

# Our Scarborough Centre

Community Consultation Meeting

## Meeting Summary



May 10, 2022  
6:30-8:30 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 approved Scarborough Subway Extension will bring increased growth along with a new station and 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. Phase 2, completed in August 2021, included a virtual community Visioning Workshop and resulted in an analysis of existing conditions and development of preliminary development concepts, captured in a background report. Phase 3, completed in February 2022, focused on the design, analysis, and testing of development concepts. We are currently in Phase 4, focused on final design and plan development. This phase will include the final community consultation and the presentation of final reports to Council in the first quarter of 2023.

## Meeting Overview

On Tuesday, May 10th, 2022, staff from City Planning were joined by Deputy Mayor Thompson (Ward 21) for a Virtual Community Consultation Meeting for the Our Scarborough Centre (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 meeting was held virtually, with a phone-in option. The purpose of the meeting was to present the Preferred Development Concept, as well as answer questions and receive feedback from the public. The Preferred Development Concept that was refined based on the feedback received through public consultation in phase 3 was presented.

Over 45 people joined the meeting, including 38 public participants as well as members of the Study team and City staff. Following opening remarks, consultants John Gladki of Gladki Planning Associates and Brent Raymond of DTAH delivered a presentation that provided background on the previous Study phases and shared the Preferred Development Concept for Scarborough Centre, including strategies for building heights and density, land uses, parkland, and infrastructure. The full presentation is available on the project website.

**TORONTO** Community Consultation Meeting  
Virtual

We invite you to get involved!  
Join us for a Virtual Community Consultation Meeting and learn more about the Our Scarborough Centre Study and help plan the future of Scarborough Centre.

**Our Scarborough Centre**  
Phase 4 Community Consultation  
Virtual Meeting

Based on the expert advice of our 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 our staff, this meeting will be online and phone-in only.

**Meeting Details**  
Tuesday May 10, 2022  
6:30 p.m. – 8:30 p.m.

Information and participation instructions provided on the next page.  
Online materials available in advance at [www.toronto.ca/ourscarboroughcentre](https://www.toronto.ca/ourscarboroughcentre)

**Background / Proposal**  
The City of Toronto Planning Division is undertaking a focused review of the Scarborough Centre Secondary Plan, which was approved by Council in 2005. The intent of the Study is to update and further articulate a clear and compelling vision, planning framework and policies in the Secondary Plan to guide future development and support positive change and place-making over the coming decades in Scarborough Centre.

The Study is currently in Phase 4: Final Design and Plan Development. This is the last stage of the study prior to a final report to City Council. Materials from previous study phases can be found on the study website.

Join us at the Virtual Community Consultation Meeting to participate in Phase 4 (final phase) of the Study, which will include:

- an update on the status of the Study;
- a summary of the preferred development concept;
- a draft final demonstration concept showing how the principles of the Secondary Plan can be achieved;
- opportunities for local residents, employees, businesses and landowners to provide feedback; and
- next steps for the Study.

**City of Toronto** @CityofToronto

The final Community Meeting for the Our Scarborough Centre project is Tuesday, May 10. We've heard your thoughts and we have a draft plan to share with you. Register to attend online: [toronto.ca/ourscarborough...](https://toronto.ca/ourscarborough...) #CityofTO

8:32 PM · May 9, 2022 from Toronto, Ontario · Twitter Web App

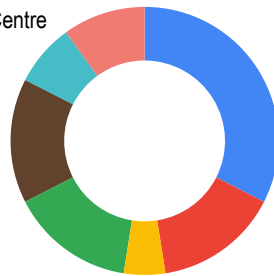
Mail notice and social media post promoting the meeting



During the presentation, participants were polled to understand why they chose to participate in the Study and their preferences on elements of the Preferred Development Concept.

What brings you to this public meeting? Select all that apply.

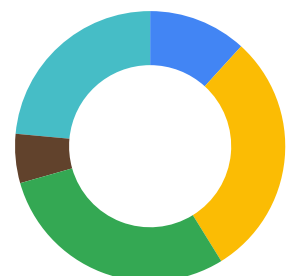
- I live in Scarborough Centre
- I am interested in living in Scarborough Centre
- I live outside of Scarborough Centre
- I ride public transit in Scarborough Centre
- I shop, hangout, or visit family/friends in Scarborough Centre
- I work in or near Scarborough Centre
- I am or represent a developer and/or land owner in Scarborough Centre



n= 30 responses

Have you engaged with this project before today's meeting?

- I attended the virtual visioning workshop (June 2021)
- I completed an online survey
- I attended the last Community Consultation Meeting (Dec 2021)
- I attended a Business and Landowners Meeting (July or Dec 2021)
- I sent an email/voicemail to the project team



n= 17 responses

What kinds of housing do you envision in Scarborough Centre? (select top 3)

- More housing for small households
- More family oriented housing
- More affordable housing
- More rental housing
- More ownership housing



n= 23 responses

What kinds of parks and open spaces are needed to support recreational needs and activities in Scarborough Centre? (select top 3)

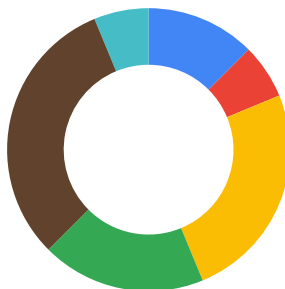
- More places to enjoy nature
- More spaces to enjoy sports and active lifestyle
- Multi-purpose spaces that to support events and festivals
- More spaces to socialize and for passive recreation
- More kid and youth-oriented spaces
- More places for multi-generational families and seniors



n= 29 responses

Do you agree with the revised plan for future parkland in Scarborough Centre?

