



Aerial Source: Google Earth, 2020

Our Scarborough Centre

Phase 4 CCM & BLOM

May 10 2022



OUR SCARBOROUGH
CENTRE

GLADKI PLANNING ASSOCIATES
DTAH / ARUP / TMIG / RWDI

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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.



Today's Agenda

- 2:00 Welcome and Introductions
- 2:05 Consultant Team Presentation
- 2:40 Facilitated Q&A/Discussion
- 3:25 Closing and Next Steps



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Introductions



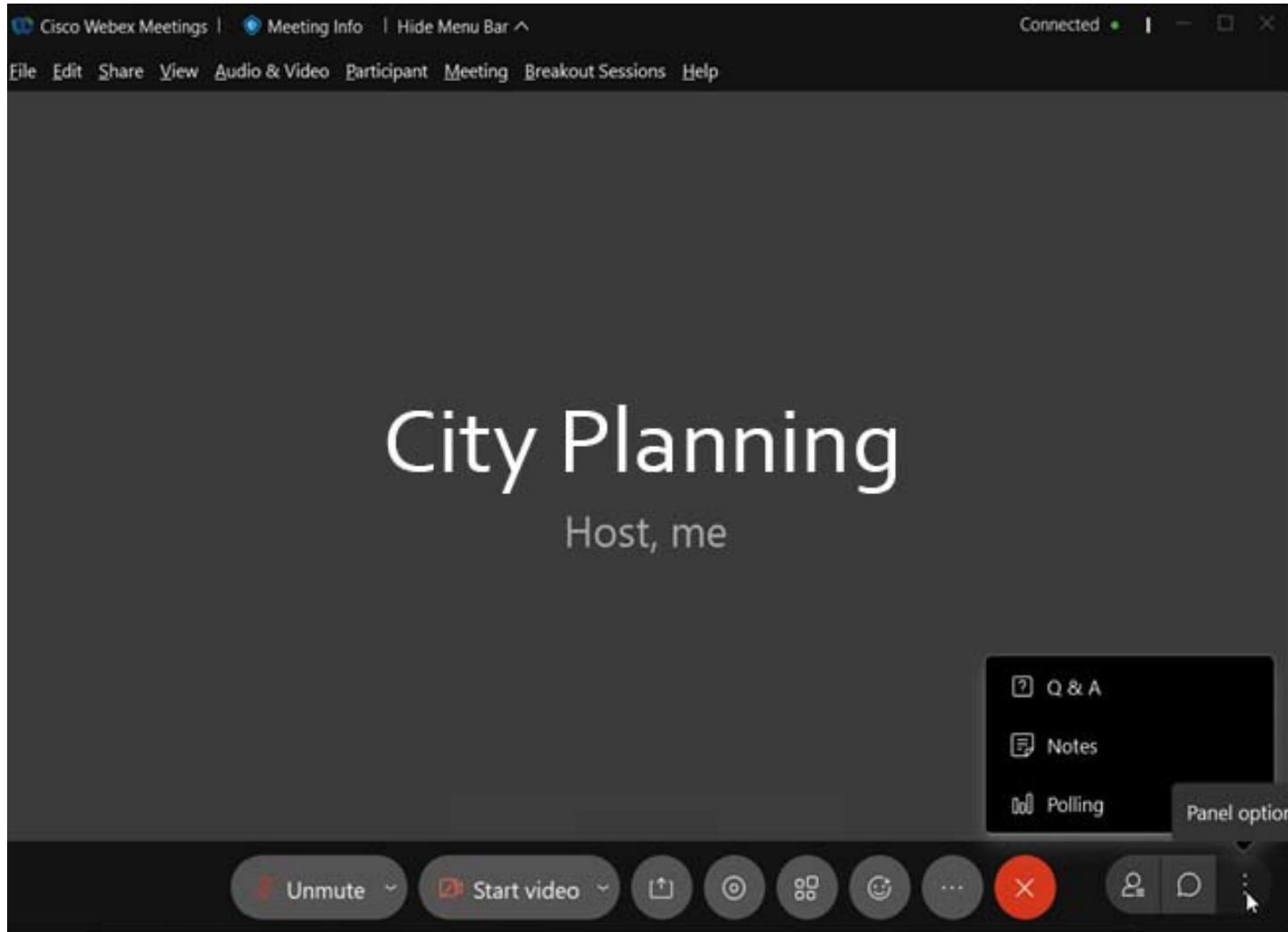
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ARUP



Complete our Poll here on WebEx during today's meeting



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Study Overview

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



OUR SCARBOROUGH
CENTRE



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

Study Process and Timeline



Phase 2 and 3 Highlights

Vision and Guiding Principles
Districts
Street Network
Public Realm Plan
Parks and Open Space Network
Key Challenges



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 **Indigenous roots, heritage and ethnocultural diversity** will be the cornerstones of all new initiatives in the area.

