

Our Scarborough Centre

Business and Landowners Meeting

Meeting Summary



May 10, 2022
2:00-3:30 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) and Councillor Ainslie (Ward 24) for a Business and Landowners 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 business owners and landowners. The Preferred Development Concept that was refined based on the feedback received through public consultation in phase 3 was presented.

Over 20 people joined the meeting, including 14 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

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.

SCARBOROUGH CENTRE STUDY AREA

CityPlanTO @CityPlanTO

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... #CityofTO

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

Mail notice and social media post promoting the public meeting.



During the presentation, participants were polled to understand their preferences on elements of the Preferred Development Concept.

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

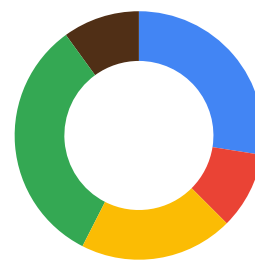
- More ownership housing
- More housing for small households
- More rental housing
- More affordable housing
- More family oriented housing



n= 38 responses

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

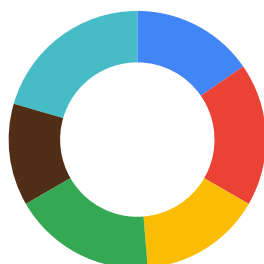
- Wayfinding
- Vibrant Pedestrian Realm
- Safe intersections
- Safe streets for biking and walking
- Street trees and green infrastructure



n= 38 responses

What kinds of parks and open spaces are needed to support recreational needs and activities in Scarborough Centre? (select top3)

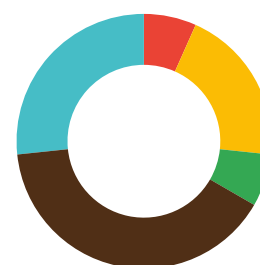
- More kid and youth-oriented space
- More places for seniors and multi-generational families
- More places to enjoy nature
- More space for sports and active lifestyles.
- Multi-purpose spaces to support events and festivals
- More space to socialize and for passive recreation



n= 38 responses

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

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



n= 15 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. Six (6) questions 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
- Green Space and the Pedestrian Environment
- Timeframes for Plan Approval
- Miscellaneous

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



Density

- **I know that right at the subway station there are higher heights and densities, however, could you further elaborate on the rationale for lowering density and height in other areas around the subway station? Is there any opportunity to explore higher density to accommodate mixed-use affordable housing and affordable rental units?**

The idea is to have the most intensive development at the subway station while still respecting the lower built form of Ellesmere Road. This is the challenge the Study Team and City is addressing. We will take your concern into account as we move towards finalizing the report. Thank you for your question.

Green Space & Pedestrian Environment

- **I am concerned about the amount of attention being given to shadows on parklands. Isn't it more useful to increase the number of units or the height of buildings so that more people can access housing and amenities?**

It is always a balancing act with planning. We are balancing the need for increasing the affordable housing supply in a way that creates a livable community. All the evidence the Study Team has collected indicates that parks, open spaces, and community services create more livable communities. The parks and open spaces that we have presented are strategically located so that they are not in a shadow and will allow development to occur in the area. Additionally, we need trees to help us deliver on all of the other sustainability objectives. To meet these objectives, we need green places to absorb radiation and for storm water management.

- **The proposed Secondary Plan shows roads or bicycle paths going through the paper mill on the Atlantic Packaging property. I am wondering what this means about the future of the mill? Atlantic Packaging intends to be here for the next two generations or more. The City has stated that the plan is "aspirational" but also that the plan will be fully implemented in the next 20-30 years. How do I reconcile this information?**

The implementation of the Secondary Plan will occur bit by bit as individual landowners decide to redevelop their properties. Based on trends and past experiences, we expect that much of the development we are anticipating and planning for will happen in 20-30 years. But in the end, it is up to the individual landowners. The Secondary Plan may even need to be updated again within that timeframe as circumstances and trends change. The City appreciates that Atlantic Packaging will remain where it is. It is a very important employer and presence in Scarborough Centre. The eastern portion of the Atlantic Packaging property is within the Study Area and we have some ideas about how new connections might eventually be incorporated – but only when and if Atlantic Packaging or a future owner decides to redevelop. There is no plan to install roads or bicycle lanes on your property before that point.



Timeframe for Plan Approval

- **How long will it take for this Secondary Plan to be realized? Is it 10 or 20 years? Or is it 50?**

20 years is the typical timeframe for planning. The planning horizon for the Growth Plan for the Greater Golden Horseshoe is until 2051. This is the timeframe we are looking at now. This is how long we estimate it will take for full build-out and development to happen.

- **What is the anticipated timeline for the full approval of this Secondary Plan?**

The work being done by the Study Team is set to be complete by mid to end of July 2022. City staff will continue to consult with community on the draft policies. Engagement on these policies will continue through fall 2022. City staff will bring the recommended an Official Plan Amendment to City Council in first quarter of 2023.

Miscellaneous

- **Will the team be available to respond to inquiries?**

Please contact Kelly Dynes at the City. Her email address is Kelly.Dynes@toronto.ca

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. Please visit the [Study Website](#) for more information, materials, and meeting notices. The final report will be available on the study website.