- Need more parkland west of Brimley Road
- Need more parkland east of McCowan Road
- Need more parkland around the Scarborough Centre Mall
- Need more parkland near the future Subway Station and Bus Terminal
- Amount of parkland is just right
- Need less parkland



n= 38 responses

What features do you consider critical in future streets in Scarborough Centre? (select top 3)

- Vibrant Pedestrian Realm
- Street trees and green infrastructure
- Wayfinding
- Safe intersections
- Safer streets for cyclists and pedestrians



n= 43 responses



Participants then had the opportunity to ask questions and share their thoughts. Feedback was accepted in writing through the Q&A function on WebEx and verbally through the Raise Hand function. Over 20 questions and comments were received.

## Questions & Answers

The participants asked a number of questions in the Q & A portion of the event. These are categorised by the following themes:

- Density and Height
- Transportation
- Sustainability
- Miscellaneous

A full list of the questions received is provided here, accompanied by answers provided by the City and StudyTeam. Questions and answers have been edited for clarity and length.

### Density and Height

- **Community Living Toronto has a property in Scarborough Centre they are attempting to develop as affordable and supportive housing for people with disabilities and others. I am concerned that the proposed policies to limit shadowing on parks and open spaces will prevent the development of affordable housing, on Community Living Toronto's property and others in the Centre.**

Our objective is to both increase the amount of development, including affordable and supportive housing, and provide a high quality environment for living. People who live in dense urban environments need open space even more than people who live in low-density neighbourhoods where they have front and back yards. It is essential that we create parks and open spaces in Scarborough Centre and that those areas are usable and inviting for people at all times of the year. Sunlight is a key consideration. Trees also need sunlight to thrive and to provide environmental benefits related to stormwater management and climate change mitigation. A Secondary Plan is a balancing act, trying to achieve a number of very important City objectives like increasing the supply of affordable housing, parkland provision, encouraging active transportation and transit use, and addressing climate change. We hear your concern and we would like to discuss your particular site in more detail.

- **What is the proposed timeline for development in the area?**

To be clear, what was presented today is a framework to guide development. Individual property owners will help to realize the plan by redeveloping their properties. The proposed Secondary Plan captures how we anticipate that Scarborough Centre will grow. As the Centre grows there are important things to consider such as active transportation, sustainability objectives, and open spaces. At this point, we think it will take about 20 years for the plan to be fully realized. It could take more or less time depending on how and when development occurs.



- **I want to know more about the density in the McCowan precinct. Has the density been lowered?**

We identify height peaks and higher density areas to be focused around the planned subway station. We have an obligation that all development is sensitive to its surrounding land uses including the low-density areas on the other side of Ellesmere Road. We recognize that Ellesmere Road is a wide road but we still have to make sure that there are no negative impacts on low density neighbourhoods to the south. We are looking at various ways to transition from areas of higher density to areas of lower density.

## Transportation

- **What are the plans for the decommissioned SRT?**

There is a separate Division in the City that is looking at the future of the SRT infrastructure and lands. They will be looking at the current structure and reviewing potential options for adaptive reuse. This is an ongoing review that is being done in parallel with the Scarborough Subway Extension. We are monitoring the results, however, the review is still in its early stages.

- **Is there a timeline on the study related to the SRT?**

There is no specific timeline. There was a motion put forward by Councilor Ainslie to have CreateTO look into that initiative. The meetings have just begun.

- **Could you describe the difference between one-way versus two-way cycle tracks?**

Both two- and one-way cycle tracks provide two-way travel. The difference is that two-way cycle tracks provide travel for both directions on one side of the street. One-way cycle tracks provide one direction of travel on one side of the street and the other direction of travel on the other side of the street.

- **Will the boulevard (i.e. space between the curb and buildings) be extra wide?**

Streets are an important part of the Secondary Plan. The intent is to transform the street network into something far more urban, with comfortable pedestrian and cycling facilities. The plan includes extra wide boulevards for street trees (two rows in some locations), green infrastructure, pedestrian activities, and active transportation routes.

- **What measures will influence a shift from driving to walking/cycling? How do you avoid a scenario where there is both more people and more traffic?**

The entire street network in the proposed Secondary Plan will break down the larger blocks into smaller blocks. This is a strategy to create more routes and more choice for pedestrians and cyclists. We want to provide active transportation routes that are safe, comfortable, enjoyable, and interesting. In addition to smaller blocks, the plan includes more trees,



buildings that face the street, places to sit and linger, and safe cycling facilities for all ages and abilities. We will look to create active transportation connections to the multi-modal transit hub. The land use plan, with density around the subway station will also support transit use.