Guiding Principles

1. Create **Distinct Neighborhoods** 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

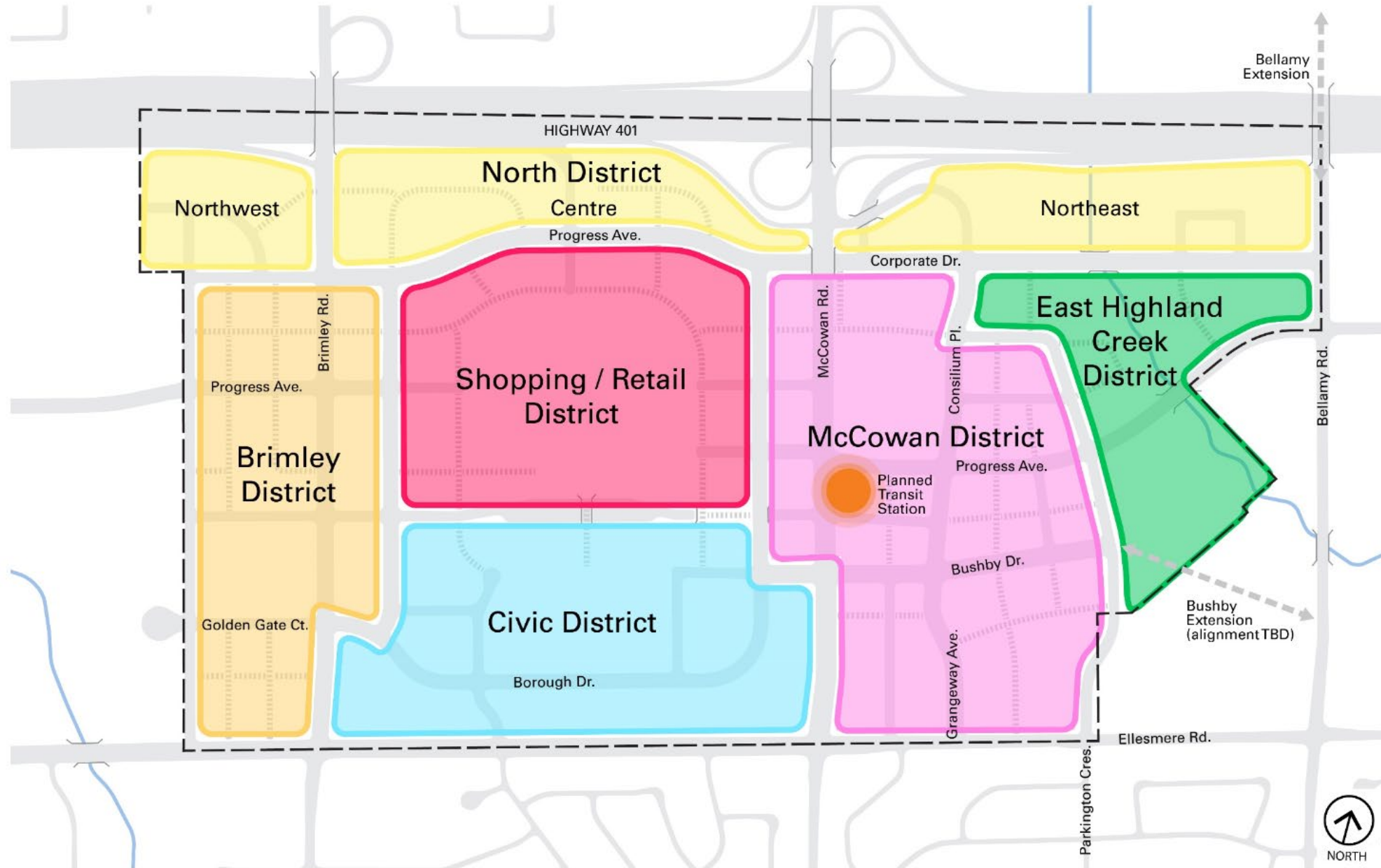


Guiding Principles

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**

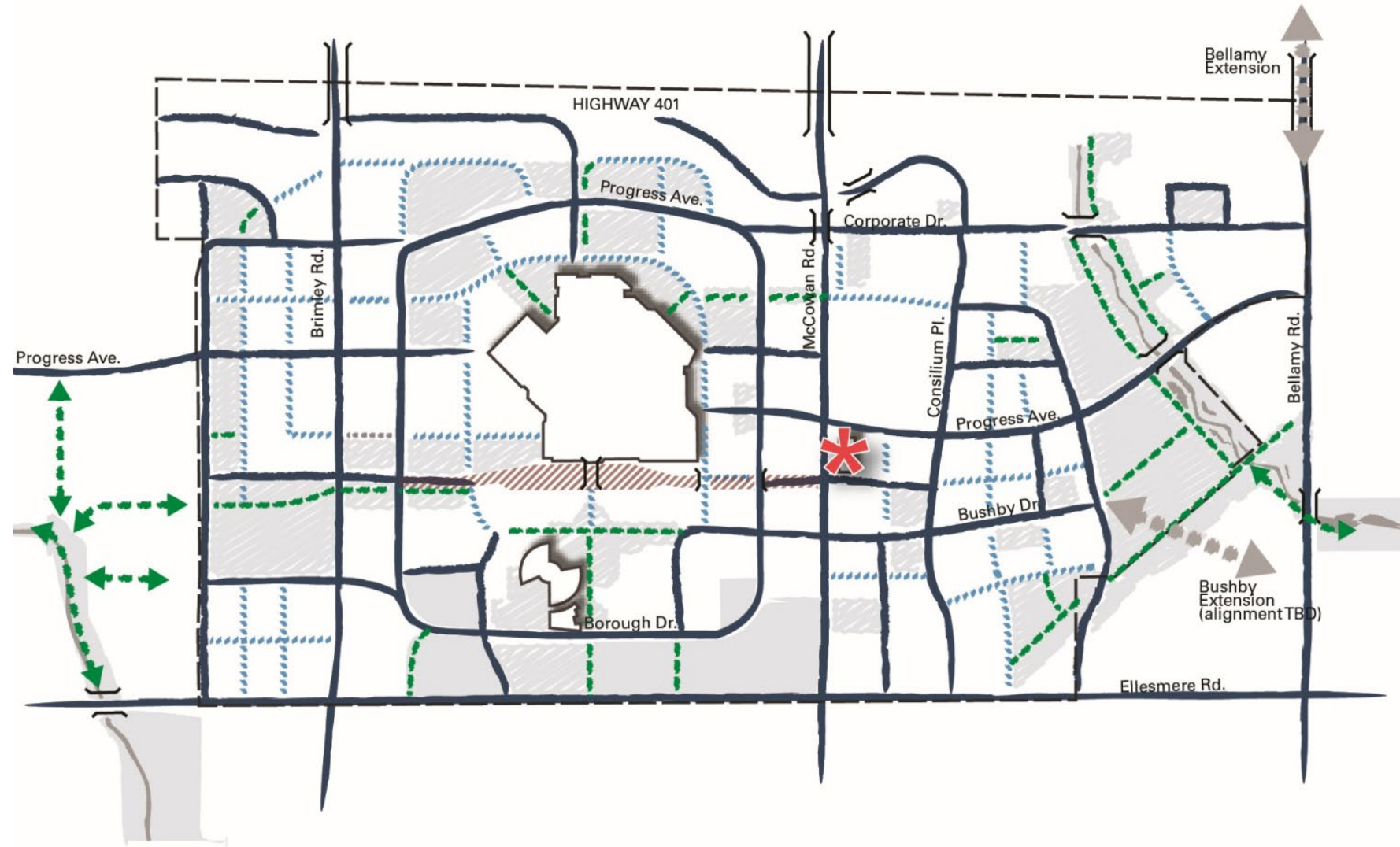
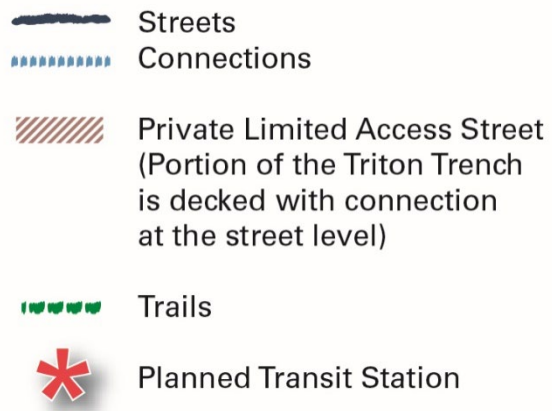


Districts








Street Network


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

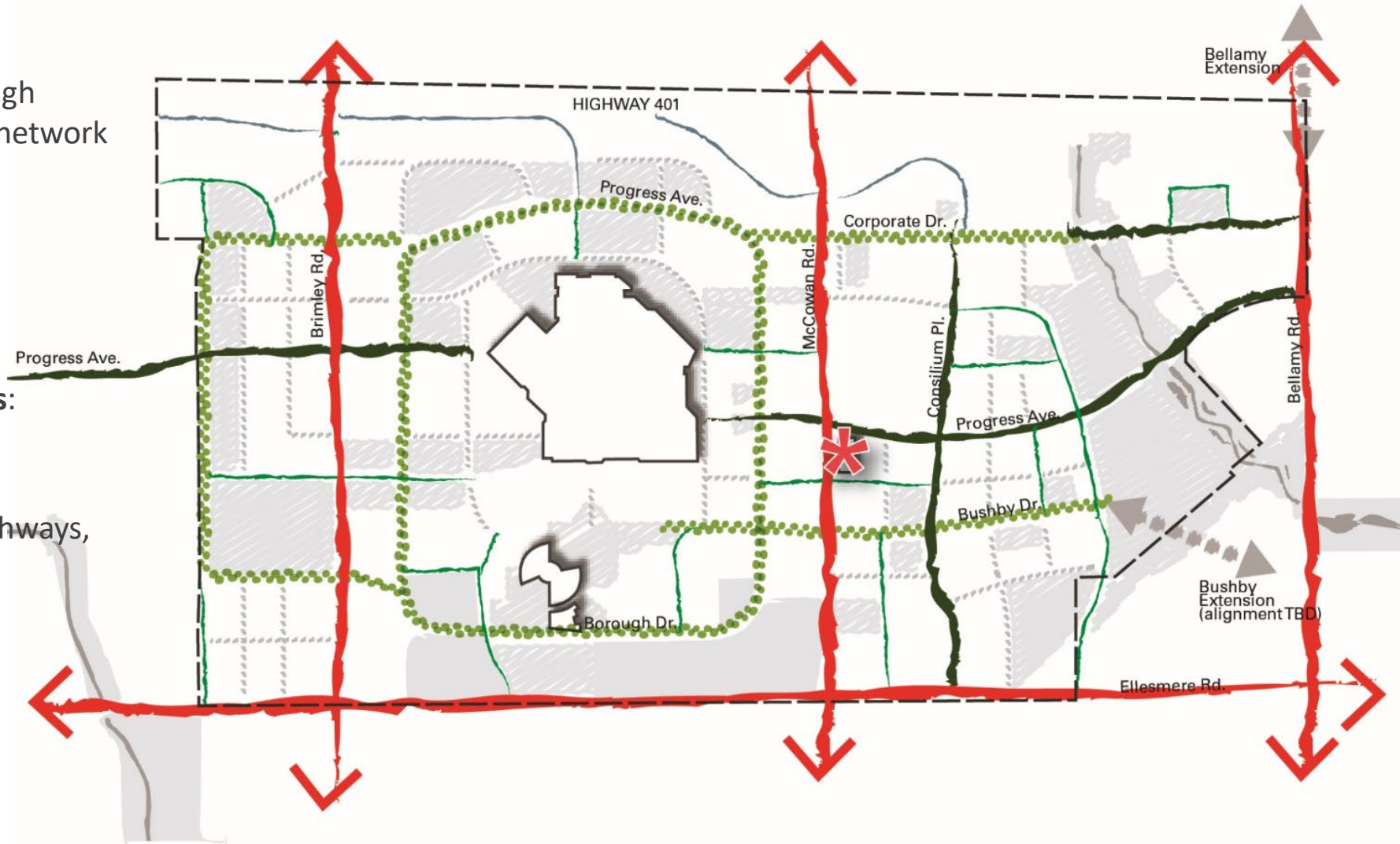


Street Character

- **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 through the Centre
- **Centre Neighbourhood Streets:** primarily residential, slower
- **Local Connections:** low volume streets, mews, pathways, internal networks

 Arterial Streets
 Civic Streets
 Centre Mixed-Use Streets
 Centre Neighbourhood Streets
 Local Connections

 Planned Transit Station



Public Realm Plan

- Three 'Green Loops' as public space armature
- Special cycling facilities within central Loop
- Reconfigured parks and open spaces informed by loops (to be discussed)
- Clear network of streets as places
- Prioritizing of walking and cycling



Parks and Open Spaces



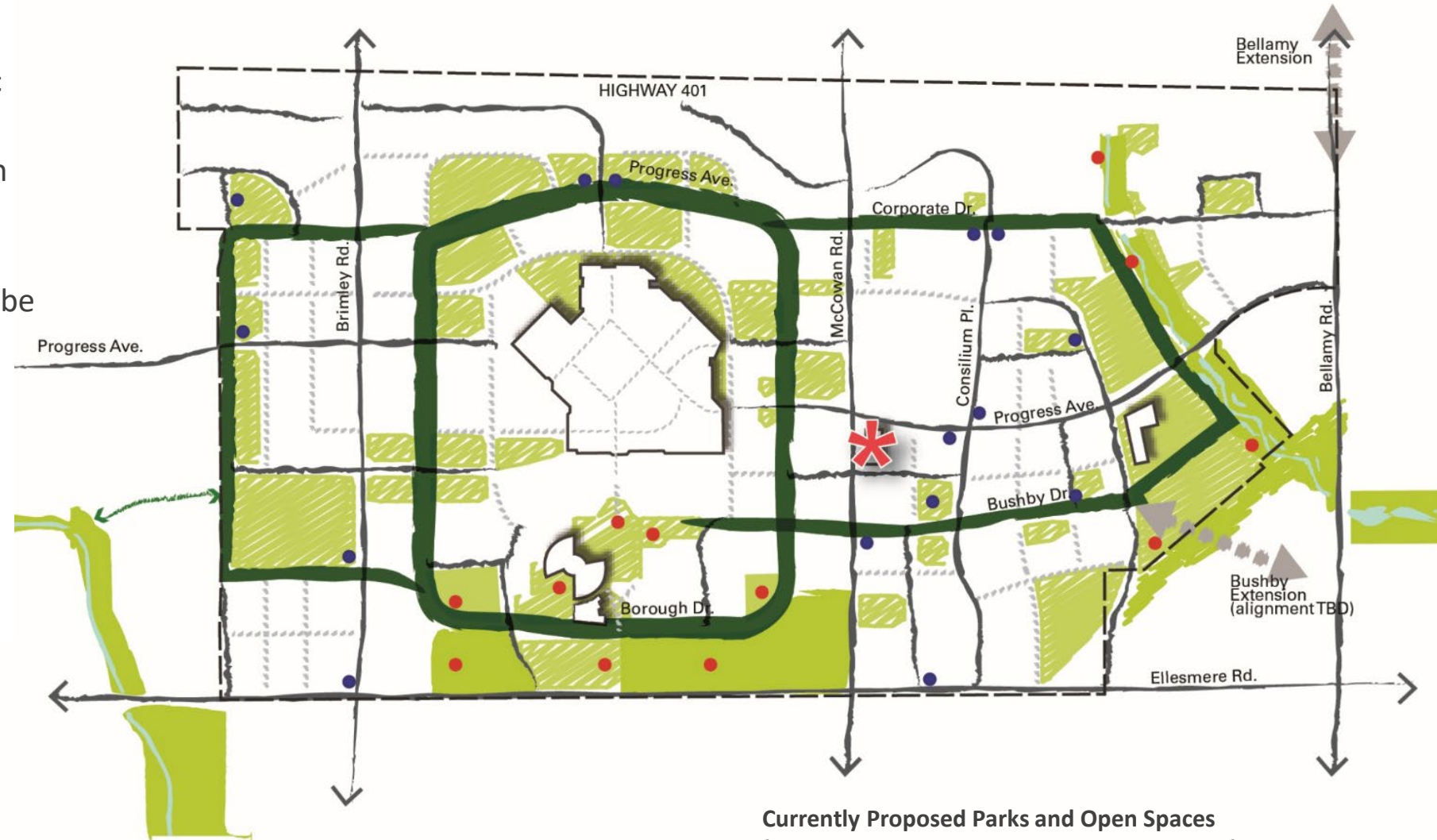
Place of Green / Cultural Identity



Private Development: Public Art



Planned Transit Station



Currently Proposed Parks and Open Spaces
(still in progress and subject to City approval)

