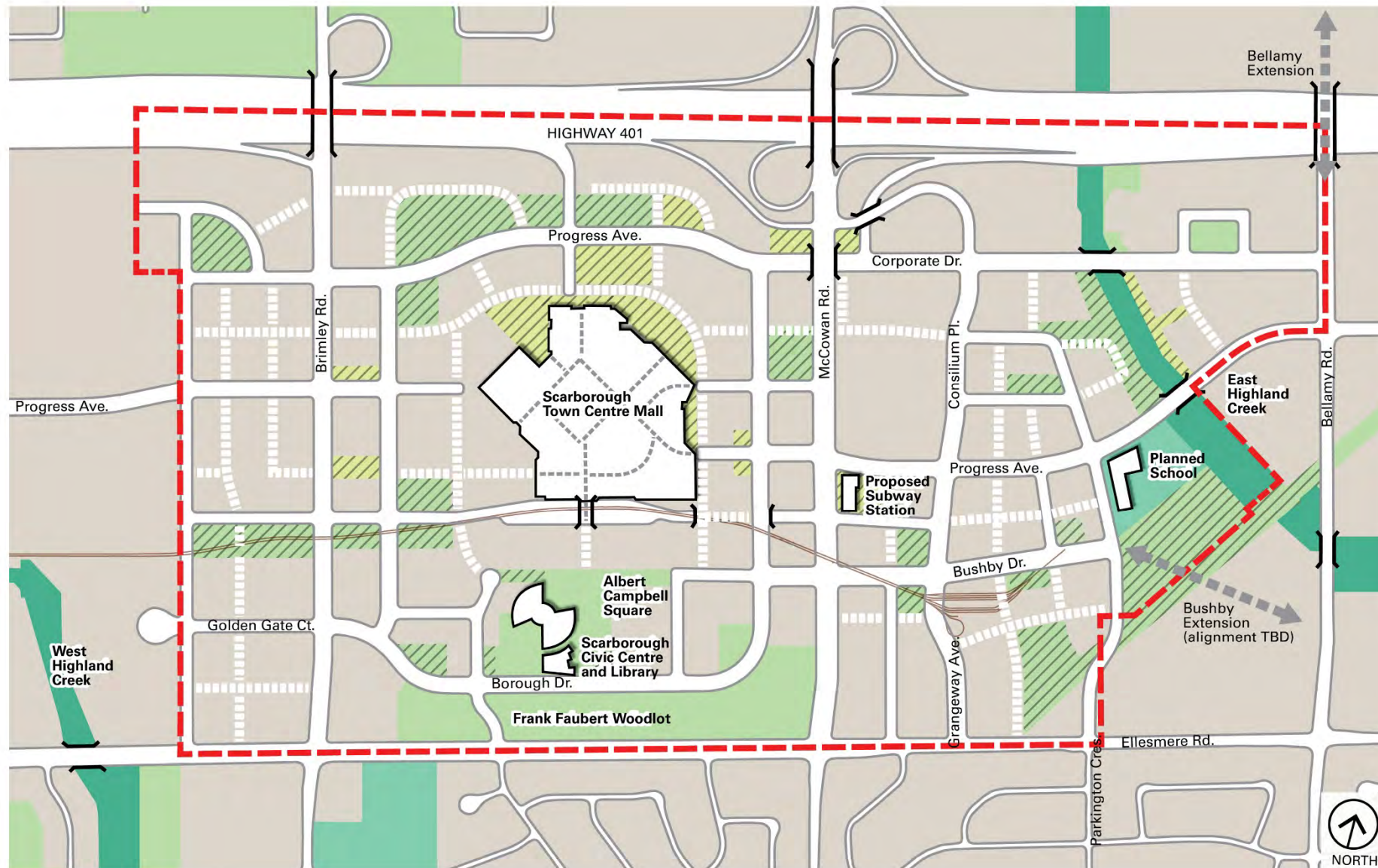


Saluhall, Malmö

Pedestrian connections and cycling facilities.