- **Is there any strategy to coordinate the proposed plan with an expected increase in bus traffic due to the decommissioning of the Scarborough RT in 2023?**

Plans are being developed to address the relocation of buses and address the needs of transit riders through the construction period until the replacement facility is constructed.

## Sustainability

- **I am concerned about the little amount of green space there is in Scarborough Centre. What will happen if we experience a heavy rainfall? In this new plan will there be enough green space to soak-up excess rain water?**

None of the existing parks are going to be removed in the future. There will be a significant number of new parks and open spaces that will be added as development happens. Right now, there is a lot of asphalt, concrete, surface parking lots, roads, and elevated roads in Scarborough Centre. That is not going to be the future. The future will see streets that are brought down to grade, trees being planted, more parks and green roofs to absorb rainwater. The result is that Scarborough Centre will have more green space than right now.

- **Has a study on pollution occurred as part of the Secondary Plan process?**

We are looking at a number of environmental and sustainability measures. When we receive specific development applications, we require certain studies to be conducted, such as a wind quality or air pollution study. There are also Ministry regulations that look at pollution, including the pollution emitted from the 401.

- **Will there be enough water and hydro capacity in the area as it grows?**

The servicing consultants looked at water capacity. There is sufficient water capacity. The important thing is making sure there is enough water pressure so that the fire hydrants will function. In terms of water consumption there are requirements for new development that ensure that faucets and shower heads meet the City's water pressure and flow policies. Tests and engineering modelling for Scarborough Centre has been done and verified that there is more than the minimum water capacity outlined in the City's policies and guidelines.

In terms of hydro, Ontario's hydro system is 95% carbon-free through renewables, hydro-electric power, and nuclear. We are satisfied that the grid in this part of the City can service hydro. The issue is the production of enough electricity. This is a Provincial responsibility and then distribution happens through municipalities. In large areas with large amounts of development, the Environment and Energy Division at the City coordinates with Toronto Hydro to give them early notice of development. We are working with them more than we have in the past as we look to electrify older buildings in the area to meet climate goals.



## Miscellaneous

- **How is the Secondary Plan going to be addressing access to daily retail needs?**

The City cannot dictate what kind of retail is going to go where. We can permit those uses and make sure that there is a space that a grocery store could move into, but we cannot guarantee that this will happen. It is based on market demand for particular retail uses. Retailers have to decide that they want to move in. As planners, we can recommend that certain streets should have space on the ground floor that is available for retail and not other uses. The Secondary Plan has retail frontages mostly along Progress Avenue and on Corporate Drive. There is also the Scarborough Town Centre mall. Enhancing access to the stores in the mall is important.

- **Does the plan include opportunities to have small stores in order to diversify the retail environment?**

In the plan, there are areas that should be priority retail. In other areas, retail may emerge on street frontages. One of the hopes is that we create the kind of environment where small cafes, grocery stores, and hardware stores can thrive and co-exist with some of these larger stores. The landscape of retail has changed a lot and will continue to change with online shopping.

- **The study has been described as “aspirational”. What are the policies and the rules that will require things to be built according to the plan?**

To guide future development, the Study Team will look at and suggest updates to the Secondary Plan in the form of policies and maps. The Study Team will also provide advice in the form of urban design guidelines about the design of buildings, streets and the public realm. There are other implementation tools that the City has that they will need to follow-up on after the Our Scarborough Centre Study, including changing the zoning by-law. The Secondary Plan is important because it gives City staff the directive to work with other City divisions and make the improvements that we want to see in Scarborough Centre.

- **The trail by Thompson Memorial park is plagued by bad odour. Can this be fixed and avoided in new park spaces?**

Thompson Memorial Park is outside the Study Area for the Our Scarborough Centre Study. However, there is an ongoing sewer study in this area. We will capture this comment and inform the other study group to investigate this concern.

- **I think the most notable factor impacting quality of life in Scarborough Centre is the odour emitted from the Atlantic recycling plant. Has the Study Team considered doing something?**

The City is aware that there are certain odours emitted in Scarborough Centre. Several years ago Atlantic Packaging took measures and implemented new technology that significantly reduced the odour coming from that specific industry. Further, they are regulated by the Ministry of Environment, Conservation and Parks and must adhere to a certain regulations



around air quality. We can appreciate that occasionally you may smell something, depending on weather conditions. We also appreciate that the industry in and around Scarborough Centre provides jobs and allows people to work close to where they live. This is something important to maintain. If you do have any additional questions please reach out to the City and we can look into it further.

## Comments & Feedback

In addition to the Q&A, the following comments were shared by participants during the meeting. They are captured by the following themes:

- *Support for Affordable Housing*
- *Need for Social and Recreational Opportunities offered in the Evenings*
- *Unpleasant Odours in the Centre*

## Next Steps

Kelly Dynes, Senior Planner at the City of Toronto concluded the meeting with an update regarding next steps, plan implementation, and how community members can continue to provide feedback including through a short [online survey](#) or via email to [ourSC@toronto.ca](mailto:ourSC@toronto.ca). Please visit the [Study Website](#) for more information, materials, and meeting notices. The final report will be available on the Study Website. .