Community Services and Facilities

CSF SECTOR GROUP	NEEDS ESTIMATE
School Boards	2 TDSB elementary school sites will be needed over time. Existing TCDSB schools have sufficient space for new students.
Child Care Needs	An additional 19 facilities are needed to serve the CSF Study Area. Up to 10 new centres should be secured through the development approval process.
Human Services Agencies	At least 11 community organizations seek space in Scarborough Centre. There is strong demand for flexible multi-purpose space.
Parks & Recreation Facilities	It is anticipated that 1 additional recreation facility will be needed in later phases of the Secondary Plan area's development (>15 years) to serve the full extent of growth anticipated by the Plan. Outside of the Secondary Plan area, Centennial Recreation Centre and Birkdale Community Centre have been flagged for revitalization/improvement to address near-term growth in the area.
Toronto Public Library	No needs identified in the Secondary Plan area, although the TPL Facilities Master Plan identifies the Cedarbrae and Bendale branches as long-term expansion opportunities that could support growth in Scarborough Centre.

Key Sustainability Considerations

- **Contiguous parks and open space network** that connects to natural heritage features (enhances ecological performance)
- **Increasing urban tree canopy**
- **Promoting a mix of uses** supported by a **pedestrian and bike friendly** environment that reduces dependence on automobiles.
- **Green infrastructure** in streets, parks, open spaces and public realm (help manage stormwater naturally, increase biodiversity, reduce impermeable surfaces, etc.)
- **Energy efficient buildings** (including considerations for embodied carbon)
- **District energy system**
- **Green roofs** and use of roofs for **energy generation**

Key Challenges

- Adequate parkland provision;
- Distribution of height and density;
- Achieving a mix of residential and employment;
- Animating street frontages;
- Achieving a mix of building types;
- Pedestrian comfort in public spaces;
- Adequate provision of community facilities and services, including schools;
- Servicing and transportation capacity; and
- Sustainability and climate mitigation.

Preferred Development Concept

1. Street Design
2. Height and Density Strategy
3. Land Use, Including Office and Retail Priority
4. Built Form
5. Parks and Open Space Plan
6. Sunlight Protection on Parks, Open Spaces and Natural Areas
7. Community Services and Facilities
8. Infrastructure Assessment



1 Street Design

A network of Existing and Future Streets

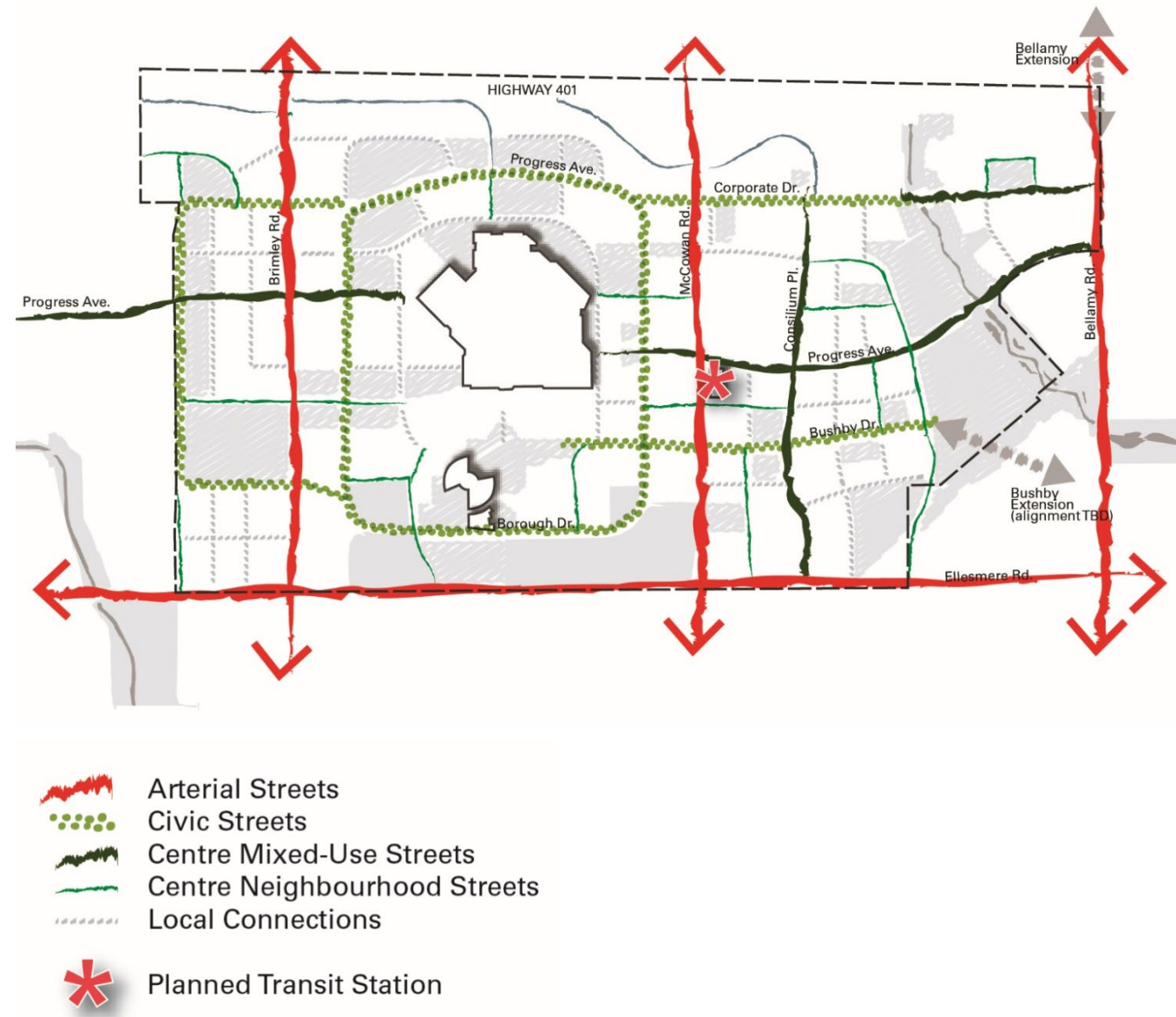
Varied Rights-of-Way: Existing and New
Different Roles/Different Responses

Range of Boulevard Types

Primary Influences/Variables:

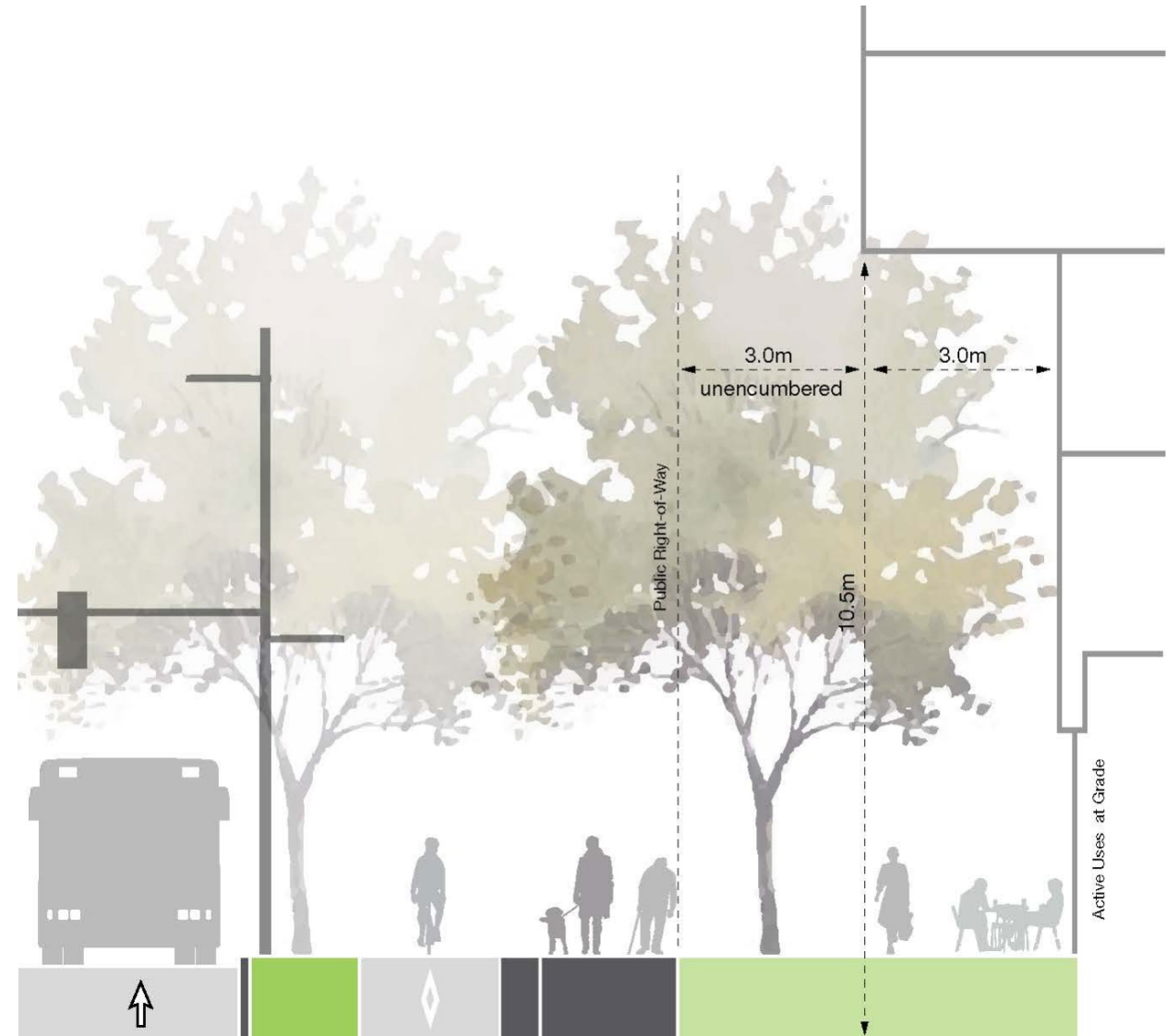
- Pedestrian Volumes
- Vehicle Design Speed and Volume
- Cycling Infrastructure Type
- Green Infrastructure Opportunities
- Building Setbacks
- Placemaking Opportunities