### 3 Parks and Open Space Types



#### Opportunities:

- Major new park on the north side of Borough Dr. loop
- Linear parks on portions of RT route
- Network of neighbourhood and local open spaces



### 3 Parks and Open Space Types



Port Credit, Mississauga



Corktown Commons, Toronto

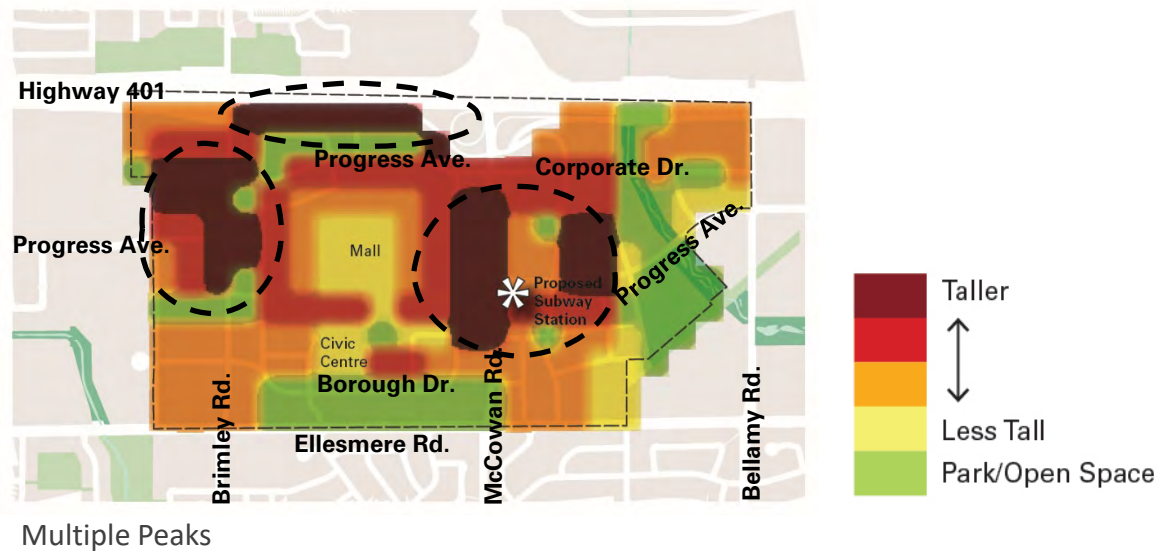
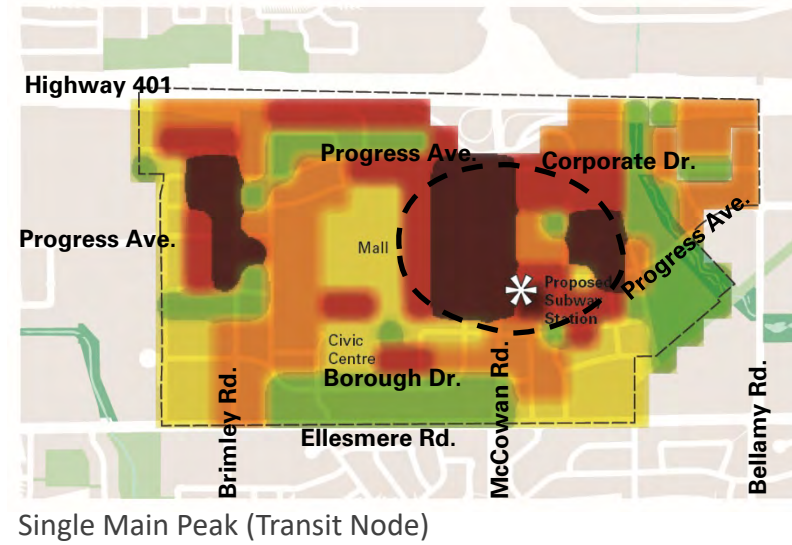
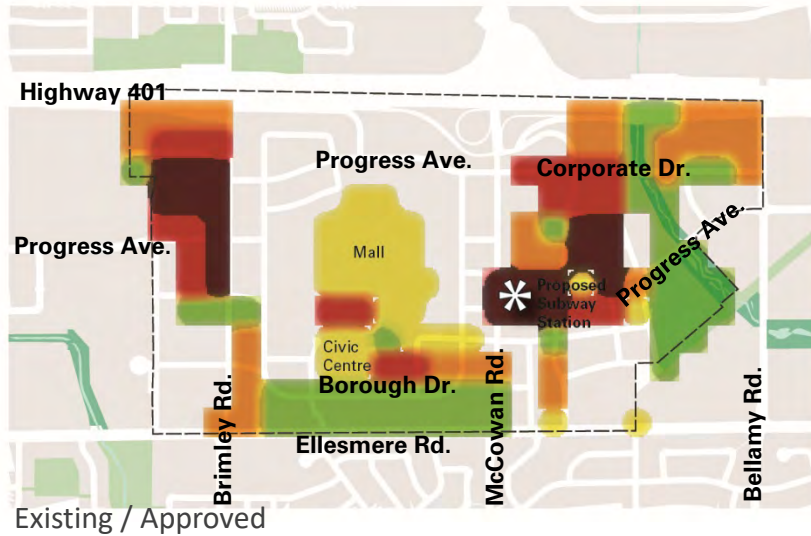


