



Aerial Source: Google Earth, 2020

Our Scarborough Centre

Phase 3 Consultation: December 2021



OUR SCARBOROUGH
CENTRE

GLADKI PLANNING ASSOCIATES
DTAH / ARUP / TMIG / RWDI

Land Acknowledgement

We acknowledge the land we are meeting on 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. We 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.



Study Overview

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

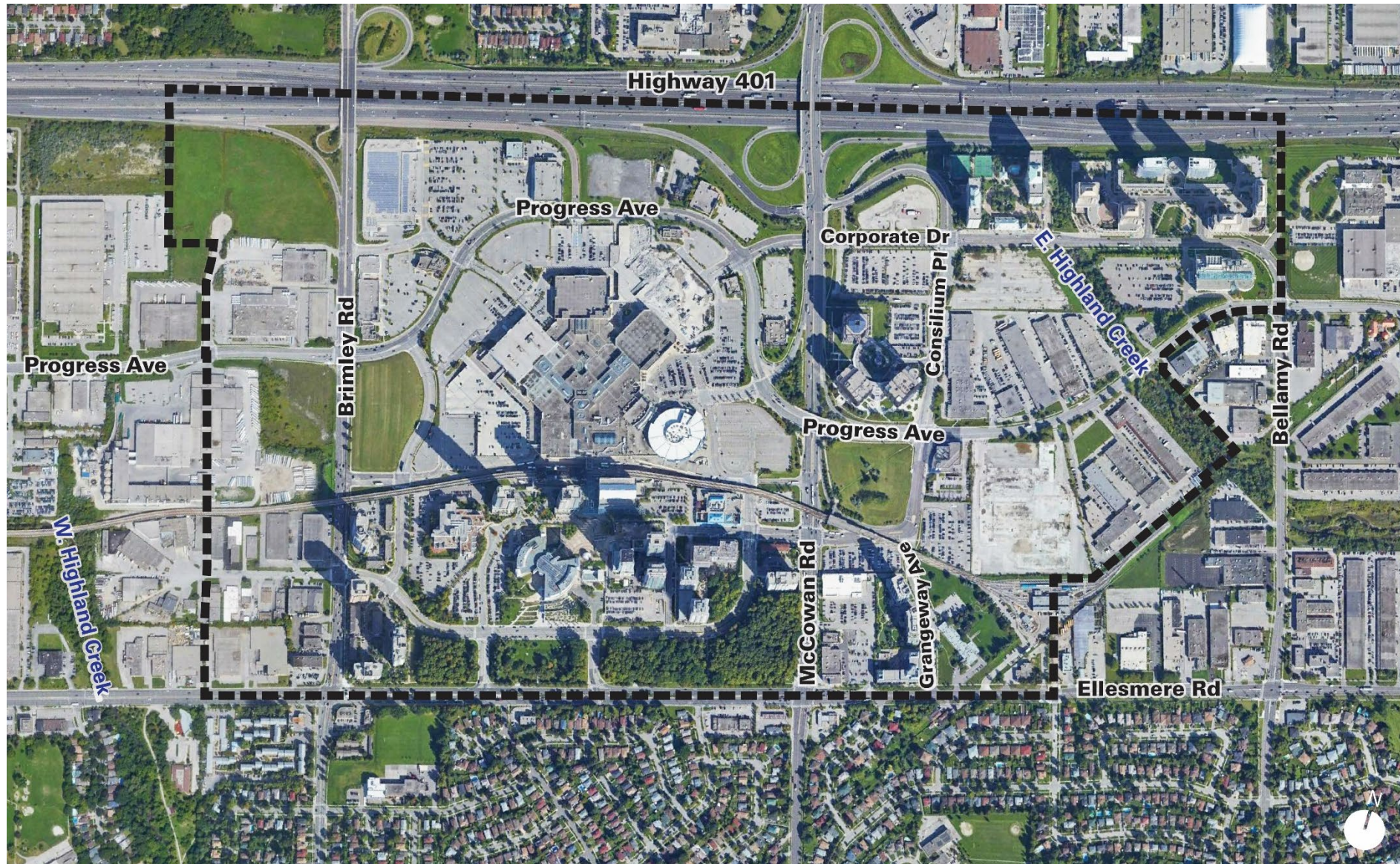


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What is *Our Scarborough Centre*

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

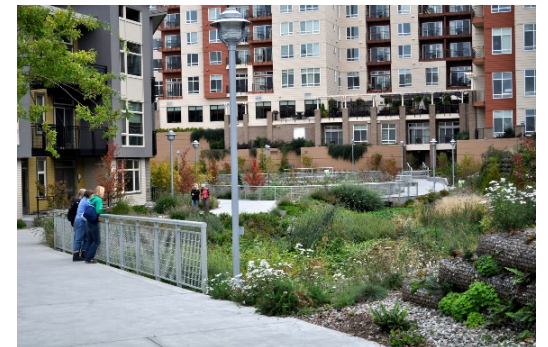
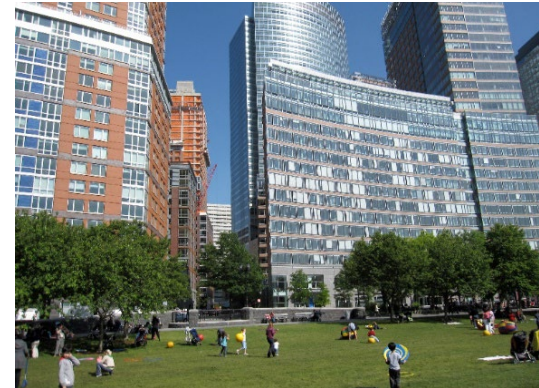
Aerial imagery: 2020, Google Earth

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.



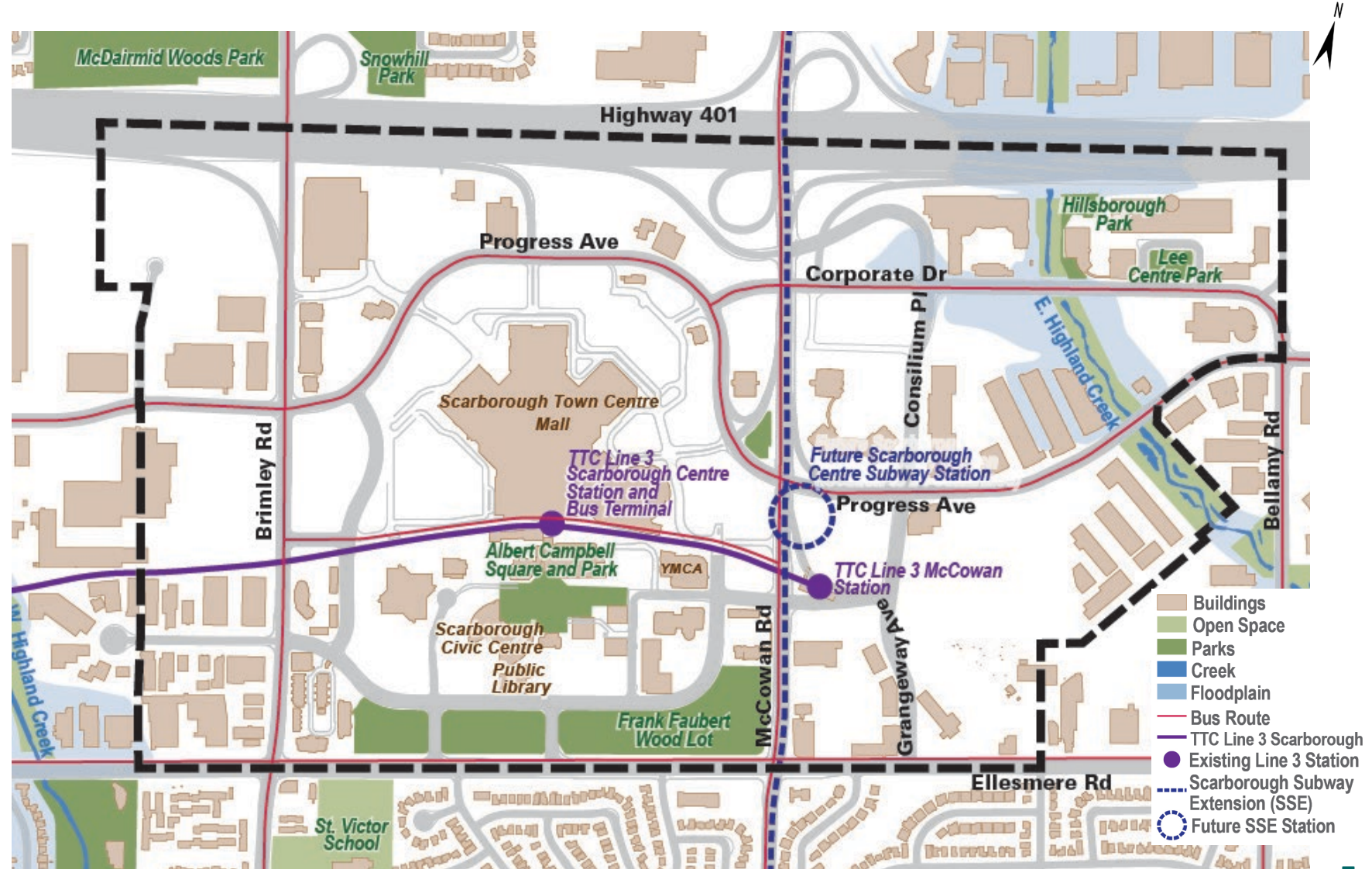
Study Process and Timeline



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.



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.



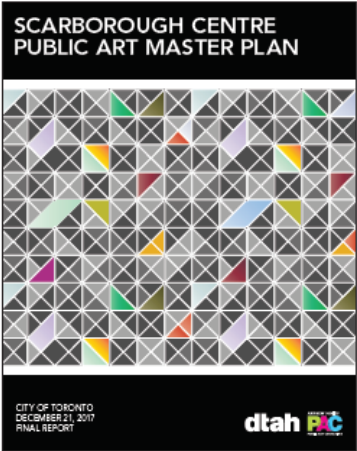
Recent City Studies in Scarborough Centre



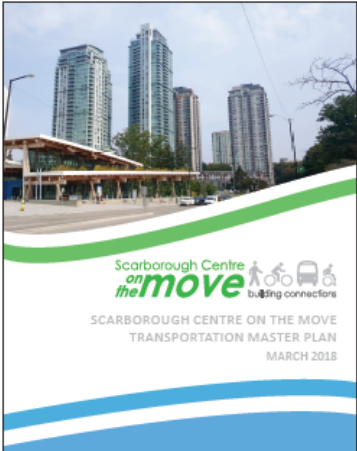
Scarborough Centre Public Space + Streetscape Master Plan (2012)



McCowan Precinct Plan (2014)



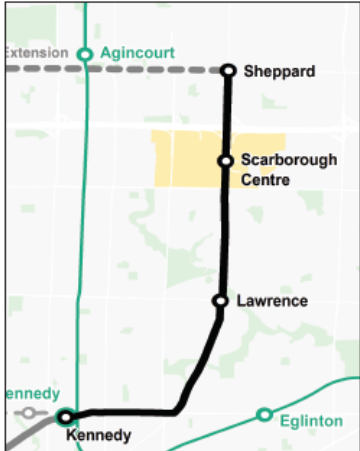
Scarborough Centre Public Art Master Plan (2017)



Scarborough Centre Transportation Master Plan (2018)



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



Scarborough Subway Extension (ongoing)

Community Services and Facilities – Preliminary Findings (July 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.