Specific Staff Working Group established to discuss street design



1 Street Design

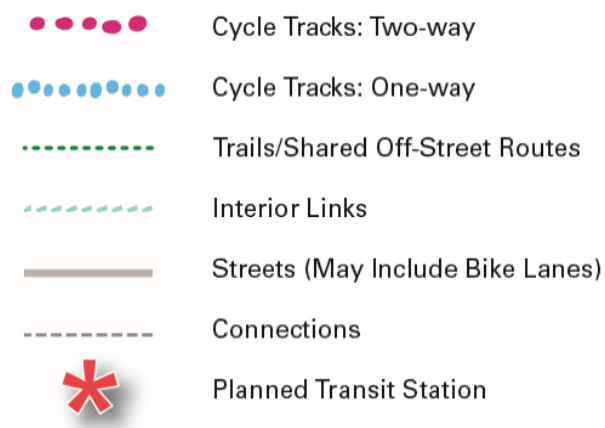
- Integration of green infrastructure and expansion of tree canopy
- Protected cycling lanes (one or two-way)
- Reduced travel lane widths
- An emphasis on safety and accessibility for pedestrians and cyclists



Sample Boulevard Design: Brimley or McCowan

1 Street Design

- Protected cycling facilities preferred as part of connected network for all ages and abilities
- Facility selection informed by volume and speed of vehicles
- The 'U' of the Borough Loop and the Bushby Promenade will have special two-way facilities



2 Height and Density

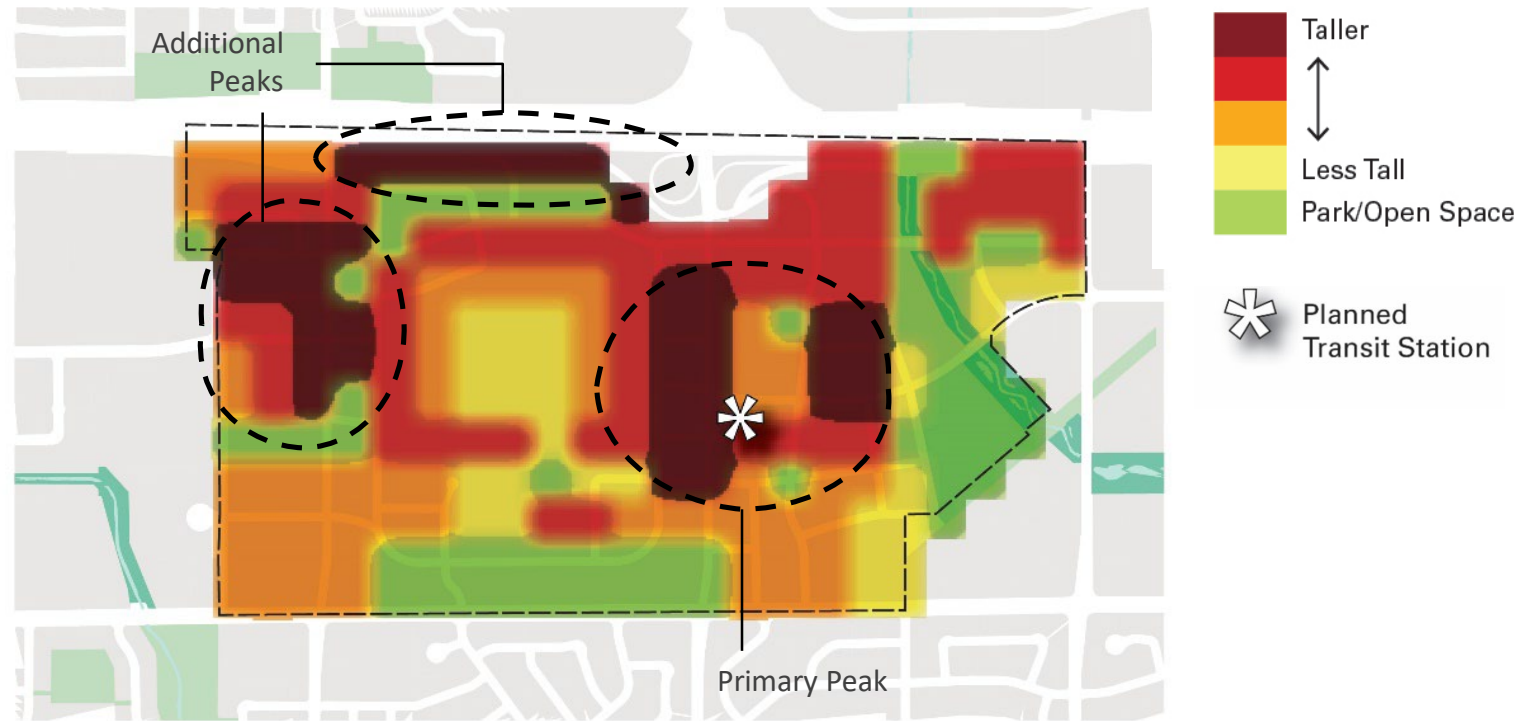
Direction:

Pursue the “Multiple Peaks” strategy tested in Phase 3:

1. **Primary peak:** the new subway / transit station
2. **Two additional peaks:**
 - Along the edge of Highway 401
 - Around the Brimley Road and Progress Avenue intersection

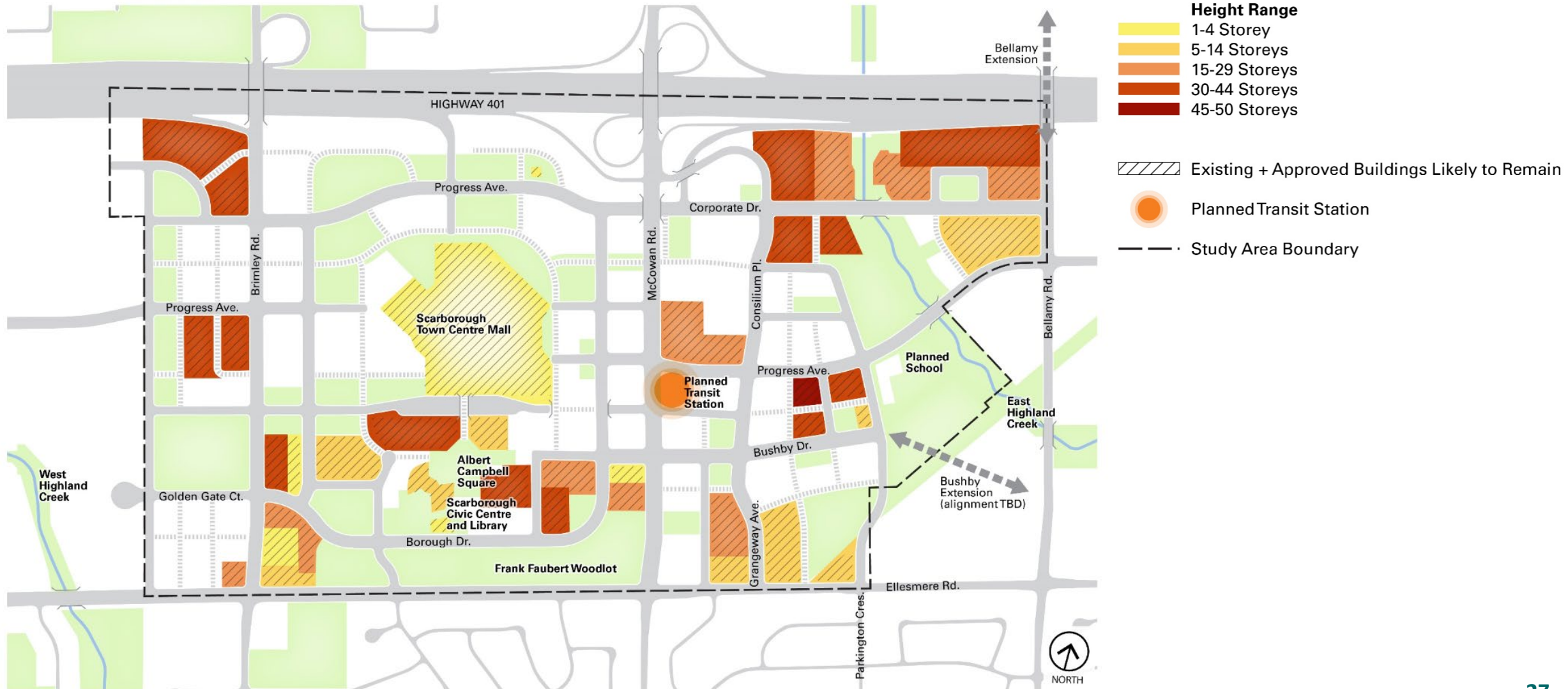
Height steps down:

- Toward Ellesmere Road and existing Neighbourhoods to the south
- Around parks, natural areas and schools, to preserve sunlight