Ravine trail, Toronto

A variety of open spaces, from urban squares to neighbourhood parks to natural spaces around the creeks and woodlots.



# 4 Height Locations



## Opportunities:

- Logical distribution of height.
- Greatest height concentrated around subway station.



## The Challenge:

- Land use and intensity transition
- An evolving context
- Larger and more intense projects
- Specific form of tall buildings as the default
- Monotonous and uncomfortable pedestrian experience

## The Response:

- Achieve design excellence
- Move beyond the minimums
- Shape buildings and blocks
- Broader range of building types
- Improve pedestrian comfort
- Improve skyview
- Increase porosity of large sites / blocks
- Logical distribution of intensity





Existing (Google Earth, 2021)





Amstel Tower, Amsterdam c. DAAKO



Humber Bay, Toronto (c. Ken Greenberg)



## 5 **Built Form:** The Space Between



Amstel Tower, Amsterdam c. DAAKO



## 5 Built Form: The Space Between



Myhal Centre, University of Toronto, Montgomery Sisam Architects





11 Yorkville, Toronto c. Architects Alliance



Malmo, Sweden c. SHLA, A Mork





Typical built form, Scarborough Centre

- Little block porosity
- One building type
- Low podiums fail to provide enclosure around wide streets
- Large / un-stepped floorplates
- Often little tower separation



"The Passages" Proposal, Surrey, BC (Alison Brooks Architects)

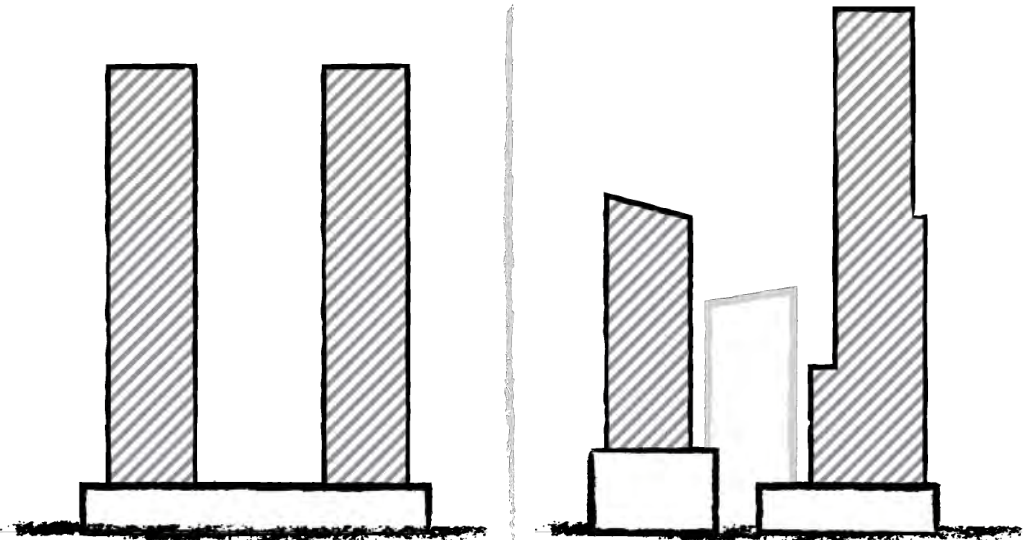
- Site / block porosity
- Built form variety
- Different building shapes and sizes
- Potential for improved pedestrian environment