Phase 2 Highlights

Vision and Guiding Principles

Updates to Phase 1:

- Public Realm Plan
- Streets and Connections Network
- Parks and Open Spaces Network
- Character Areas



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Vision Statement

“Scarborough Centre is the heart of Scarborough: an important **civic and economic hub** anchored by the Scarborough Civic Centre, Frank Faubert Wood Lot and the West and East branches of Highland Creek. It will evolve into a **transit-oriented community** focused on the new Scarborough Centre subway station, characterized by a mix of live-work-play uses supported by a **vibrant, safe and interconnected public realm**, a robust network of local parks, public open spaces, **diverse and affordable** housing options and accessible community services. **Sustainability, resiliency, inclusivity** and celebration of Scarborough Centre’s unique **heritage and ethnocultural diversity** will be the cornerstones of all new initiatives in the area.”

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



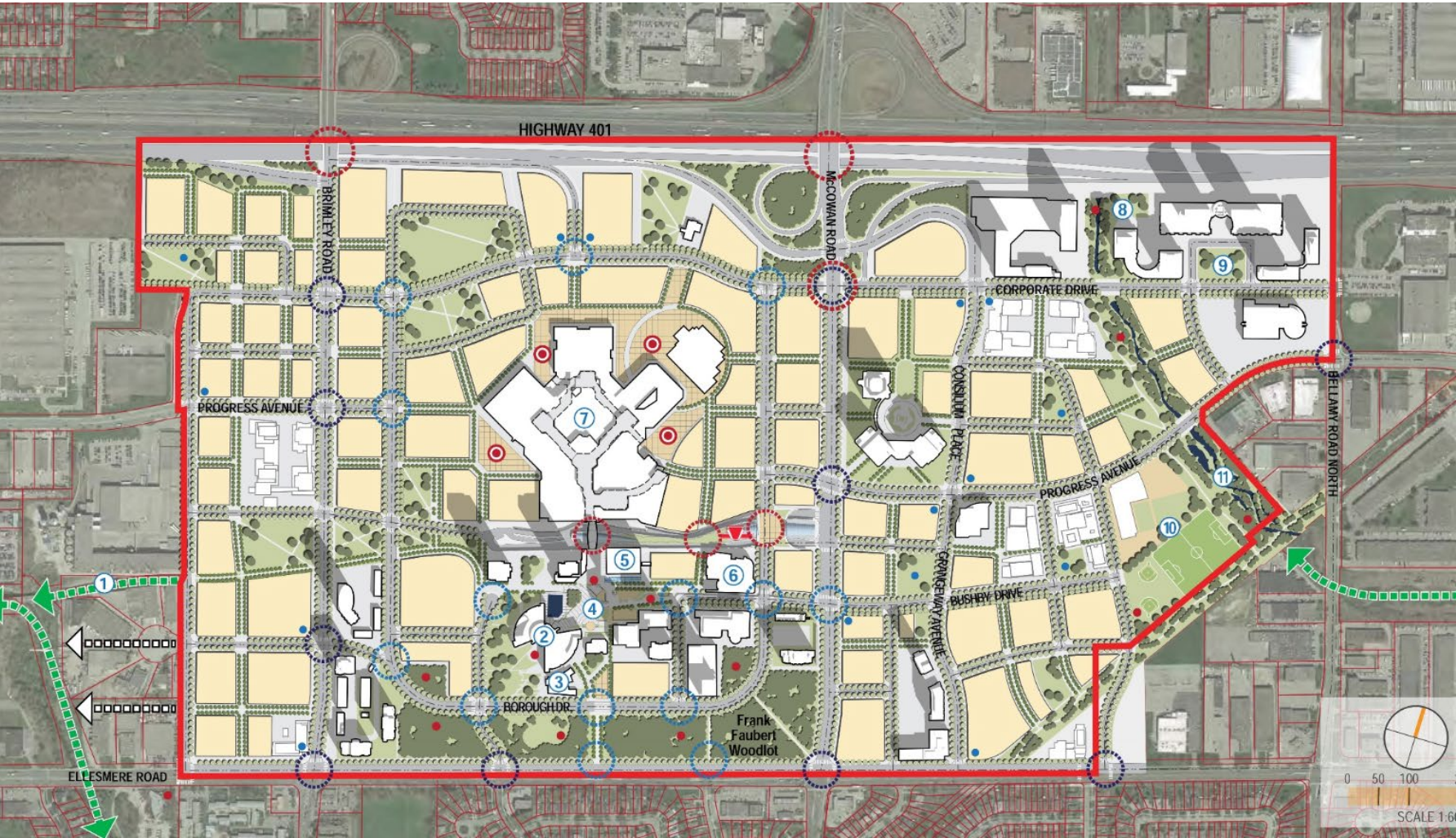
Guiding Principles

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**



Phase 1 Public Realm Plan (2019)

- 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)
 - Public Art: Primary Gateway
 - Public Art: Secondary Gateway
 - Public Art: Art Infused Infrastructure Structure
 - Place of Green/Cultural Identity
 - Private Development Public Art
 - Privately Owned Public Space/ Potential Public Art Site



Existing Public Realm Elements

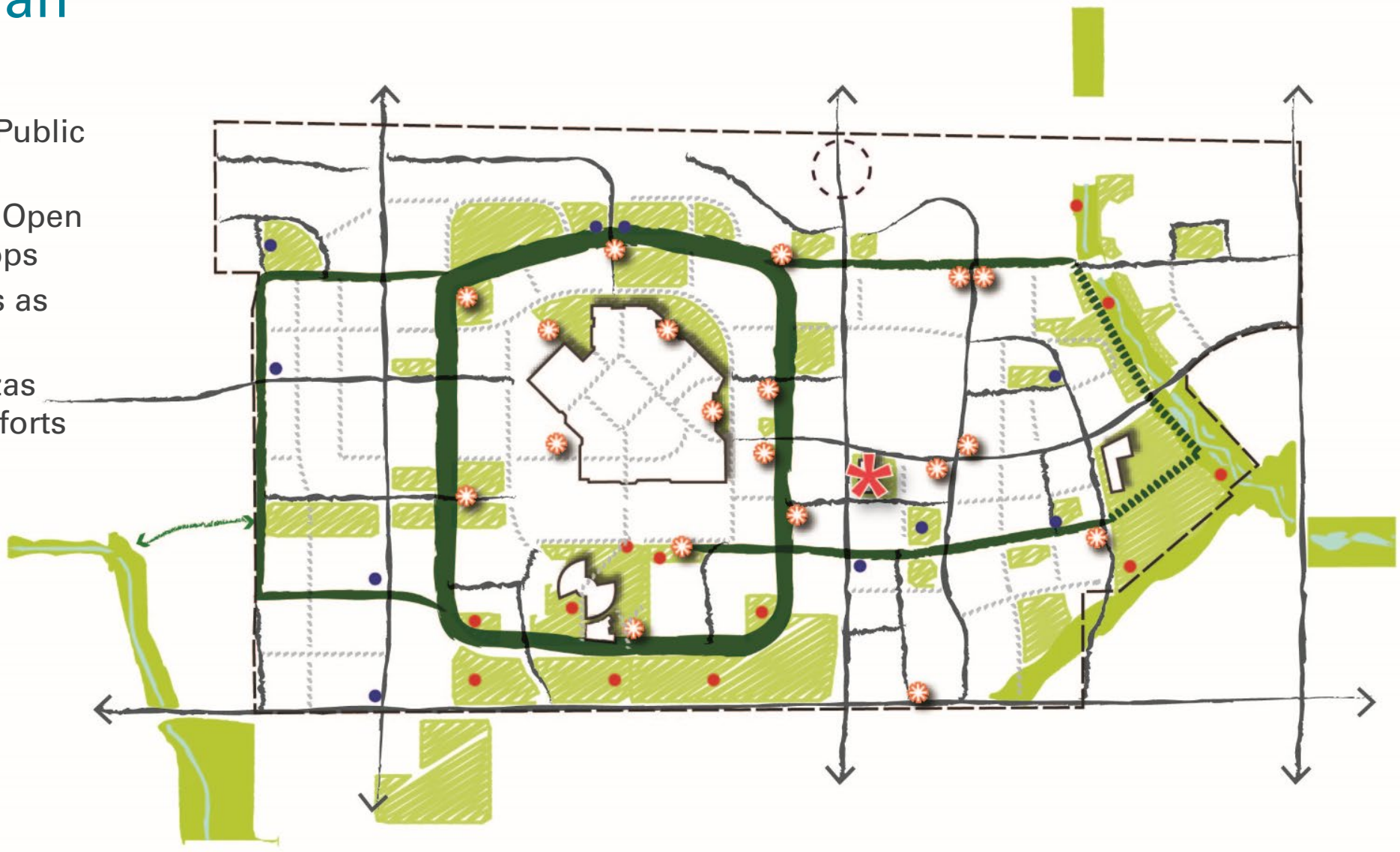
- Civic Precinct
- Woodlots
- West and East Highland Creek

- * Existing Subway Stations
- ▨ Parks and Open Spaces



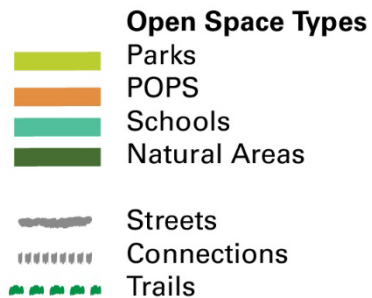
Public Realm Plan

- Three 'Green' Loops as Public Space Armature
- Reconfigured Parks and Open Spaces informed by Loops
- Clear Network of Streets as Places
- Additional Potential Plazas informed by Previous Efforts

- 
- The map illustrates a public realm plan for an urban area. It features a central grid of streets with several green loops highlighted. A red star symbol marks a planned subway station. Green hatched areas represent parks and open spaces. Orange star symbols indicate potential plazas. Red dots signify places of green/cultural identity, and blue dots represent private development/public art. The map includes a legend in the bottom left corner and a north arrow in the top right corner.
- * Planned Subway Station
 - Parks and Open Spaces
 - Potential Plazas
 - Place of Green/ Cultural Identity
 - Private Development: Public Art

