

# Our Scarborough Centre

## Local Advisory Committee (LAC) Meeting #2:

April 27, 2022 – 6:30-8:30 PM

### Attendees

#### **Consultant Team**

John Gladki, Gladki Planning Associates  
Akanksha Chopra, Gladki Planning Associates  
Lindsay Toth, Gladki Planning Associates  
Brent Raymond, DTAH  
René Biberstein, DTAH

#### **City of Toronto**

Kelly Dynes, Community Planning  
Tyler Hughes, Community Planning  
Sasha Terry, Urban Design  
Ben Morell, Transportation Planning  
Kirstein Stein, Parks, Forestry and Recreation  
Gary Miedema, SIPA (Heritage)  
Dan Godin, SIPA (Policy)

Riad Rahman, Transportation Planning  
Pezhman Imani, Development Engineering  
Shane Abraham, Transportation Services  
Renita D'Souza, Community Planning

#### **LAC Members**

Alejandro Perreira, Resident  
Chris van de Water, Oxford Properties  
Edith Yu, Resident  
Sebastian Hylands, Kevric Real Estate Corp.  
Sunna Zubair, New Commons Development  
Paul Ferraro, Owner of 390 Progress Ave  
Derek Ballantyne, New Commons Development  
David Dang, Resident  
Corey Diamond, Resident  
Erhard Kraus, Toronto East Cyclists

### Purpose

The Local Advisory Committee (LAC) is a non-political advisory body composed of residents, organizations representing a range of interests, property owners and managers, local employers, community groups and other interested stakeholders. The LAC provides advice, feedback, guidance and perspectives to the Study Team relating to the Our Scarborough Centre Study.

The purpose of this meeting was to provide an opportunity for LAC members to comment on the preferred development concept and provide local knowledge to inform the secondary plan update. The meeting format included a presentation by the consultant team followed by a discussion session guided by thematic questions outlined below.

## **Discussion**

### **Sustainability**

*Sustainability as a key principle has been a guide in development of the concept and the policies will encourage and guide provision of green infrastructure, increase in urban tree canopy, use of roofs for increasing biodiversity or renewable energy, planning for district energy systems, and specific policies on climate change adaptation and mitigation.*

*Do you support the key sustainability and resiliency direction for Scarborough Centre? Is there anything more you would like to see considered?*

- A LAC member asked if there is an idea on where the plant will be located for district energy system?
  - The consultants shared that they have looked at area and generically identified how DES can be organized. There are many options as to where it can be located. The plant could be located underground so it doesn't take up space. In Regent Park, it is located in the basement of an apartment building. To be effective, it should be located centrally. The city, the utility company or a large landowner in the area typically initiates this and many buildings connect to it. In Markham Centre, it is initiated by the City. In Toronto downtown, a utility company initiated this.

### **Achieving a Mix of Uses**

*All developable lands within SC are designated Mixed Use. As part of phase 3, the priority retail frontages and priority office areas were identified to encourage office and retail uses, which were further refined in phase 4. Office priority area will be supported by a density bonus policy to provide incentive for office development. Priority retail streets will be supported by policies in the Secondary Plan.*

*Are there any comments or recommendations related to promoting and optimal mix of uses?*

- A LAC member (representative of Kevric) who owns and operates Consultum Place complex which is one of the biggest office complexes in the area enquired if there is any review linked to bus routes and how office workers be commuting into the Centre. This was identified as a selling point to employers and for companies to make decision to invest in this area. There is also need for amenities for workers to make it a pleasant place to work.
  - City confirmed that beyond the subway, there are other higher order transit initiatives in the area. There is an implementation plan for Durham/Scarborough BRT. Currently, the plan is that it will go up Grangeway but details are being confirmed. There is more transit planned than just the subway expansion.

## Role of Scarborough Town Centre (shopping mall)

*The mall occupies a considerable footprint in the Scarborough Centre. Its location near the existing and future higher-order transit and in the heart of the shopping/retail district is also a factor why it will continue to play a significant role in the area for decades to come.*

*What role do you see the Scarborough Town Centre playing in the future community?*

- A LAC member enquired about any ideas linked to STC as it doesn't seem to fit in a "future proof" urban community.
  - The consultant noted that the owner of STC have shared that they intend to keep STC operating for the foreseeable future and there are no plans for its redevelopment. There is some potential around making changes to the STC, particularly around sustainability and greening some of the areas. If these lands are developed there needs to be a process in place to make sure it fits in the community. City noted that there is an application for these lands and future of STC will be considered as part of the application and OSC Study,

## Community Facilities and Services

*Do you have any ideas about the community services and facilities needed in Scarborough Centre (location, design, amenities, etc.)?*

- A LAC member noted there is currently a lack of recreation facilities in Scarborough Centre. There are no skate parks, basketball courts, soccer fields, etc. and sometimes families can be seen playing in the parking lots. The hope is something that will be addressed as part of the Study.
  - City noted that the review of different kinds of amenities will be part of updated secondary plan. They want to plan for large parks that can accommodate these amenities. There is a 5-year facilities masterplan that is reviewed on 5-year basis and helps understand what demands are in different geographic areas and plan for their delivery as the area develops.
- A LAC member identified need for funding for maintenance of additional parks, green spaces, public spaces, etc.
  - With regards to the green spaces, the City shared that there is an initiative to green streets in Scarborough Centre and there is a new program in transportation services that takes a green complete street approach in designing all the roads. There will be an enhanced maintenance program as part of that.

## Other Comments/Topics

*Are there any additional comments related to the Preferred Development Concept or in general?*

### Wayfinding and Public Art:

- A LAC member identified the lack of wayfinding signage to direct people to TTC, civic uses, etc. within the Centre.
  - The comment is acknowledged
- A LAC member was wondering if there are any plans for a PATH-type system.
  - The consultant noted there isn't a plan right now as the focus is on keeping pedestrians above ground for vibrancy. We are looking at mid-block connections and other ways to improve pedestrian movement. In future, there may be a need for an underground connection near the subway station under McCowan, but that remains to be seen.
- A LAC member asked regarding any public art initiatives being discussed.
  - The consultant noted there will be an update to the Scarborough Centre Public Art plan as part of this initiative.

### Additional comments:

- A LAC member noted that Community Living Toronto has been planning to develop a property for purpose-built affordable rental and market units for people with intellectual disabilities and other community spaces. The impacted lands are along Grangeway between Ellesmere and Bushby Dr. against the SRT line. The preferred development concept would have a significant impact on the ability to deliver CLTO's vision for this property. Densities for this area presume SRT lands will be used for park space. This is undetermined right now and it may be premature to make this assumption that will restrict development on adjacent lands.
  - The comment is acknowledged
- A question was asked regarding plans for adding density in the yellow belt areas comprising of single detached homes adjacent to the Centre?
  - The consultant stated that this is outside the OSC Study Area, so this will not be included in the OurSC plan. There are other ongoing City studies and initiatives that are starting to address this. More information is included in this link provided to the [City's Expanding Housing Options in Neighbourhoods Study](#).
- A LAC member asked if the zoning allow for cafes to use the sidewalk?
  - The City noted that OSC Study is high level and at the Official Plan amendment level.

### **Next Steps**

The presentation has been circulated to LAC members and will be posted on the City's website. A Business and Land Owners Meeting and Community Consultation Meeting will be held on May 10.