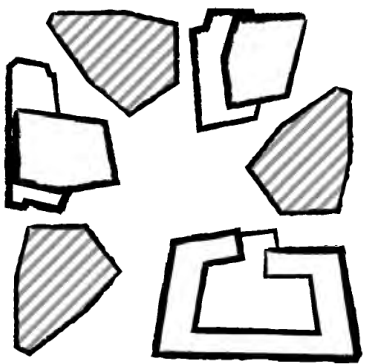
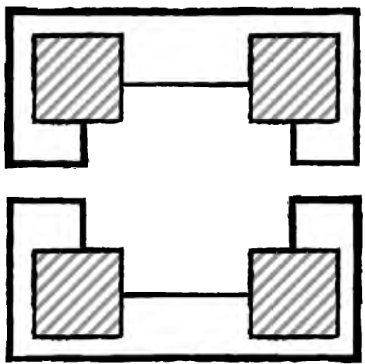


Promote varied building types and form with greater block porosity to improve the pedestrian experience.

Massing

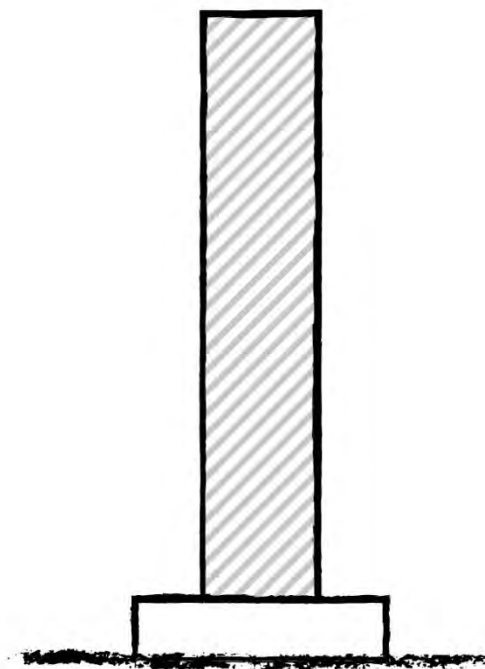


Organization

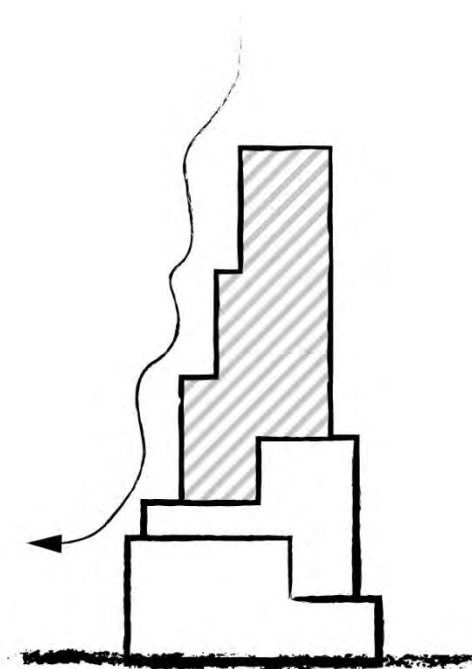


Diagrams informed by The Passages, Surrey, BC  
Alison Brooks Architects, Inc.