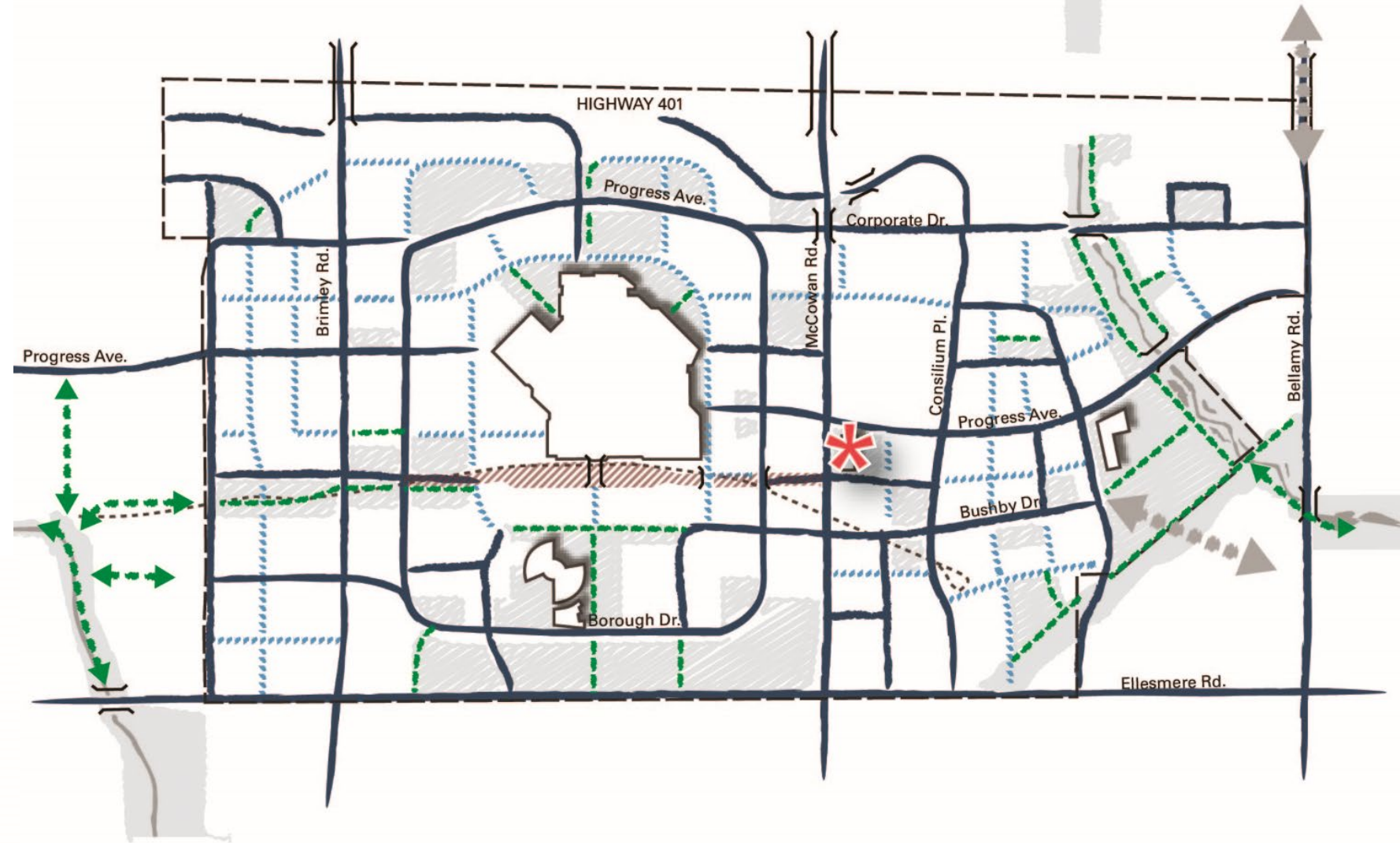
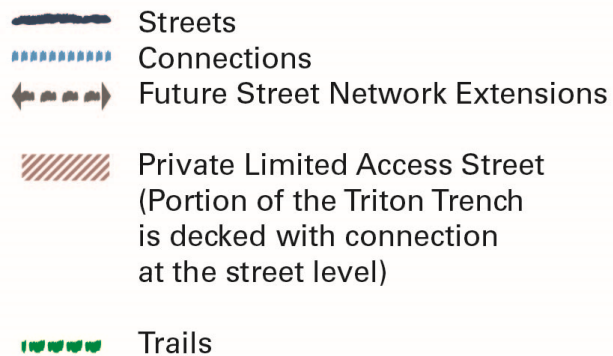
Parks And Open Space Network

- Future parks build upon existing parks and open spaces in the Centre
- POPS will complement the public park system
- Former infrastructure lands related to Line 3 transit contribute to future parkland
- Natural Areas enhanced and extended



Streets and Connections Network

- Network of public and private streets supported by connections thru sites
- Connections will occur as part of redevelopment. May or may not include vehicle access



Cycling Network

- Protected cycling facilities preferred as part of connected network for all ages and abilities
- Facility selection informed by volume and speed of vehicles
- Map includes existing facilities



Proposed Street Character

Arterial Streets: mix of uses, high volume arterials with broader network connectivity


Civic Streets: high profile and connectivity within the Centre

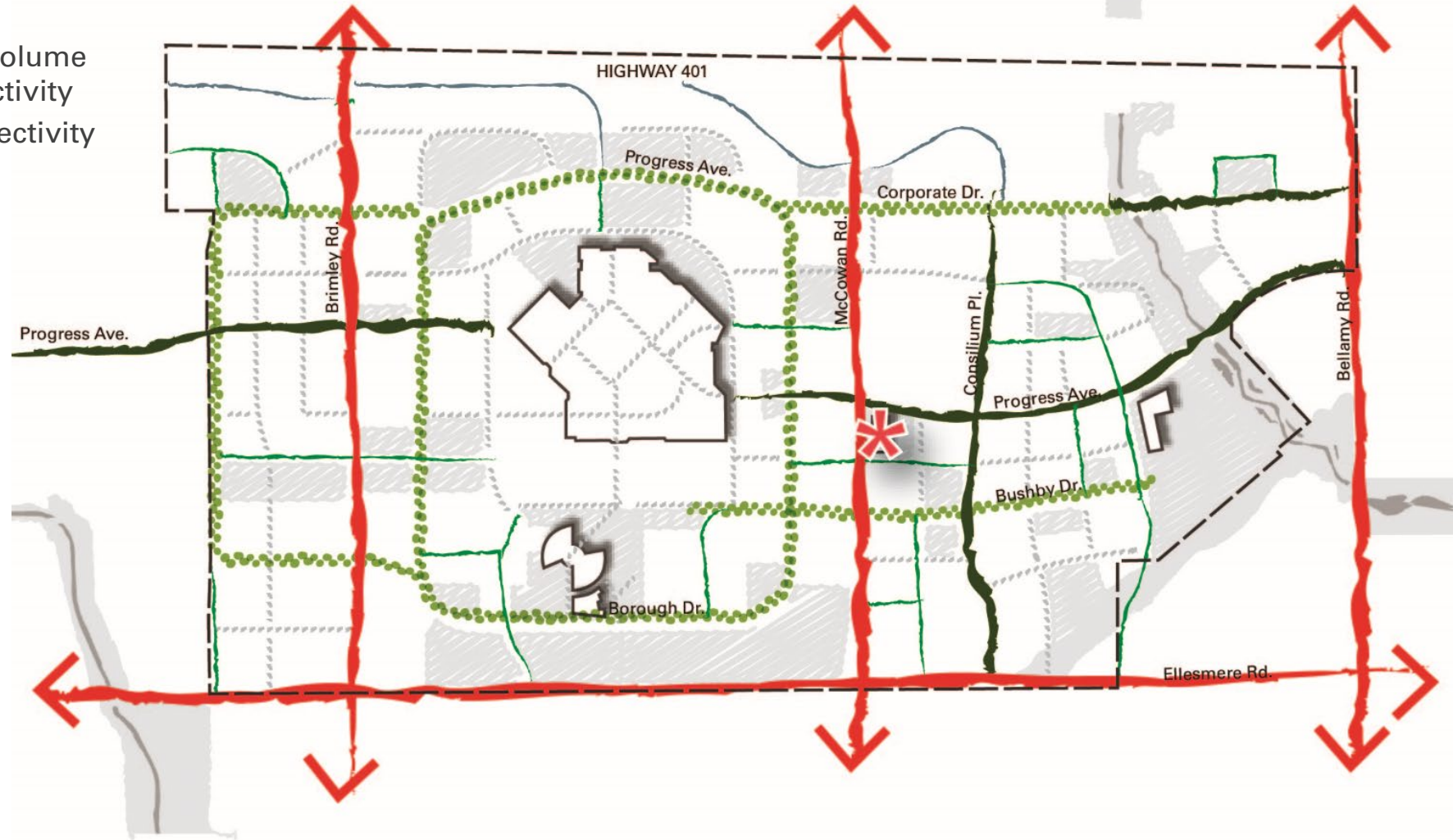
Centre Mixed Use Streets:
To and Thru the Centre

Centre Neighbourhood Streets:
primarily residential, slower

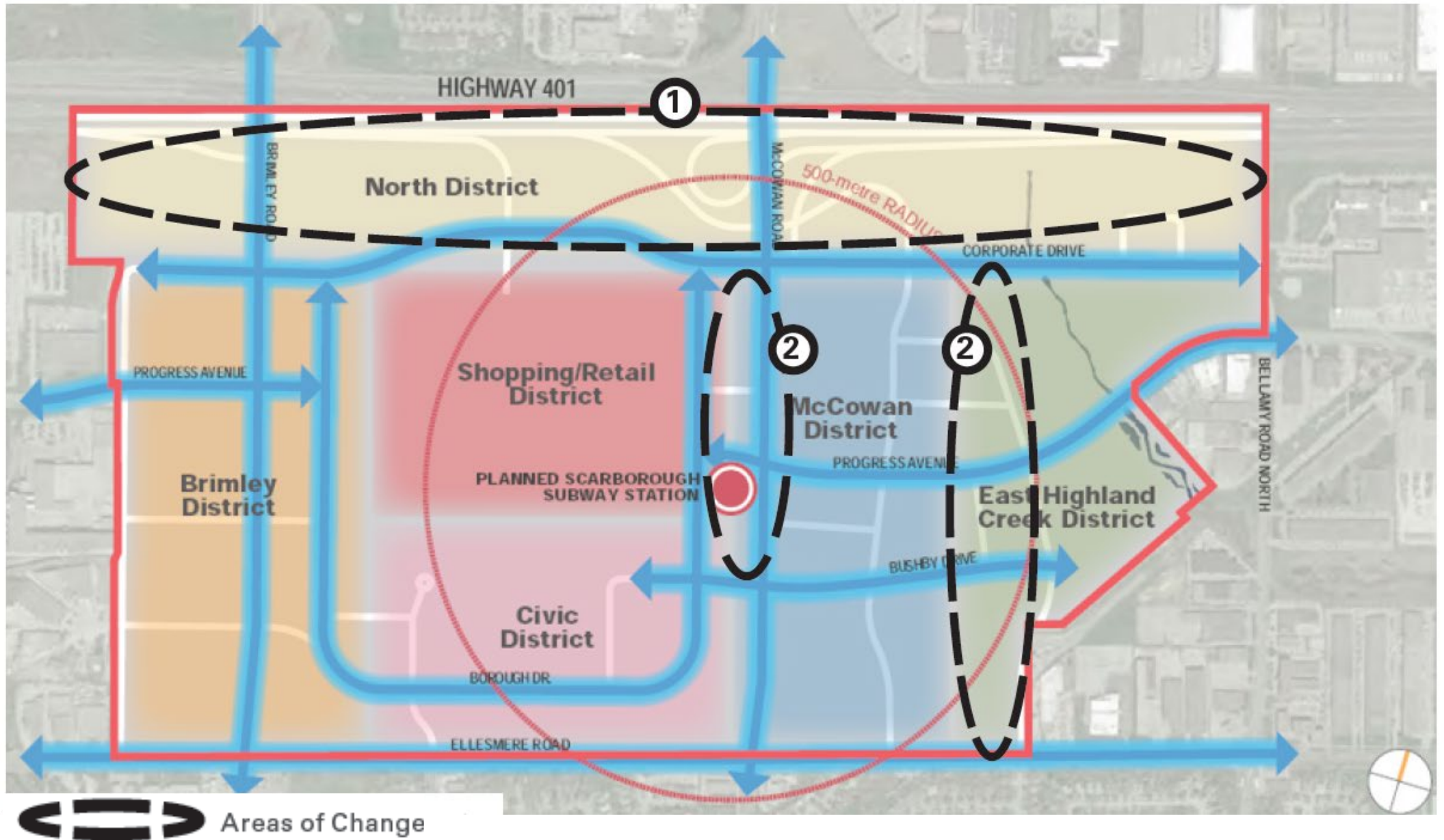
Local Connections:
low volume streets, mews, pathways, internal networks