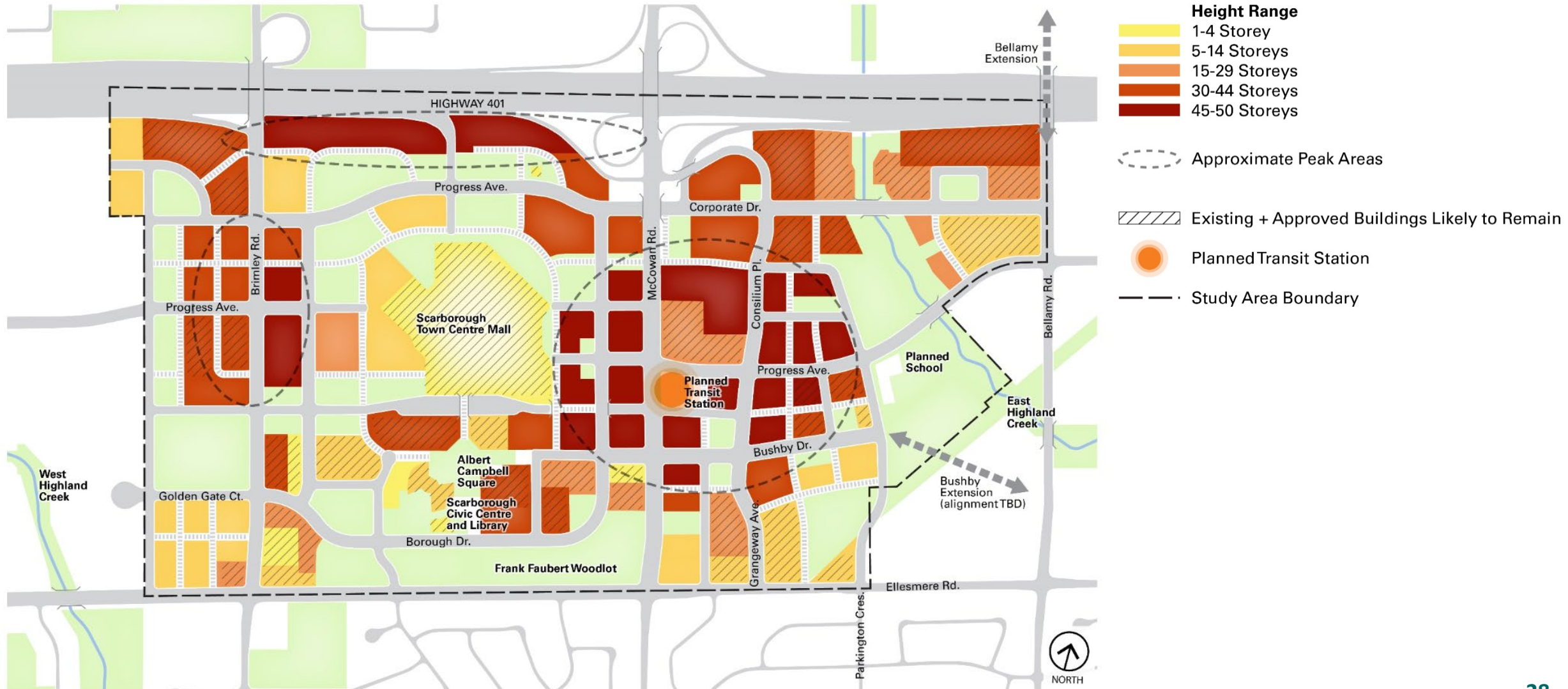
2 Height and Density

Fixed Conditions: Existing / Approved Heights



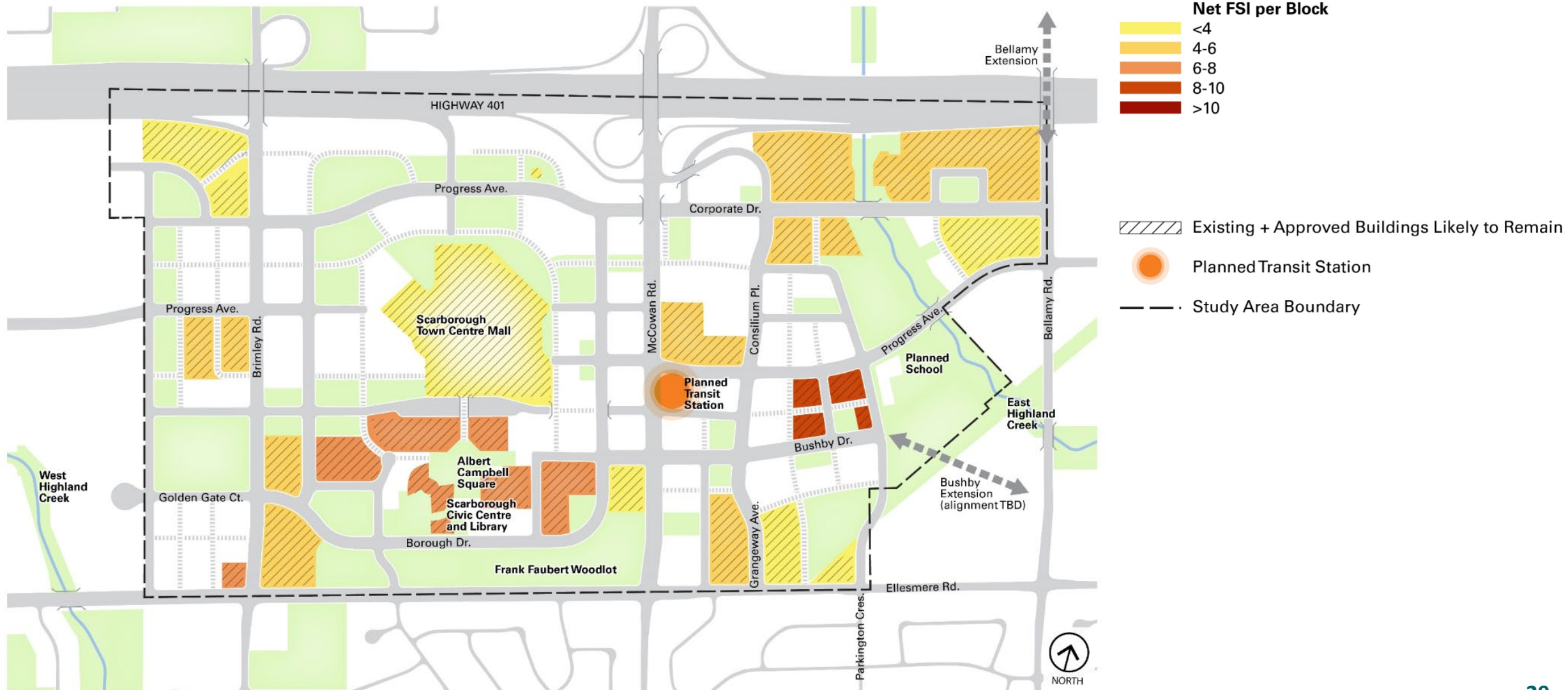
2 Height and Density

Preferred Approach: Multiple Height Peaks



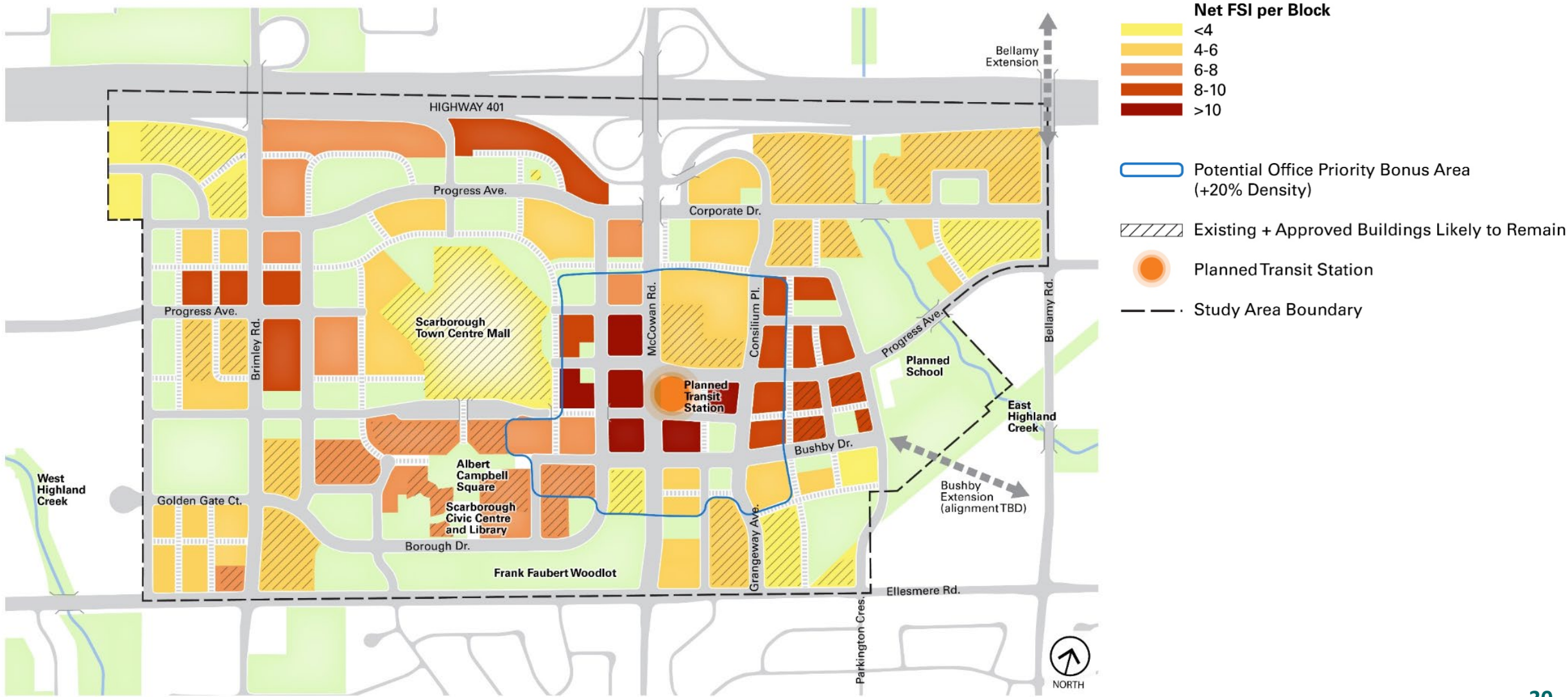
2 Height and Density: Existing Density

Fixed Conditions: Existing / Approved Densities (by Block)