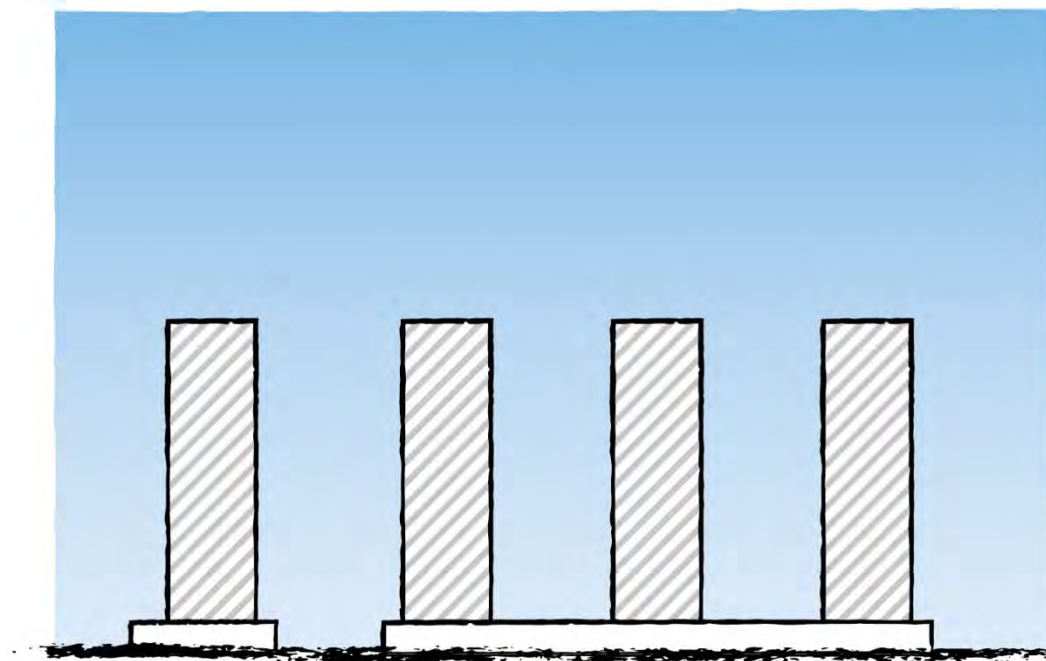
Tall Building Type:  
Short Podium + Tower