Utilitarian/Access

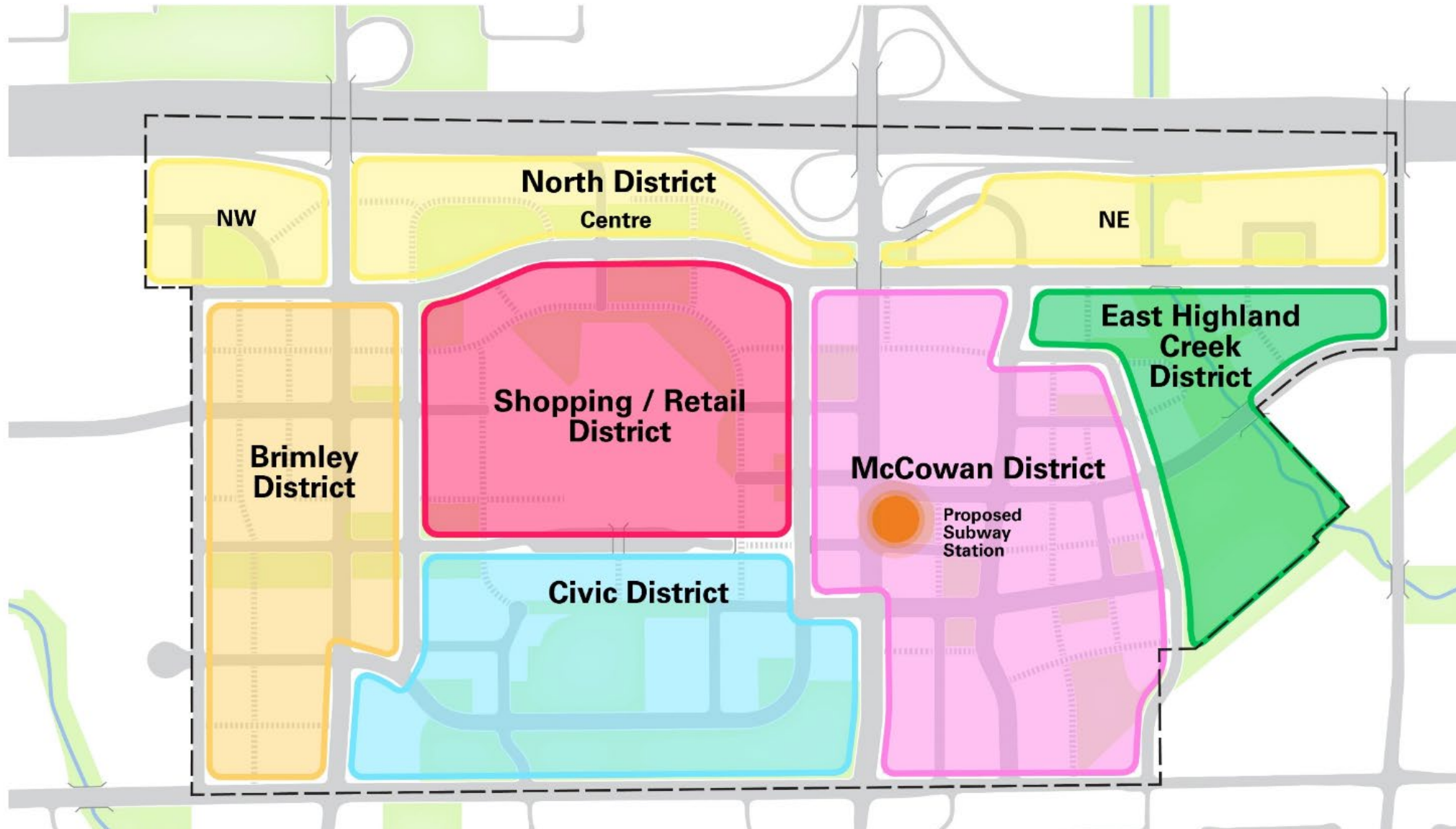
-  Arterial Streets
-  Civic Streets
-  Centre Mixed-Use Streets
-  Centre Neighbourhood Streets
-  Local Connections
-  Utilitarian/Access



Character Areas: Phase 1



Character Areas: Updated



Scarborough Centre Cultural Heritage Resource Assessment

Summary of Key Findings

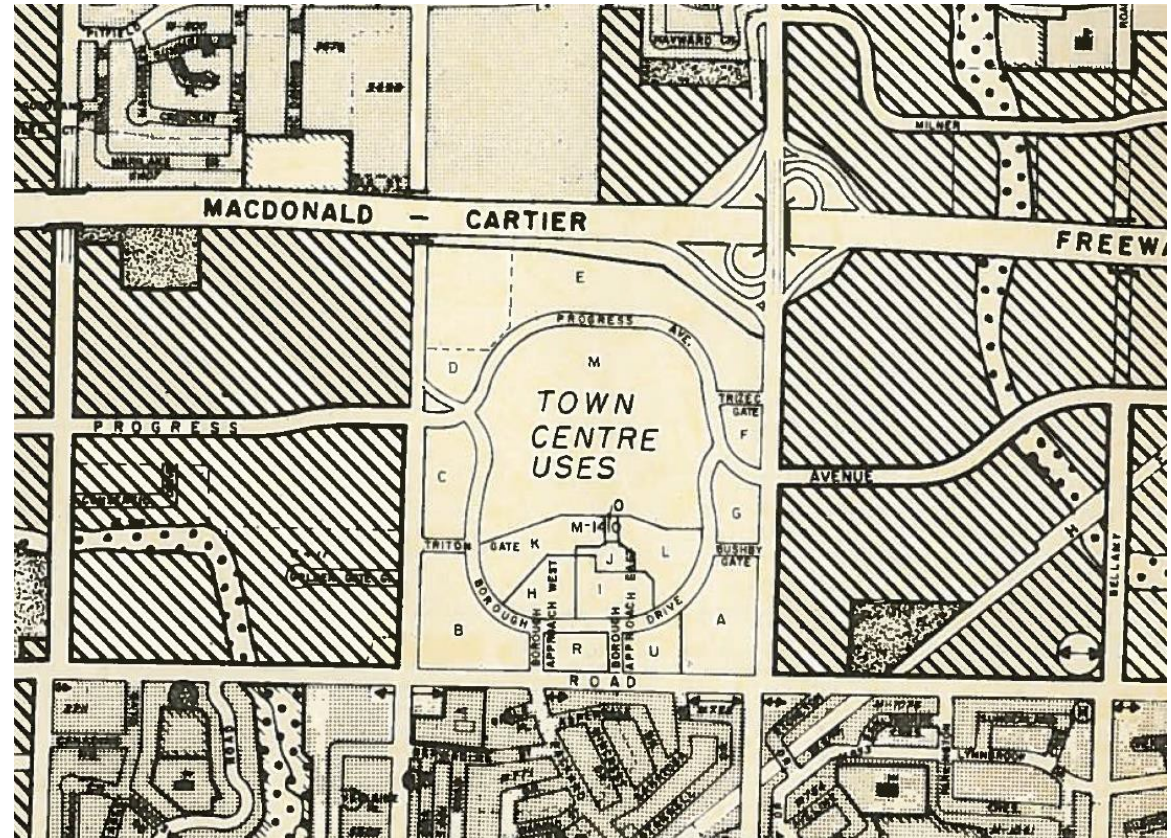
- Cultural Heritage Resource Assessment
- Historic Context Statement
- Properties with Heritage Potential
- Properties for Further Heritage Assessment



Cultural Heritage Resource Assessment (CHRA)

A Cultural Heritage Resource Assessment applies provincial criteria to evaluate properties for their cultural heritage value or interest. That evaluation is informed by community engagement and historical research.

A CHRA results in an understanding of the history of an area, and identifies built heritage resources.



Borough of Scarborough Official Plan, 1971

Historic Context Statements

The production of a historical overview of a study area is the first step of a Cultural Heritage Resource Assessment. Historical overviews are the result of both research and community engagement. A Historical Context Statement:

- presents themes and periods of development within a study area in order to understand why a property or properties exist within it.
- relates individual properties to one another in order to inform the identification of buildings and landscapes that may have cultural heritage value.
- does not attempt a whole history of the area but is intended to inform the comprehensive field survey of the CHRA Area.

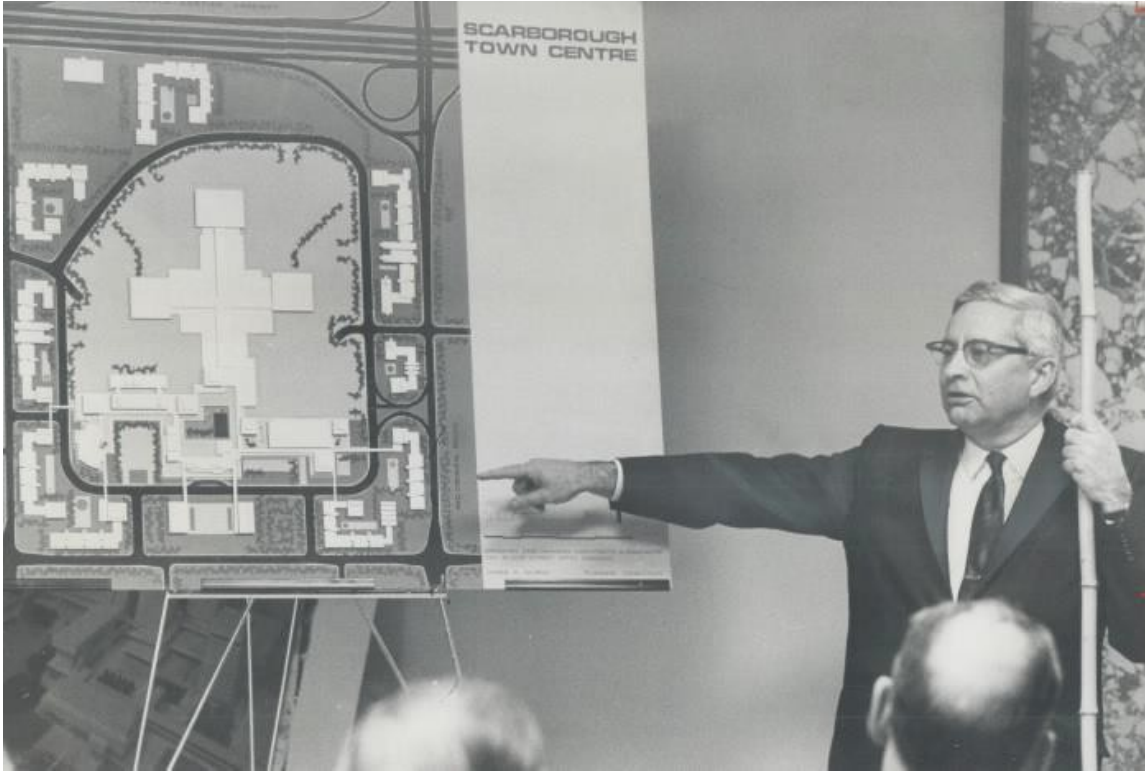


Scarborough Town Centre and Civic Centre, 1985, Toronto Public Library

Historic Context Statement: Periods of Development

- Indigenous Communities
- Euro-Canadian Settlement & Agricultural Use (1800-1950)
- Highway 401 & Progress Industrial District (1950-1972)
- Scarborough Town Centre Planning and Development (1967-1990)
- Evolving Growth Centre: Residential Towers (1990-present)

Scarborough Town Centre Planning and Development (1967-1990)



Scarborough Town Centre plan being presented at City Council (Mayor Albert Campbell shown), 1968, Toronto Public Library



Aerial Photo, 1991, City of Toronto

Methodology

Research

Build an understanding of the historical development of the area

Community Input

Community input is integral to helping us understand the social and community value of properties within a Study Area

Provincial Criteria for Determining Cultural Heritage Value or Interest:

- design or physical value
- historical or associative value
- contextual value



Mayor Cosgrove and Queen Elizabeth II attend the grand opening of the Scarborough Civic Centre in 1973. *Toronto Star*

Listing on the Heritage Register

- Having properties “listed” on the Heritage Register as non-designated properties is an important first step in ensuring we can preserve our heritage, but it does not prevent growth.
- A "listed" property has no legal protection under the Ontario Heritage Act; the only change for a property owner is that they will need to provide 60 days notice when applying for a demolition permit, or prepare a Heritage Impact Assessment when submitting a planning application.
- When a property is listed it does not necessarily mean that it will be subsequently “designated” under the Ontario Heritage Act. Listed means further evaluation of the property will take place.
- "Listing" a property does not change the existing building permit process - it does not restrict an owner's ability to make exterior and interior alterations, when demolition is not involved. It does not trigger maintenance requirements over and above existing property standards.