2 Height and Density: Density Strategy

Preferred Approach: Multiple Density Peaks



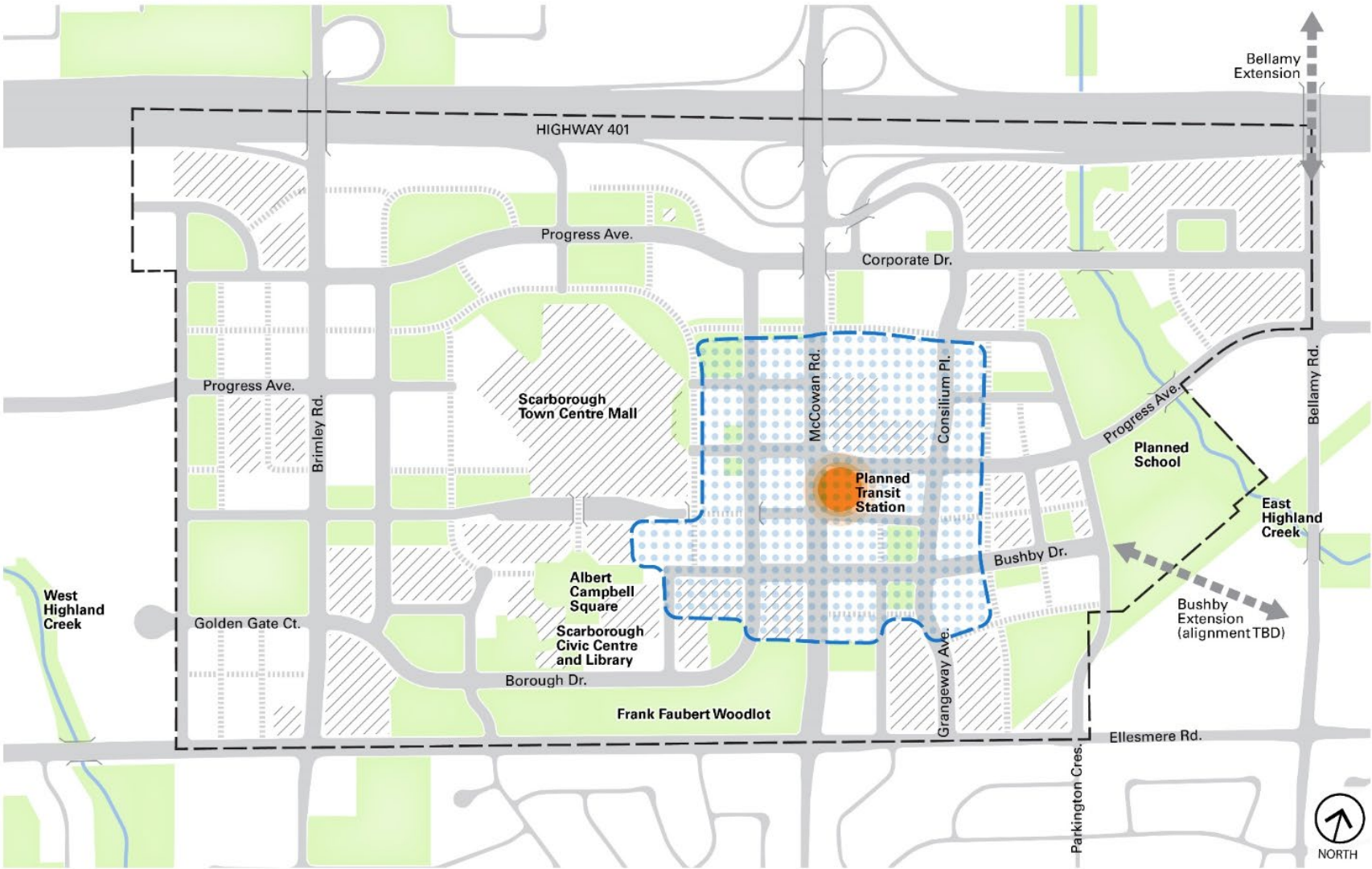
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Height and Density



3 Land Use: Office Priority

Office Priority Area

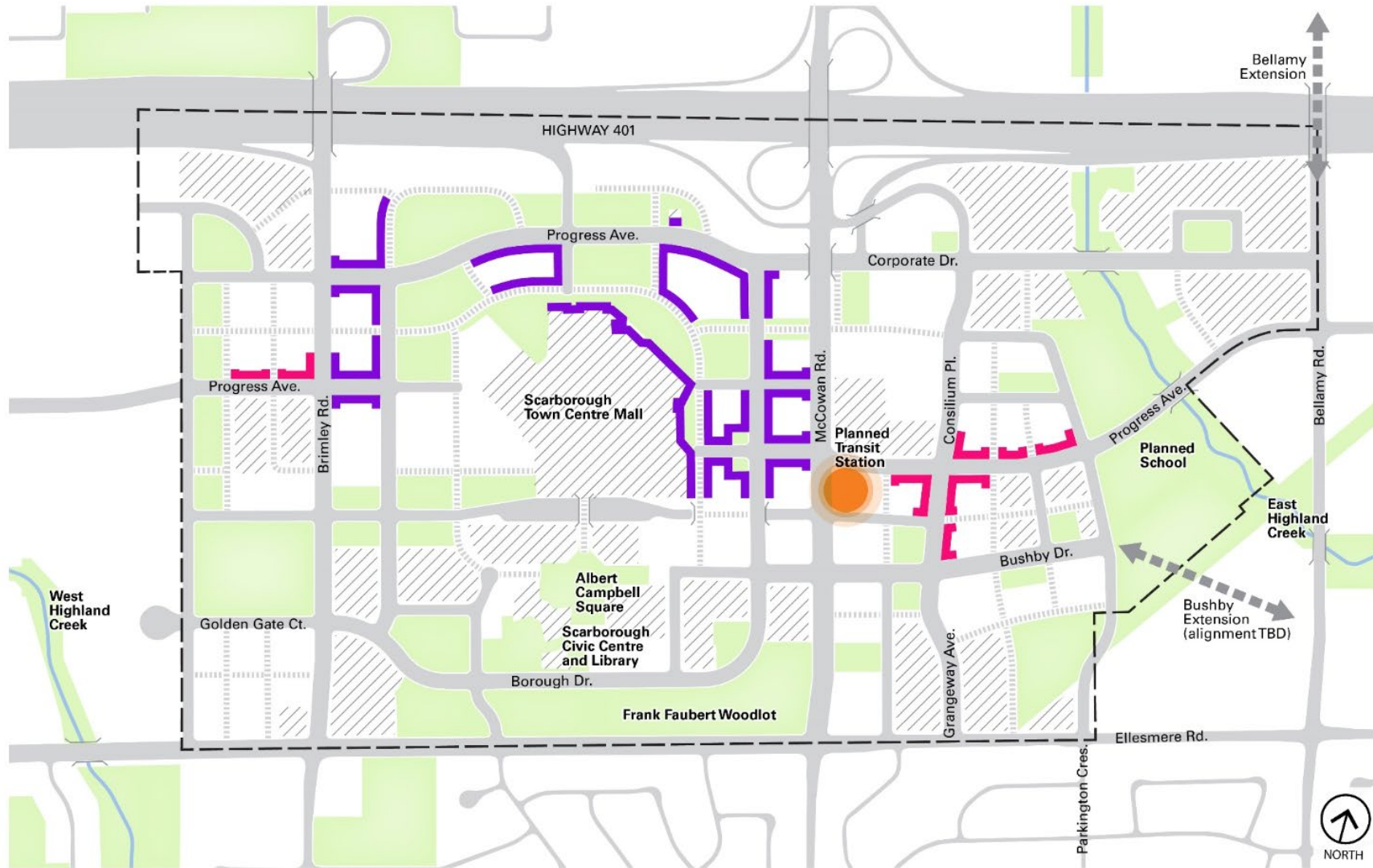







- Potential Office Priority Bonus Area (+20% Density)
- Existing + Approved Buildings Likely to Remain
- Planned Transit Station
- Study Area Boundary

Proposed Office Priority Area around subway station, in which an additional 20% density will be offered for exclusively office uses.

3 Land Use: Retail Priority

Retail Priority Frontages



-  Mall Priority Grade-Related Retail Frontages (Conceptual)
-  Priority Grade-Related Retail Frontages
-  Existing + Approved Buildings Likely to Remain
-  Planned Transit Station
-  Study Area Boundary

- Retail Priority frontages where active ground floor uses are required
- Distinction between mall frontages (which are more flexible / conceptual) and other frontages

4 Built Form

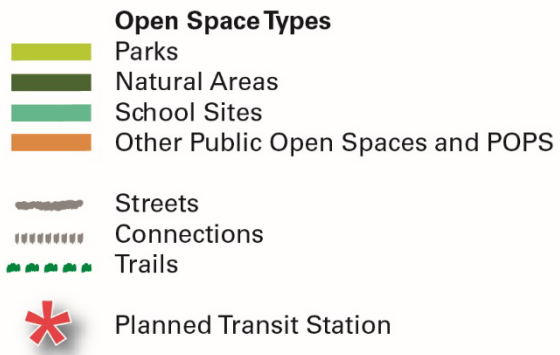
- Reinforce compliance with existing City guidelines.
- Use Secondary Plan and Urban Design Guidelines to encourage a mix of mid-rise and tall buildings on large sites where tall buildings are permitted.
- Encourage office buildings, to provide jobs and ensure a balance with residential growth. Office buildings may have larger floorplates than residential buildings.
- Require a **minimum** 30-metre separation distance between tall buildings, with greater separation encouraged.
- Require that built form achieves minimum sunlight hours on certain parks.
- Additional built form recommendations may be added in the Urban Design Guidelines (including base building heights, stepbacks and floorplates).

5 Parks and Open Space Plan

Key Challenge: Increase Park Provision Rate

Solutions:

- Comprehensive planning of opportunities for more parkland within Scarborough Centre
- Additional parkland adjacent to Scarborough Centre may be considered in future



Park sizes and locations related to active development applications may be subject to change as part of the parallel review process.



Phase 3 Parks and Open Spaces



Currently Proposed Parks and Open Spaces
(for discussion)

5 Parks and Open Space Plan

Big Moves for Parks and Open Spaces



1. Brimley Corridor Parks System
2. West SRT Corridor Trail and Parks (with links to West Highland Creek)
3. Progress Avenue North Side Parks and POPS
4. Expanded Woodlots
5. Borough Loop Necklace
6. East Highland Creek Open Space System
7. East SRT Corridor Trail and Parks (connecting to East Highland Creek)

Park sizes and locations related to active development applications may be subject to change as part of the parallel review process.