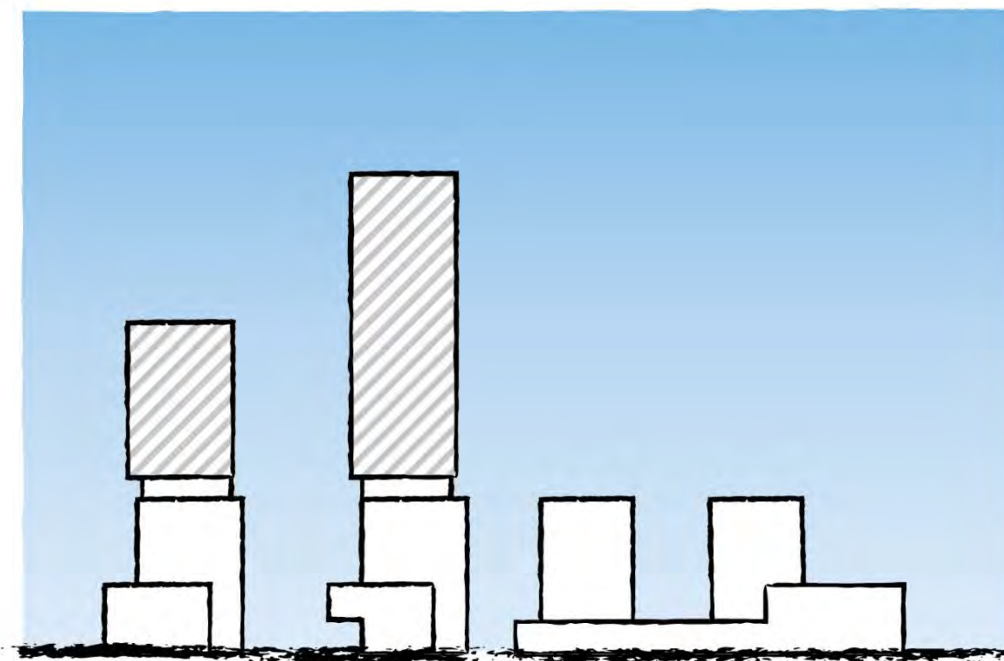
Tall Building Type:  
Stepped Form

Diagrams informed by Christie's Secondary Plan  
City of Toronto





Composition - Large Site/Block:  
Short Podium + Tower



Composition - Large Site/Block:  
Varied Building Types

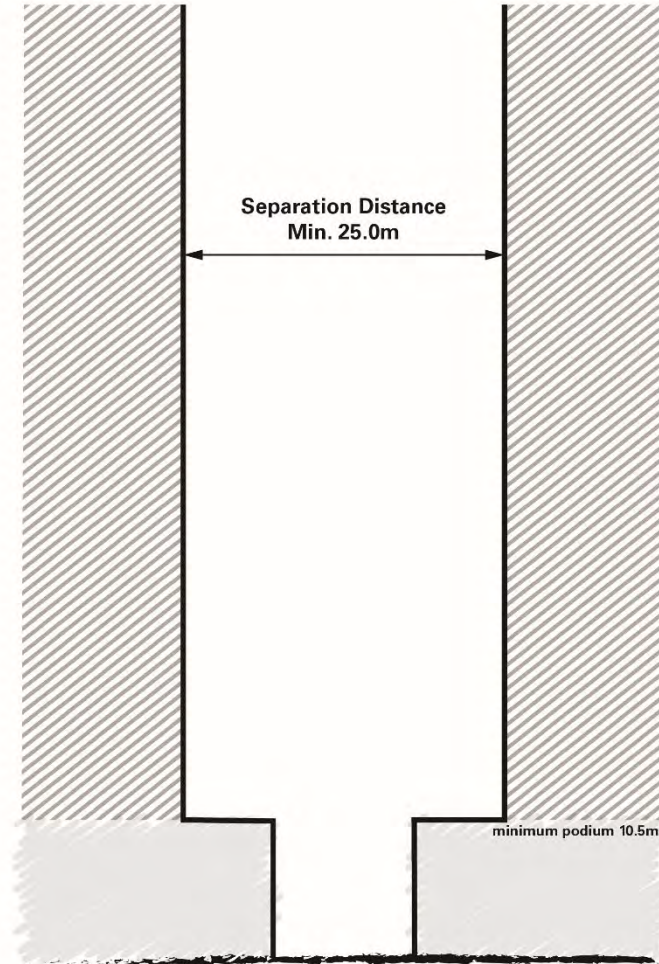
Diagram informed by European High Commission Offices  
Perkins + Will with Rafael De La Hoz