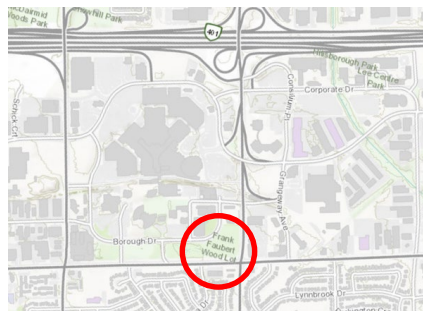
Properties with Heritage Potential

Frank Faubert Wood Lot

Date of Construction: N/A

Provincial Criteria: Associative, contextual

- Area may have been forested prior to European settlement; Indigenous values to be considered through future consultation
- Kept as wood lot in 19th Century by Scott family (early land owners), and associated with Part IV Scott House to north
- History of community activism to conserve the wood lot
- Architect Raymond Moriyama also supported conservation in design of Civic Centre and Master Plan



Red circle shows location



Properties with Heritage Potential

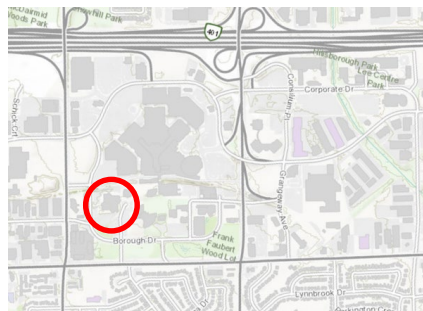
100 Borough Drive

Date of Construction: 1978

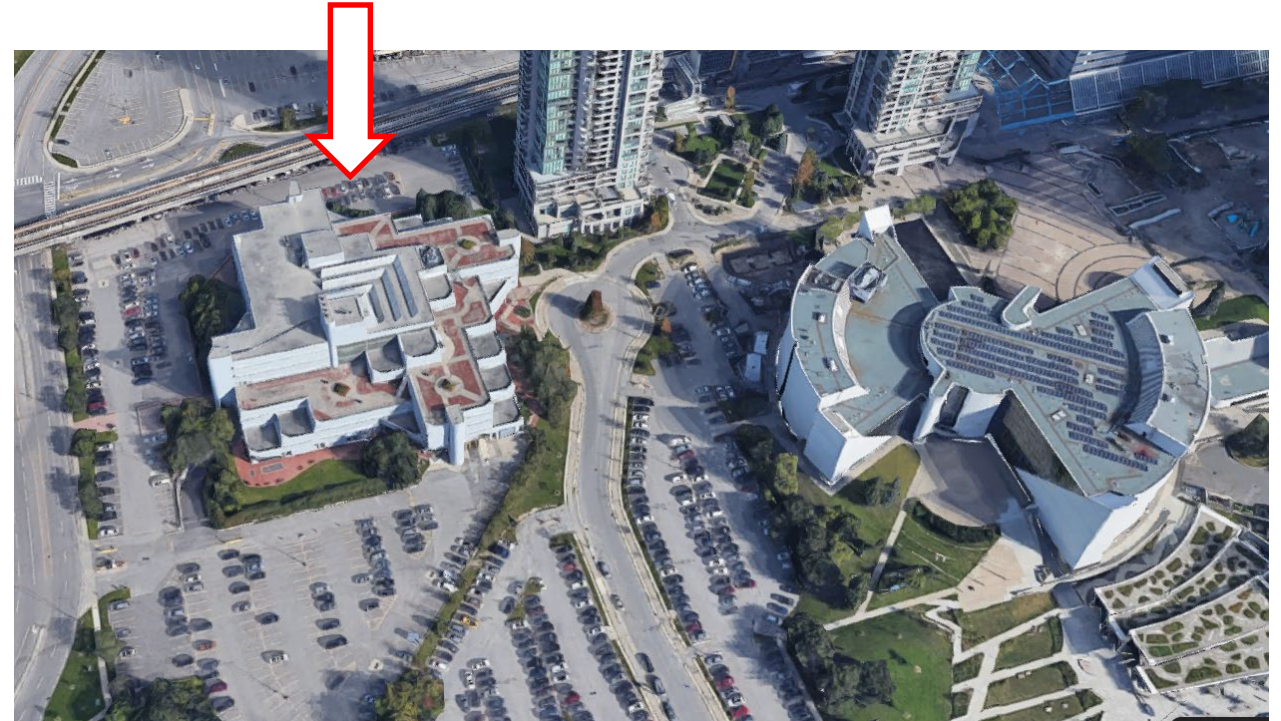
Architect: Shore Tilbe Henschel Irwin Peters

Provincial Criteria: Design, contextual

- Representative of late-modernist office design
- Scale and design respond to adjacent Civic Centre
- Second large office building built in study area, following Civic Centre
- New regional corporate headquarters for Bell in Scarborough Centre was an important project for the growing Town Centre



Red circle shows location



Properties with Heritage Potential

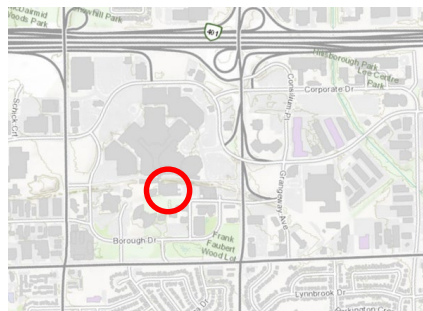
200 Town Centre Court

Date of Construction: 1983

Architect: Moriyama & Teshima

Provincial Criteria: design, associative, contextual

- Government of Canada building. Selection of Scarborough Centre as location was significant moment for growing urban centre
- Contextual relationship with Scarborough Civic Centre (also by Moriyama & Teshima)
- Influence of postmodernism in design



Red circle shows location



1987 (Toronto Public Library)

Properties with Heritage Potential

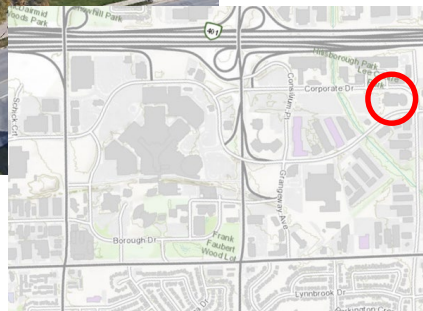
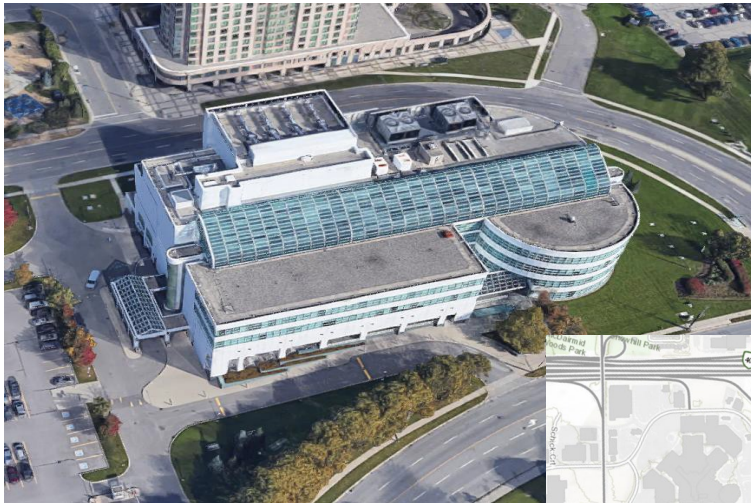
740 Progress Avenue

Date of Construction: 1986

Architect: NORR Partnership Ltd.

Provincial Criteria: design

- Displays the influences of post-modernism



Red circle shows location



Properties for Further Heritage Assessment



Properties for Further Heritage Assessment



Phase 3 Development Options

Heights Strategy
Land Use Variations
Density Strategy



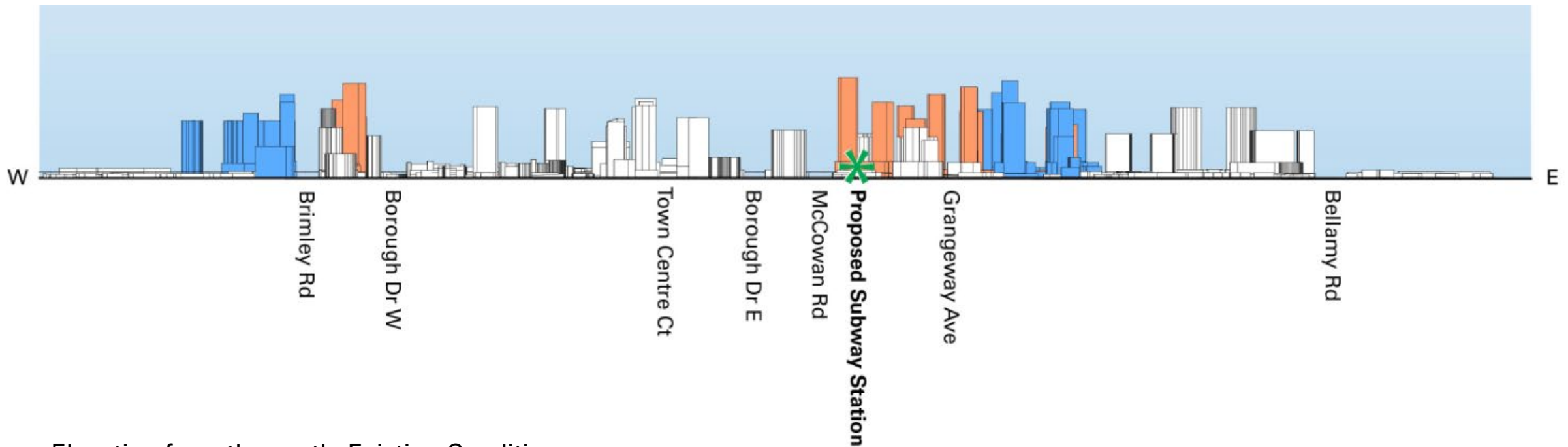
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1 Heights Strategy

Approximately 25% of Scarborough Centre is expected to remain unchanged from its built/approved condition.