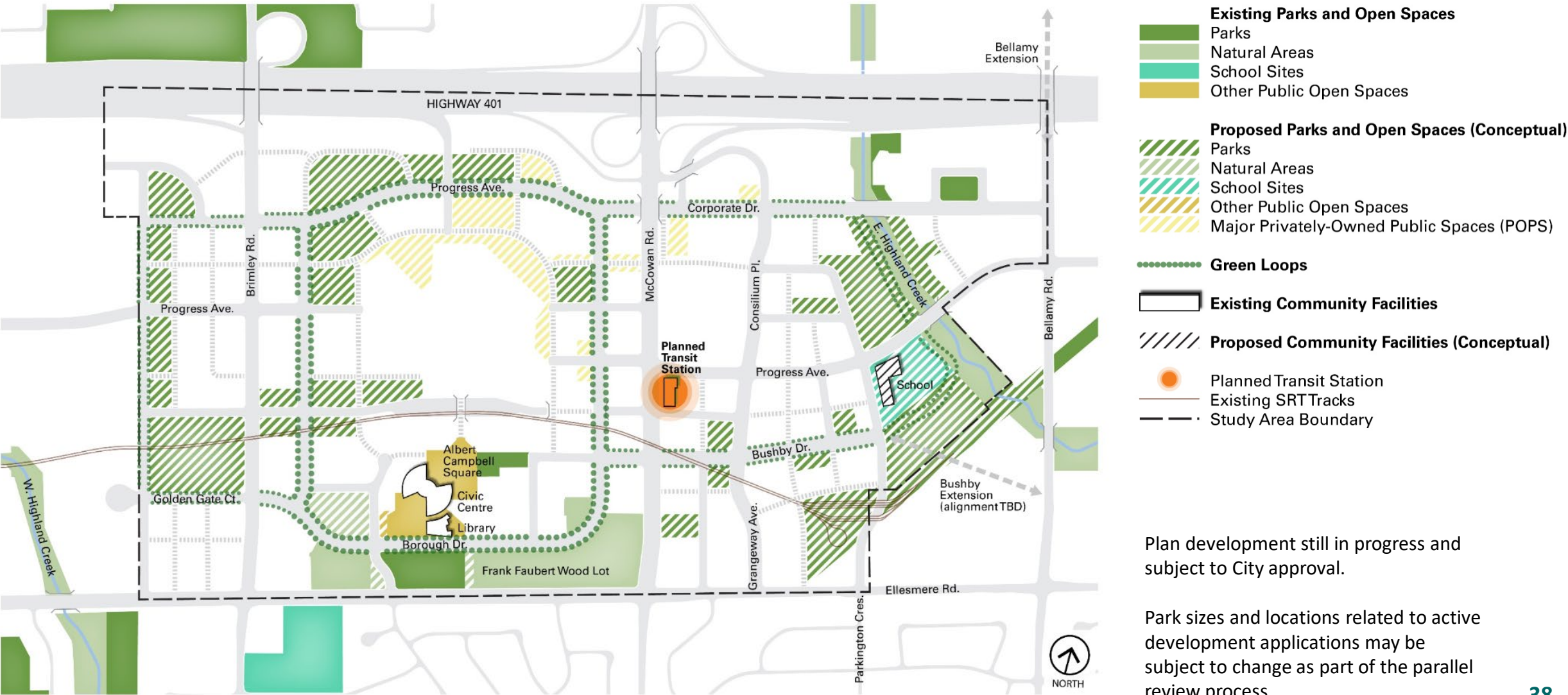
5 Parks and Open Space Plan

Green Loops as Open Space Connectors



5 Parks and Open Space Plan

Currently Proposed Parks and Open Spaces (for Discussion)



5 Parks and Open Space Plan

Phase 3 Modelled Scenario

People and Jobs:

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

Parks and Open Spaces:

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

Parks Provision

- 3.61 m² per resident

Revised Scenario

People and Jobs:

- 60,000 people + 30,000 jobs (2:1 ratio)
- 36,000 residential units
- 502 PPJ/ha (in contrast to 400 PPJ/ha minimum)

Parks and Open Spaces:

- 28.6 ha of parks
- 2.9 ha of natural areas
- 3.1 ha of major POPS

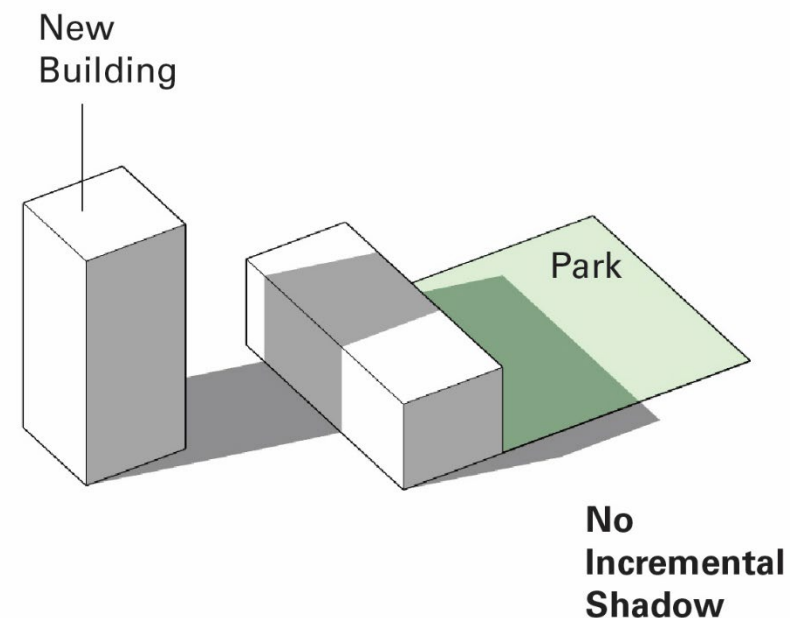
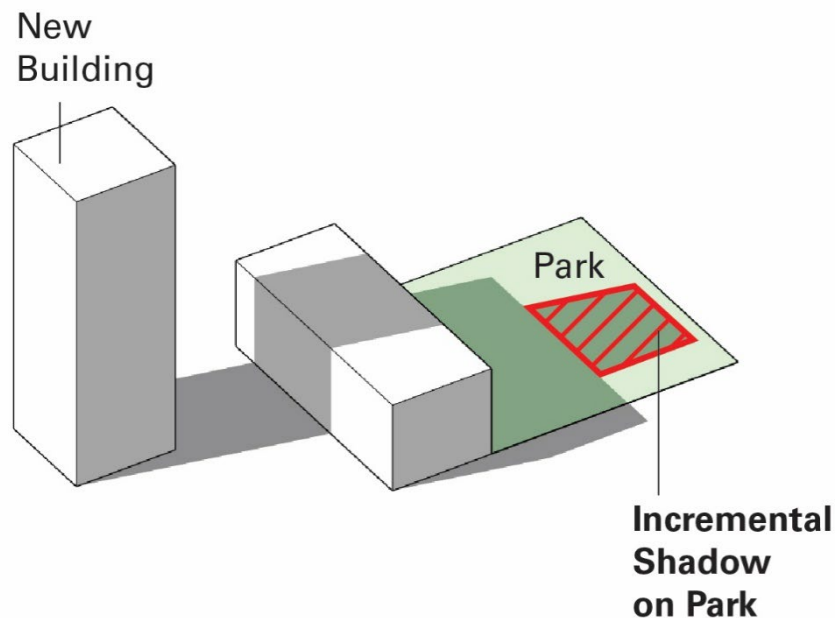
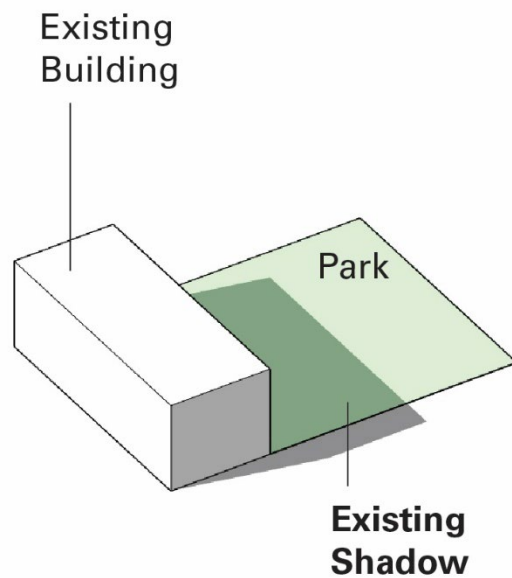
Parks Provision

- 4.75 m² per resident

May be further augmented with additional parks adjacent to Scarborough Centre.

6 Sunlight Protection on Open Spaces

Shadow: Existing Versus Incremental



Shadows are most closely studied on the equinoxes (March 21 and September 21), which is the mid-point for shadow impacts.

6 Sunlight Protection on Open Spaces

How can we protect open spaces from shadowing? What standards are achievable?

We have been able to demonstrate the following:

1. Existing open spaces:

- Free of incremental shadow for at least 7 hours on the equinoxes.

2. Major new public parks and planned/potential school sites:

- Free of incremental shadow for 6-7 hours on the equinoxes.

3. Smaller new parks and open spaces:

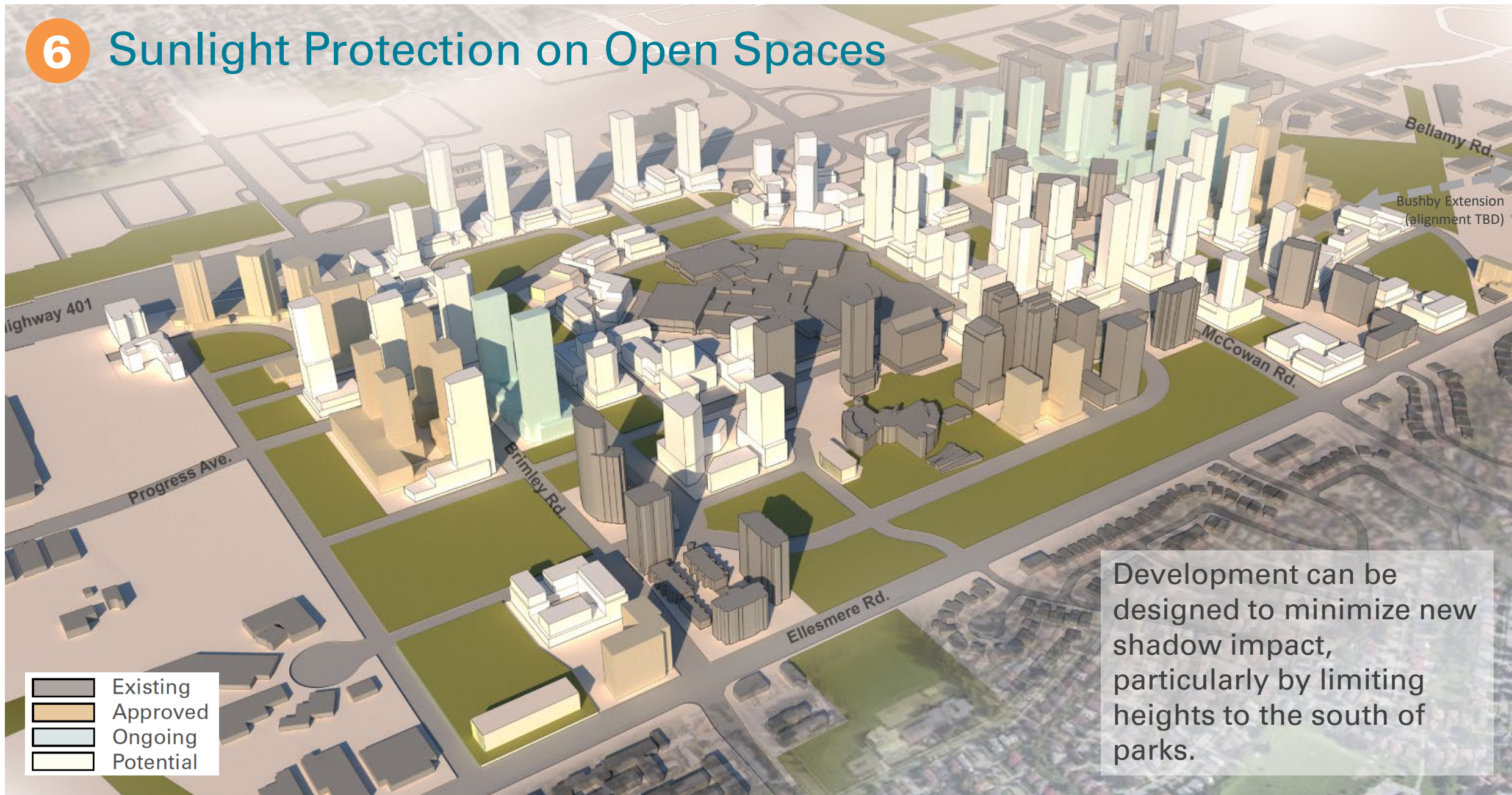
- Free of incremental shadow for 3-7 hours on the equinoxes.