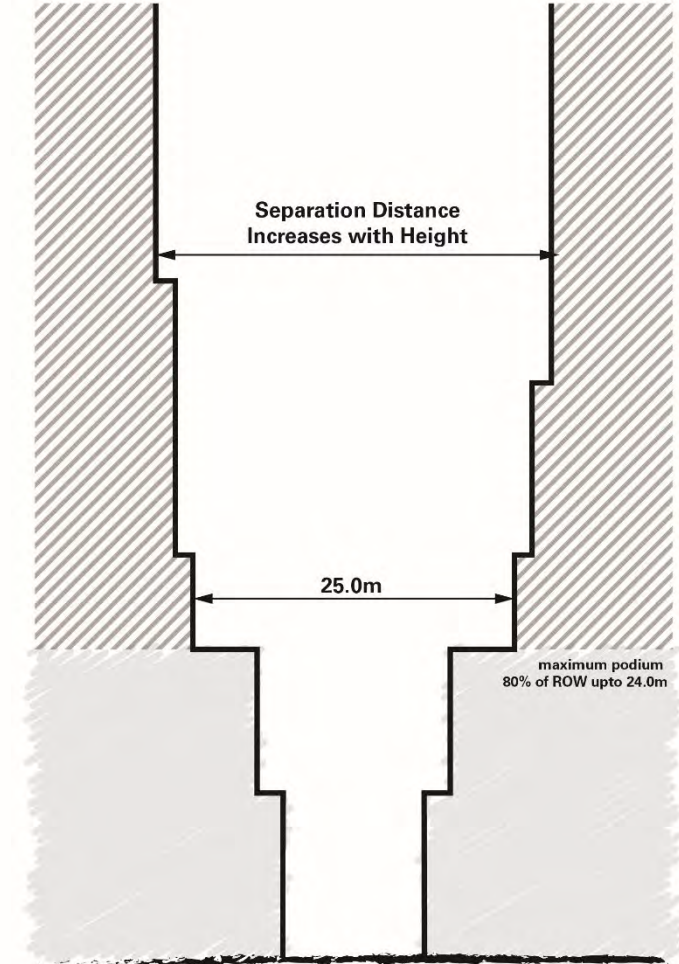
## 5 Built Form: Tower Separation

As height increases so should the separation distance between towers.

Improve access to skyviews and enhance the sense of openness.