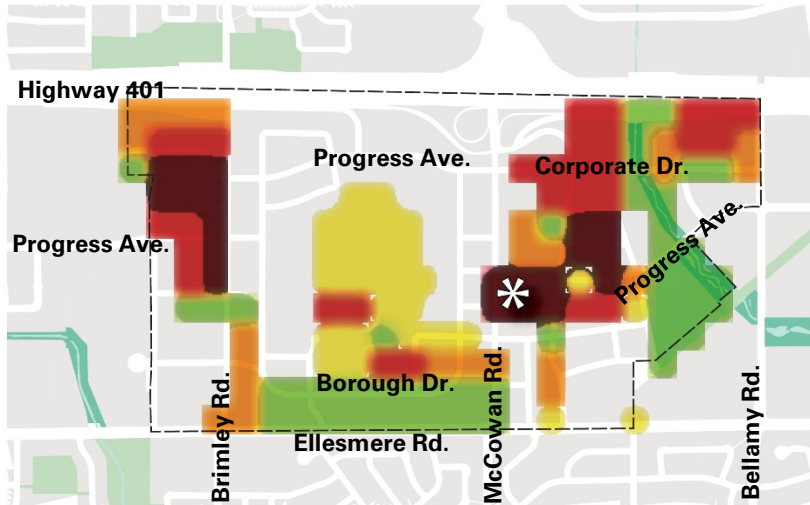
Current building heights are dispersed.



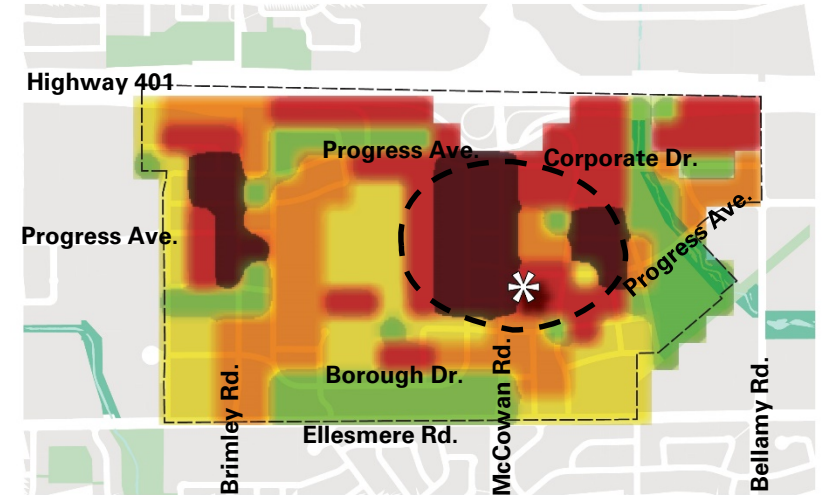
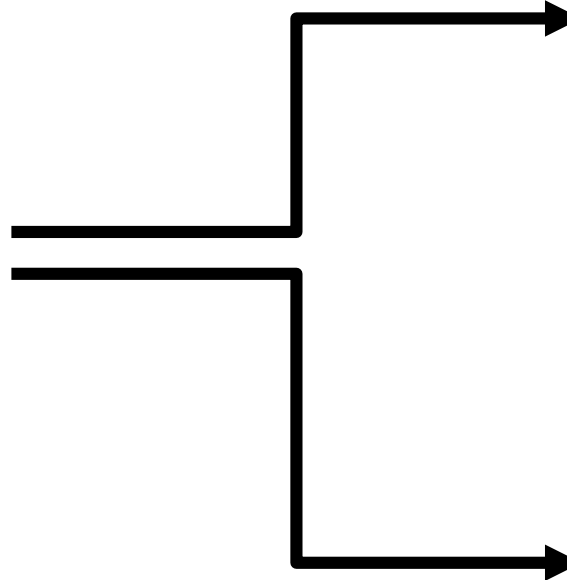
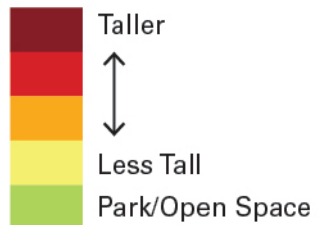
Elevation from the south: Existing Condition +
Approved (blue) and Proposed (orange)

1 Heights Strategy

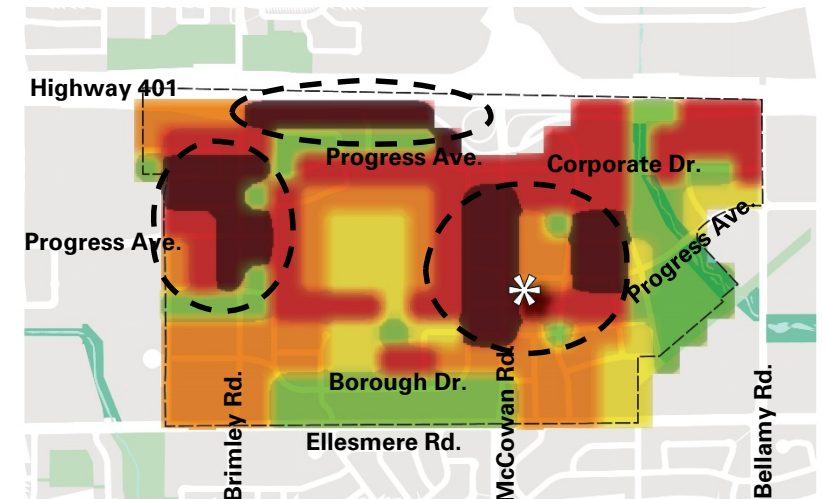
Working with existing and approved heights, what overall heights strategy can we achieve going forward?



Existing / Approved



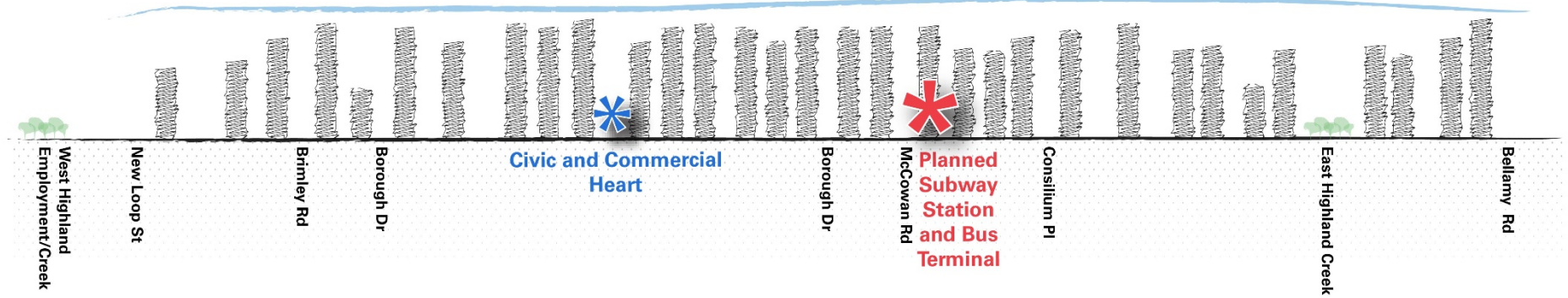
1. Single Main Peak (Transit Node)