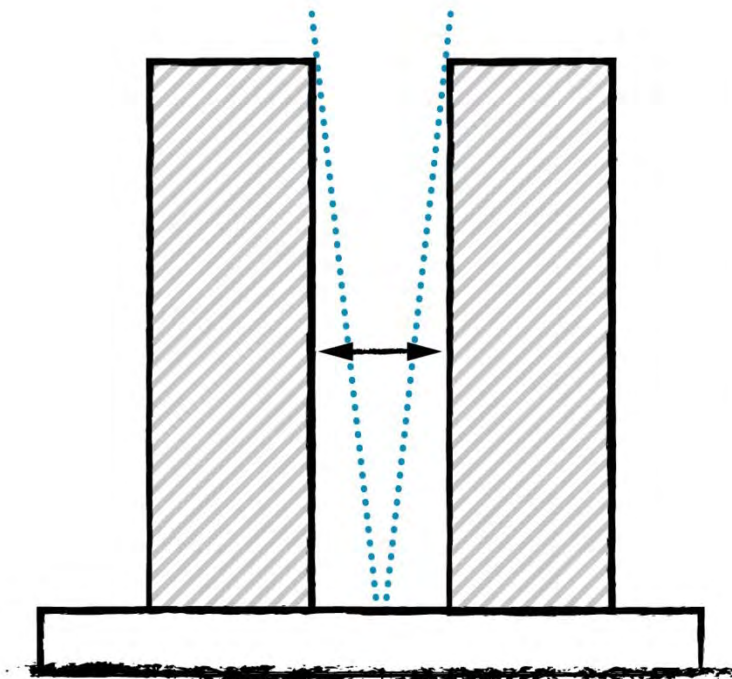


**Standard Approach**  
Separation Between Tall Buildings:  
Minimum 25m

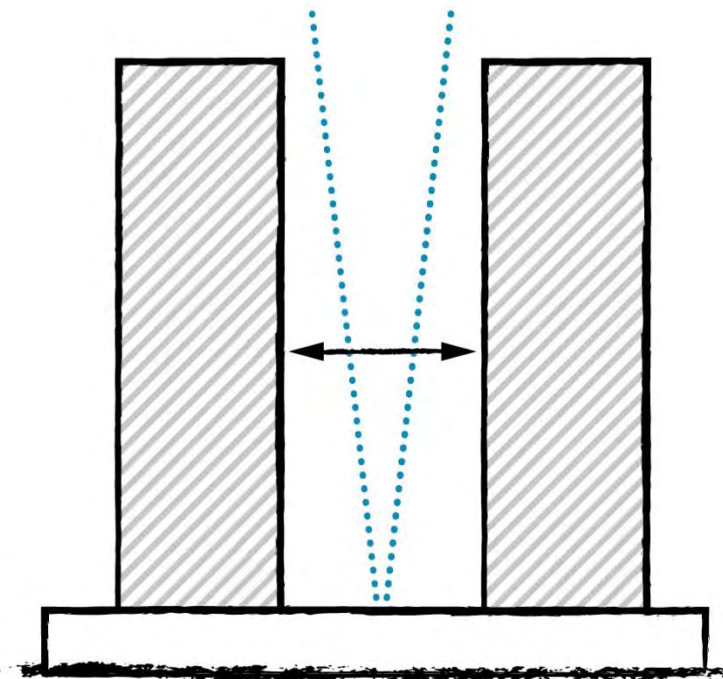


**Enhanced Approach**  
Separation Between Tall Buildings:  
Increases with Height (25-40m)

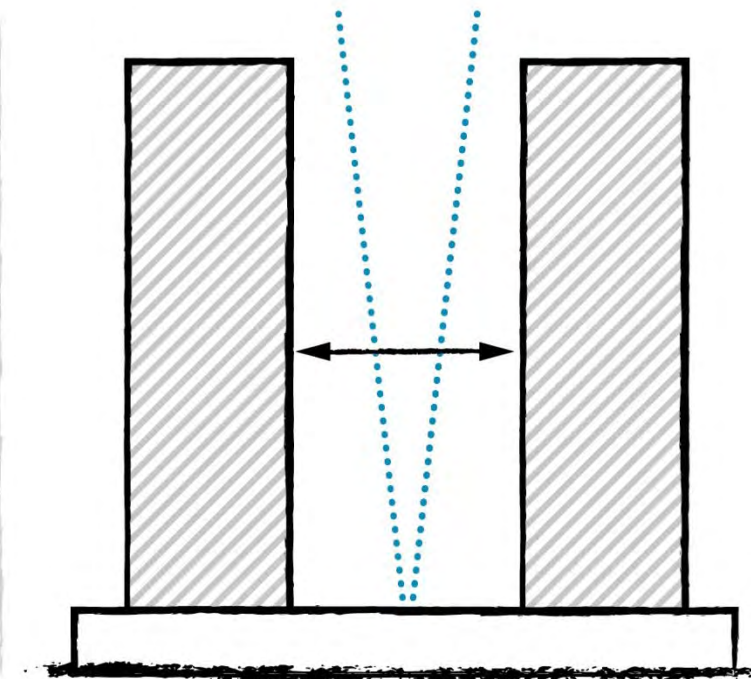




Separation:  
min 25 metres



Separation:  
35 metres



Separation:  
40 metres





Existing (Google Earth, 2021)









- Existing
- Approved
- On-going
- Potential

**Demonstration: Potential**





- Existing
- Approved
- On-going
- Potential

View from Southwest





- Existing
- Approved
- On-going
- Potential

View from Southeast



# Breakout Rooms



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# **This meeting is currently in breakout rooms for small-group discussions.**

We will reconvene in the main meeting room at 8:20 PM.



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# Report Back



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# Closing Remarks





# Next Steps



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# Thank You and Stay Tuned!

## Phase 3 Consultation Events (Dates to be announced)

- **Technical Advisory Committee (TAC) Meeting No. 1:** Sept 2021
- **Local Advisory Committee (LAC) Meeting No. 1:** Oct 2021
- **Business and Land Owners Meeting No. 2:** Nov 2021
- **Community Consultation Meeting No. 2 - Development Concepts:** Nov 2021
- **On-line Survey:** Dec 2021 - Jan 2022

**Stay tuned for updates:**

[www.toronto.ca/OurScarboroughCentre](http://www.toronto.ca/OurScarboroughCentre)



<https://www.facebook.com/CityPlanTO/>



<https://twitter.com/CityPlanTO>



## 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](http://www.toronto.ca/OurScarboroughCentre)

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