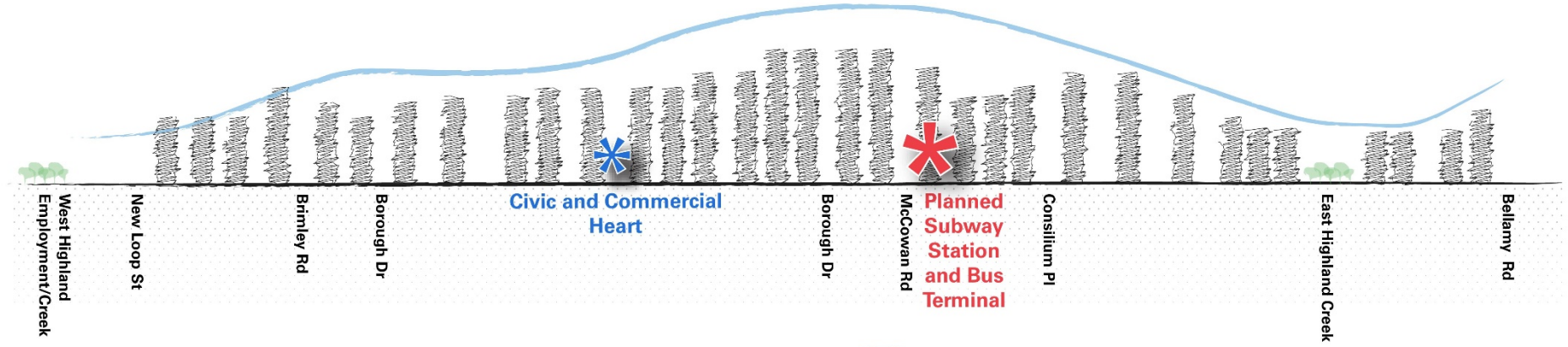
2. Multiple Peaks

1 Heights Strategy

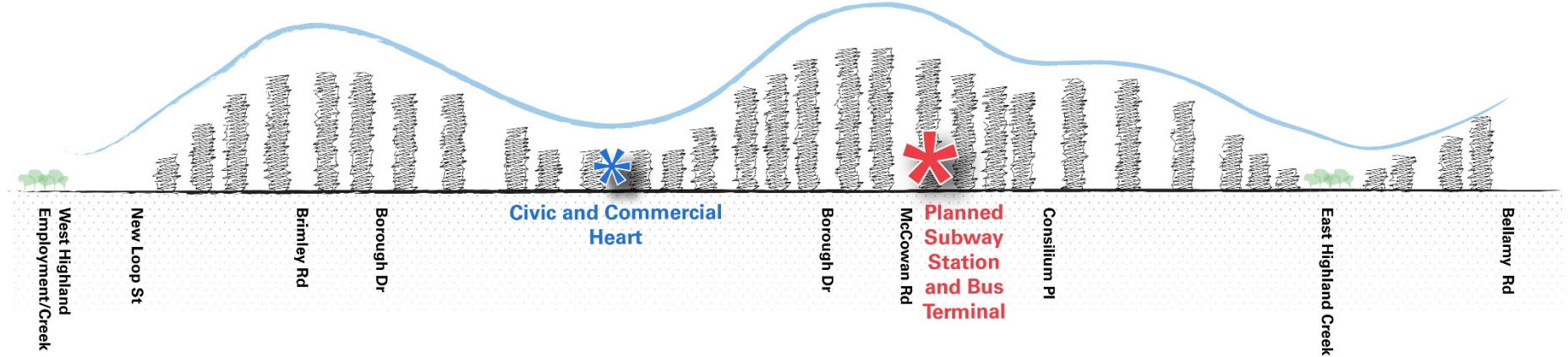
Extrapolation
of Status Quo



Single Main Peak

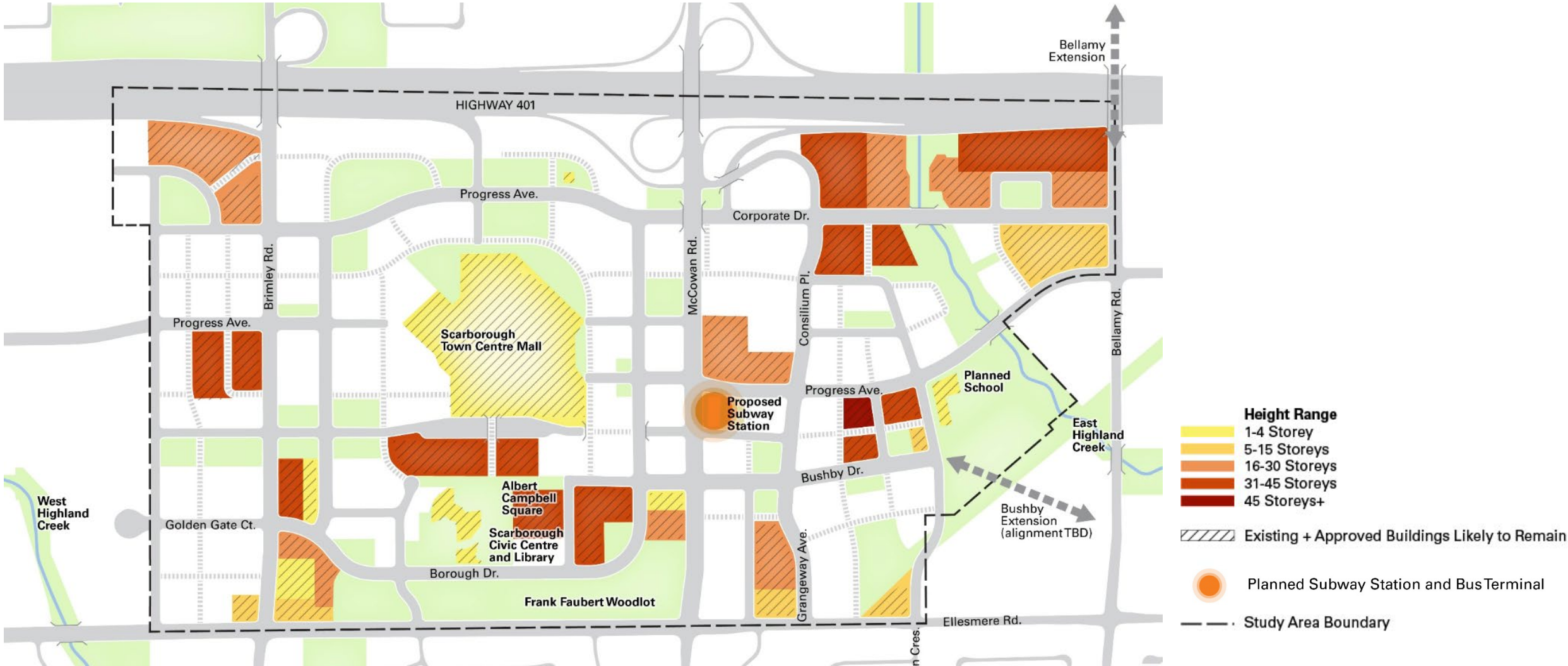


Multiple Peaks



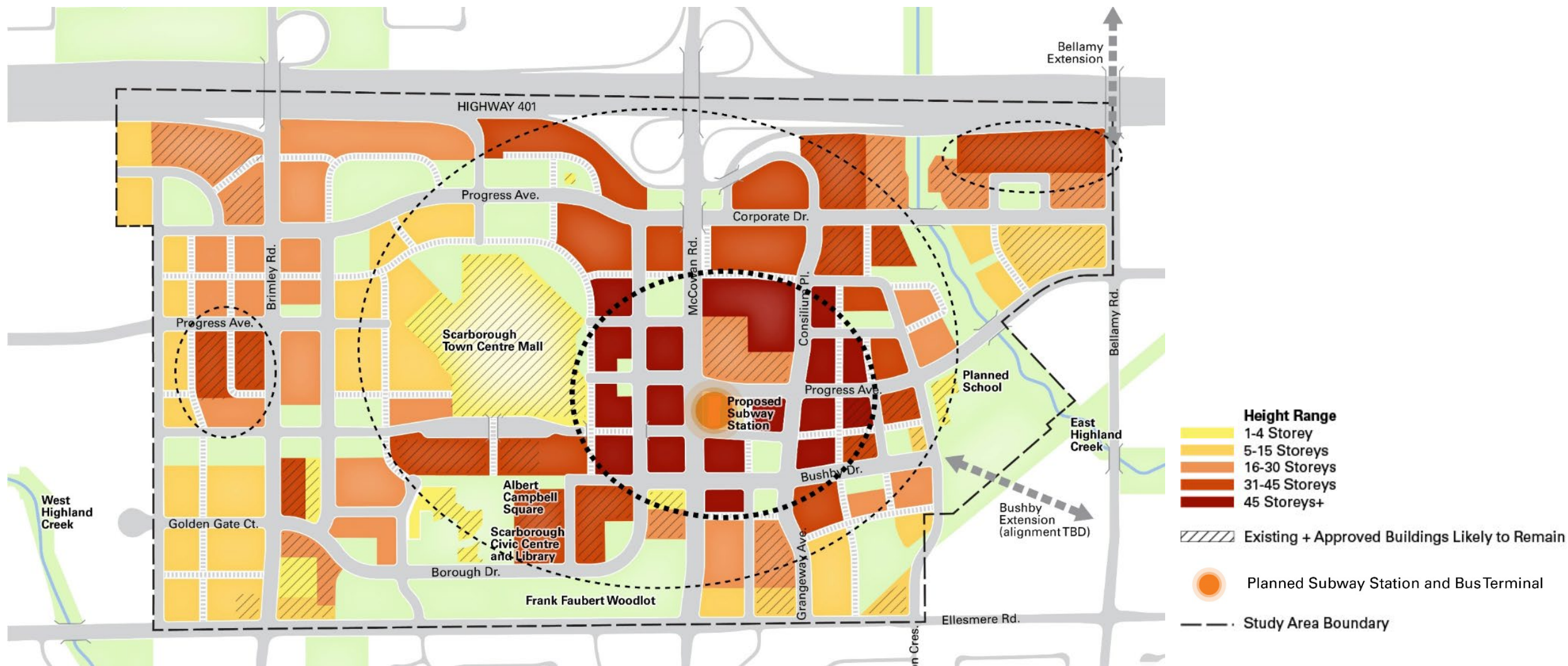
1 Heights Strategy

Fixed Conditions: Existing and Approved Buildings Expected to Remain



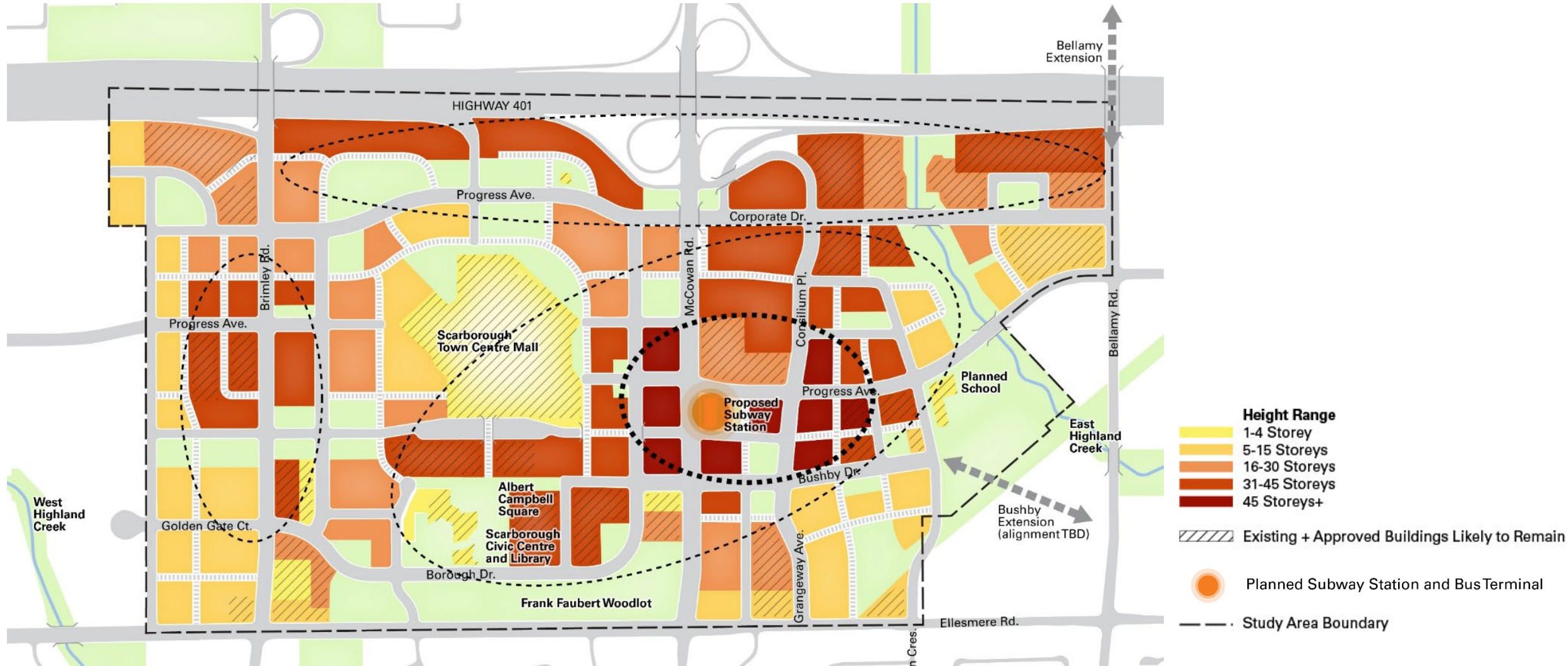
1 Heights Strategy

Single Main Peak Option



1 Heights Strategy

Multiple Peaks Option: Preferred



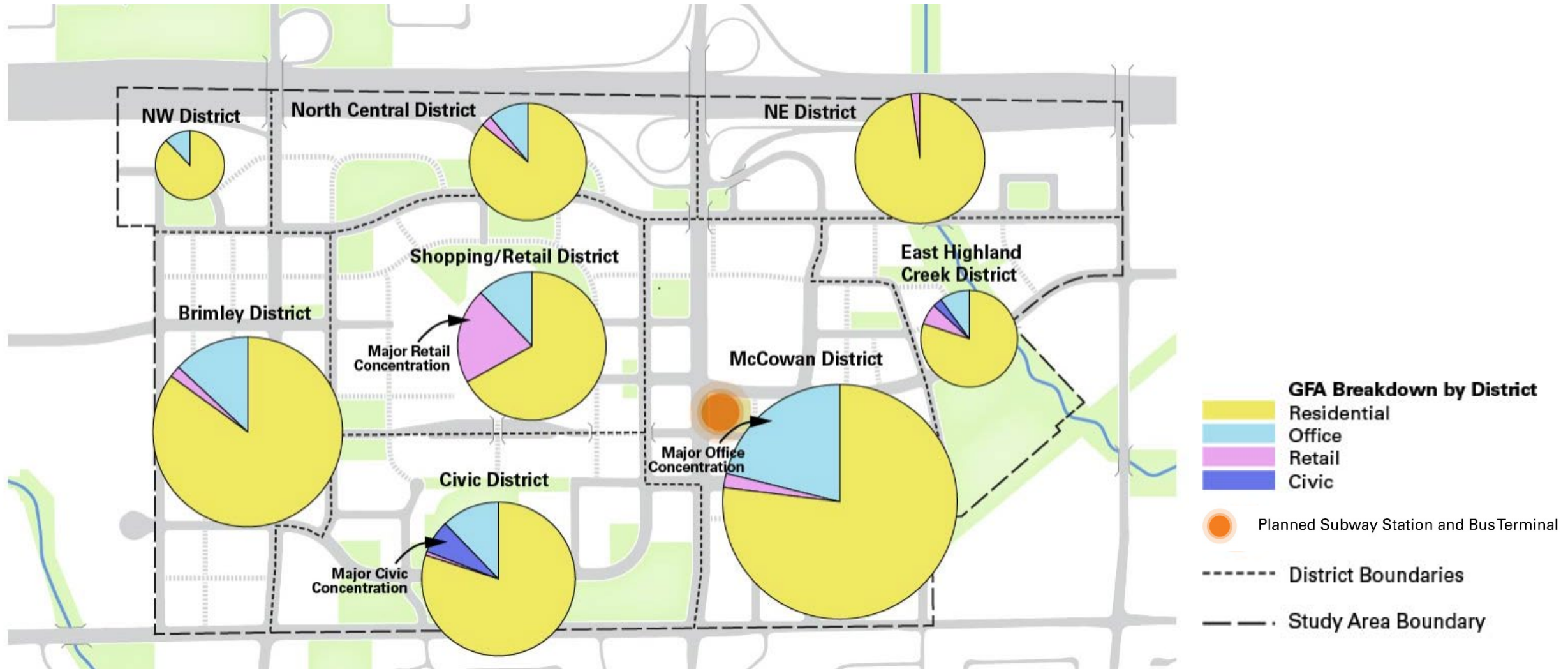
1 Heights Strategy

Multiple Peaks Option: Preferred



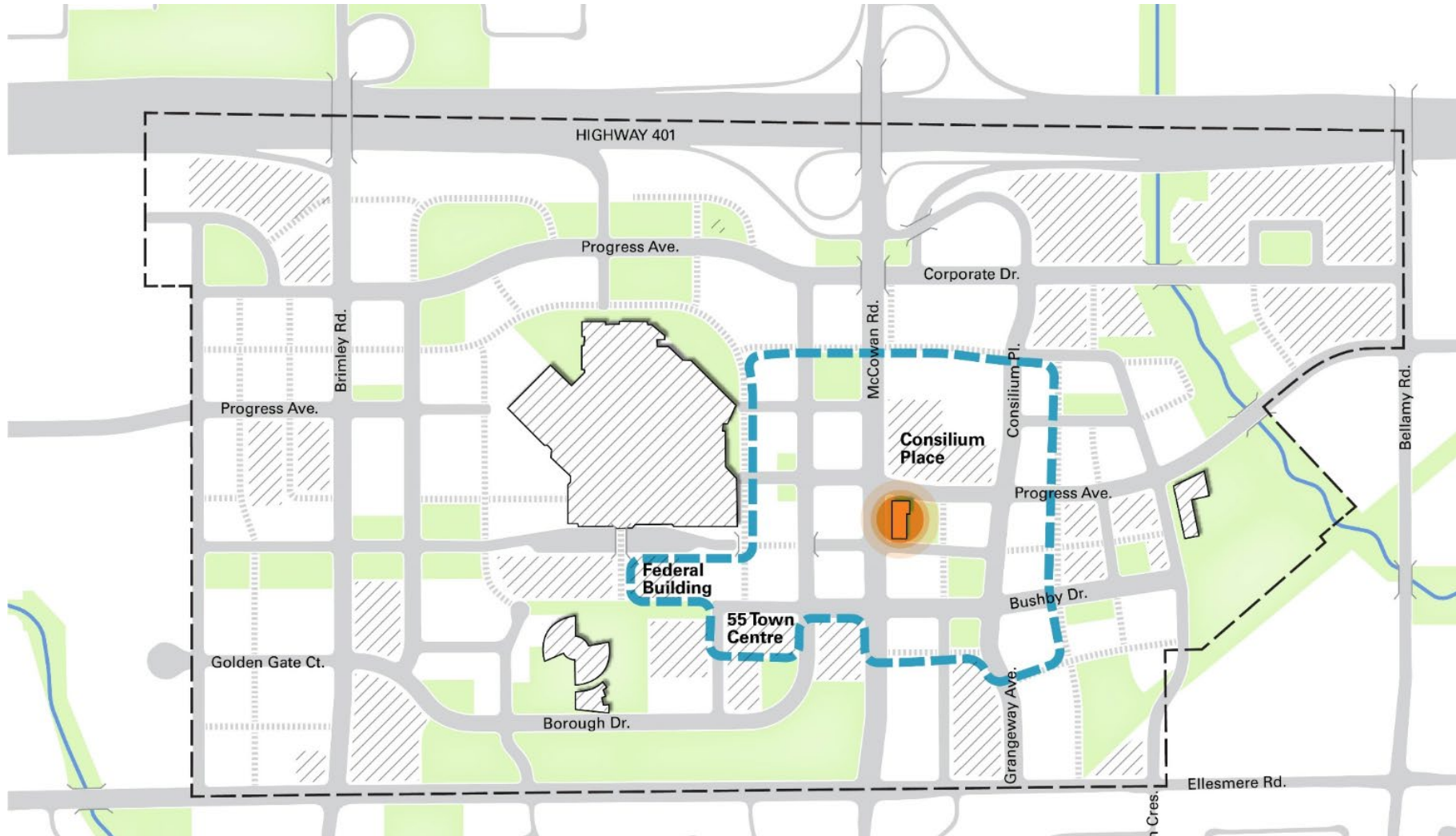
2 Land Use Variations

Land Use GFA Breakdown by District: 2:1 Residents to Jobs Scenario



2 Land Use Variations

Potential Office Priority Area



Is there a risk of residential overbuild that needs to be checked?

- Potential Office Priority Area
- Policy details and extents to be discussed

- Potential Office Priority Area
- Existing / Approved Buildings to Remain
- Major Landmarks
- Parks, Natural Areas and Major POPS
- Planned Subway Station and Bus Terminal
- Study Area Boundary

2 Land Use Variations

Potential Retail Priority Area



Retail is challenging outside of the mall site. How much of it can we plan for and where?

- Mall Potential Grade-Related Retail Frontages
- Other Potential Grade-Related Retail Frontages
- Existing / Approved Buildings to Remain
- Major Landmarks
- Parks, Natural Areas and Major POPS
- Planned Subway Station and Bus Terminal
- Study Area Boundary

3 Density and Parkland

Highlights of Modelled Scenario

People and Jobs:

- 65,000 people + 32,000 jobs (2:1 ratio)
- 38,500 residential units
- 539 PPJ/ha (in contrast to 400 PPJ/ha minimum)

Parks:

- 23.4 ha of parks
- 2.9 ha of natural areas
- 3.6 ha of major POPS

Parks Provision

- 3.61 m² per resident



3 Density and Parkland

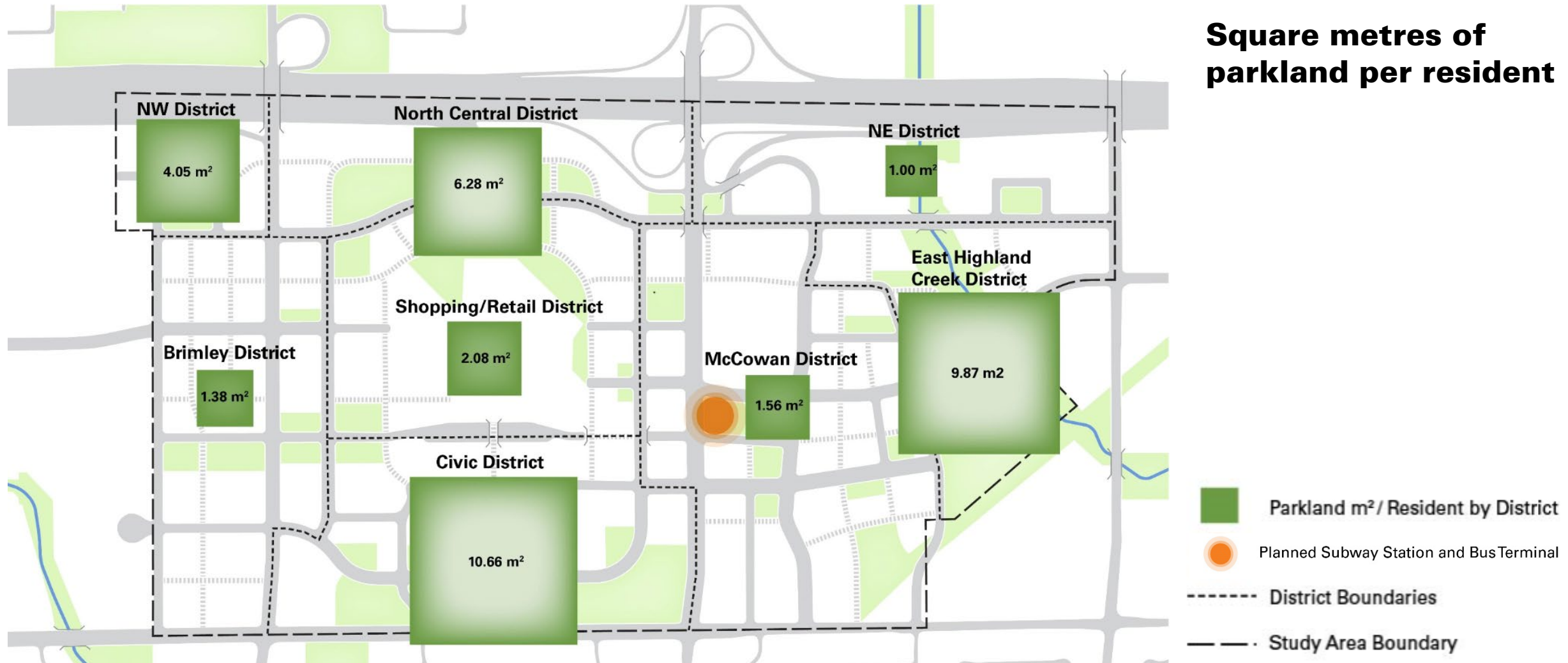
Current Parks, Natural Areas and Other Open Spaces Strategy



Under review based on densities modelled.

3 Density and Parkland

Parks Provision by District: 2:1 Residents to Jobs Scenario



3 Density and Parkland

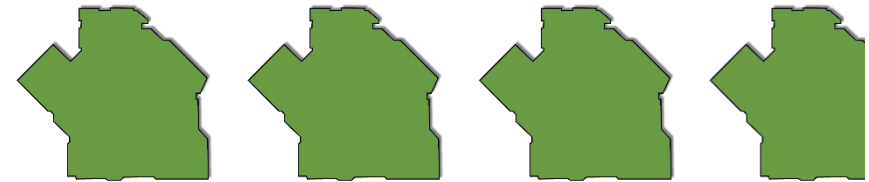
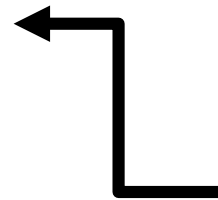
Parks Provision Shortfall



The City alternative parkland standard of **7.94 m² per resident** (based on 0.4 ha per 300 units) would result in **51.4 ha** of parks in Scarborough Centre.

The current model illustrates **23.4 ha** of parks, or **3.61 m² per resident**.

The shortfall is 28 ha, equivalent in area to 3.6 malls!



3 Density and Parkland

What do other planned Centres achieve for Parkland Provision?

- North York Centre: 6.0 m² / resident
- Markham Centre: 6.0 m² / resident
- Vaughan Metropolitan Centre: Originally planned at 4.0 m² / resident, reduced to 2.8 m² / resident by OMB decision
- Scarborough Centre: 3.61 m² / resident in current scenario

Potential Solutions to address shortfall:

- Reduce planned population or push further toward employment
- Add additional parks within Scarborough Centre beyond the current strategy
- Acquire adjacent land outside of SC to count toward provision rate
- Allow some POPS to count as parks
- Accept a lower standard for parks provision

Next Steps



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Next Steps



Thank you!

Visit the Study website and take our survey at:
www.toronto.ca/OurScarboroughCentre

Contact : ourSC@toronto.ca



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