Exceptions

- Several exceptions may apply, where these standards cannot be achieved. Consideration will be given to further adjusting heights or park locations to resolve this.

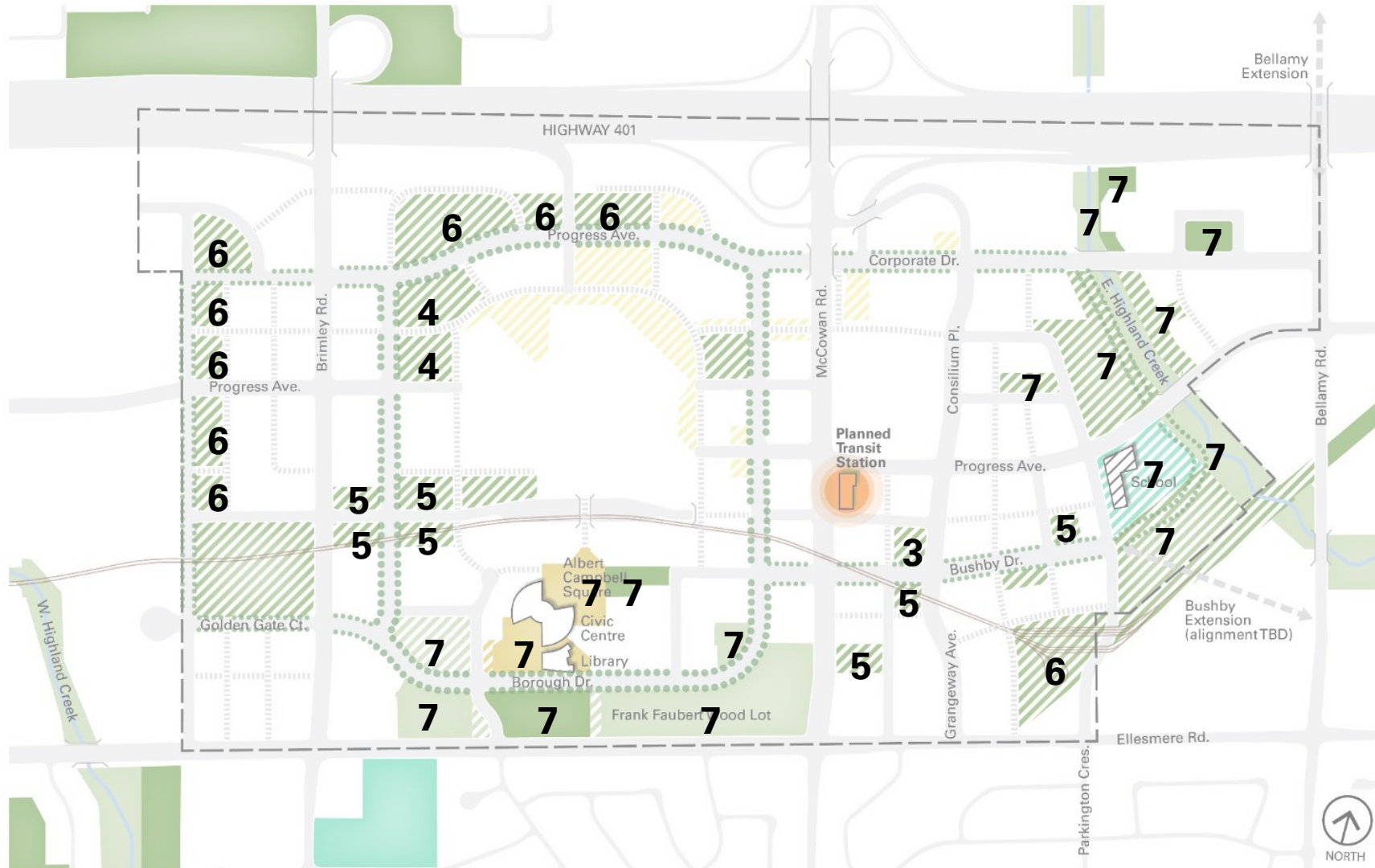
6

Sunlight Protection on Open Spaces



6 Sunlight Protection on Open Spaces

Demonstration: Hours Free of Incremental Shadow (March/September 21, 9 am – 5 pm)



- Existing Parks and Open Spaces**
 - Parks
 - Natural Areas
 - School Sites
 - Other Public Open Spaces
- Proposed Parks and Open Spaces (Conceptual)**
 - Parks
 - Natural Areas
 - School Sites
 - Other Public Open Spaces
 - Major Privately-Owned Public Spaces (POPS)
- Existing Community Facilities**
- Proposed Community Facilities (Conceptual)**
- Planned Transit Station
- Existing SRT Tracks
- Study Area Boundary

Plan development still in progress and subject to City approval.

Park sizes and locations related to active development applications may be subject to change as part of the parallel review process.

7 Community Services and Facilities

Existing, Planned and Additional Facilities



- **Schools (TDSB):** One planned and one additional (within dashed area).
- **Recreation / Community Centre:** Must be adjacent to parkland, proximate to residential population, major streets, transit, active transportation.
- **Daycare:** 19 facilities, up to 10 recommended to be secured through development.

8

Infrastructure Assessment

Transportation

- A computer model is being used to determine the impact of increase in population and employment on transportation network performance. Road network enhancements will be needed as study area develops over time.

Servicing (Water)

- Analysis of preferred development concept has shown that the addition of density can be supported by the existing storm, watermain and sanitary sewer networks, with some slight modifications.

Energy

- OurSC will support TransformTO climate change mitigation goal of near zero emission buildings for new construction (by 2030) and existing buildings (by 2050).
- Balancing embodied carbon of existing buildings and energy efficiency of new buildings.
- A district energy system (DES) is recommended.

Facilitated Q&A/Discussion

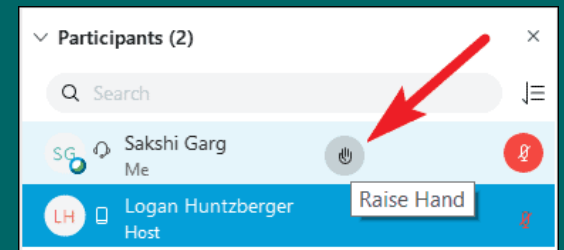


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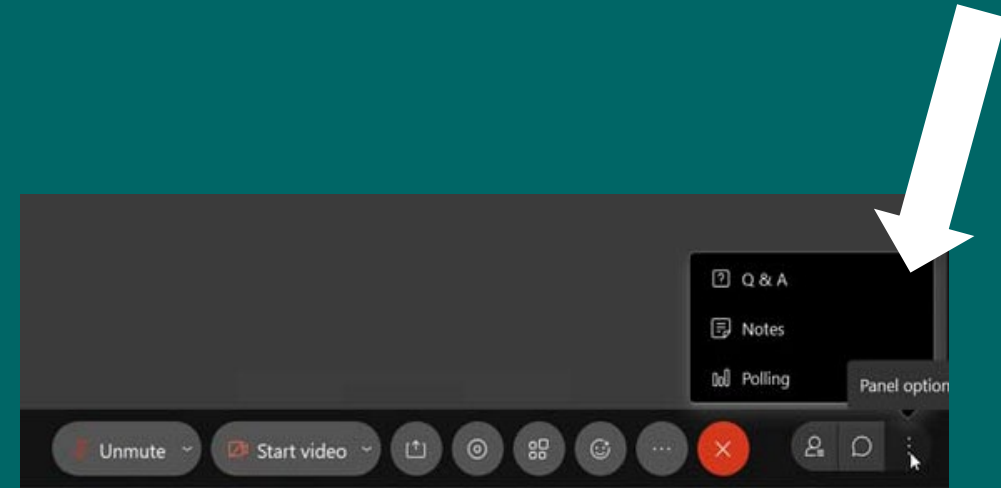
How to Participate

- **Raise your hand** to indicate you would like to speak: click on the Participants tab, hover your mouse over your name and click the **Raised Hand** icon.
- We will call on **one voice at a time**, based on the queue of hands raised/questions submitted.
- You can also submit questions/write comments via the **Q&A box**.
- After you have spoken, click again to **lower your hand**.
- If you have called in to WebEx on your phone, dial ***3** to raise/lower your hand.



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- You can also submit questions/write comments via the **Q&A box**.
- Click the “...” button at the bottom of the your WebEx window and select “Q&A” pop-up screen.
- Be sure your text is addressed to “**All Panelists.**”
- We will read out your question based on the queue of hands raised/questions submitted.



Guidelines for the Facilitated Discussion

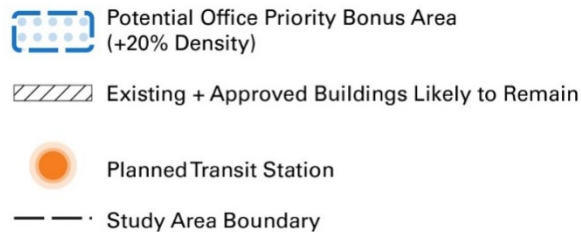
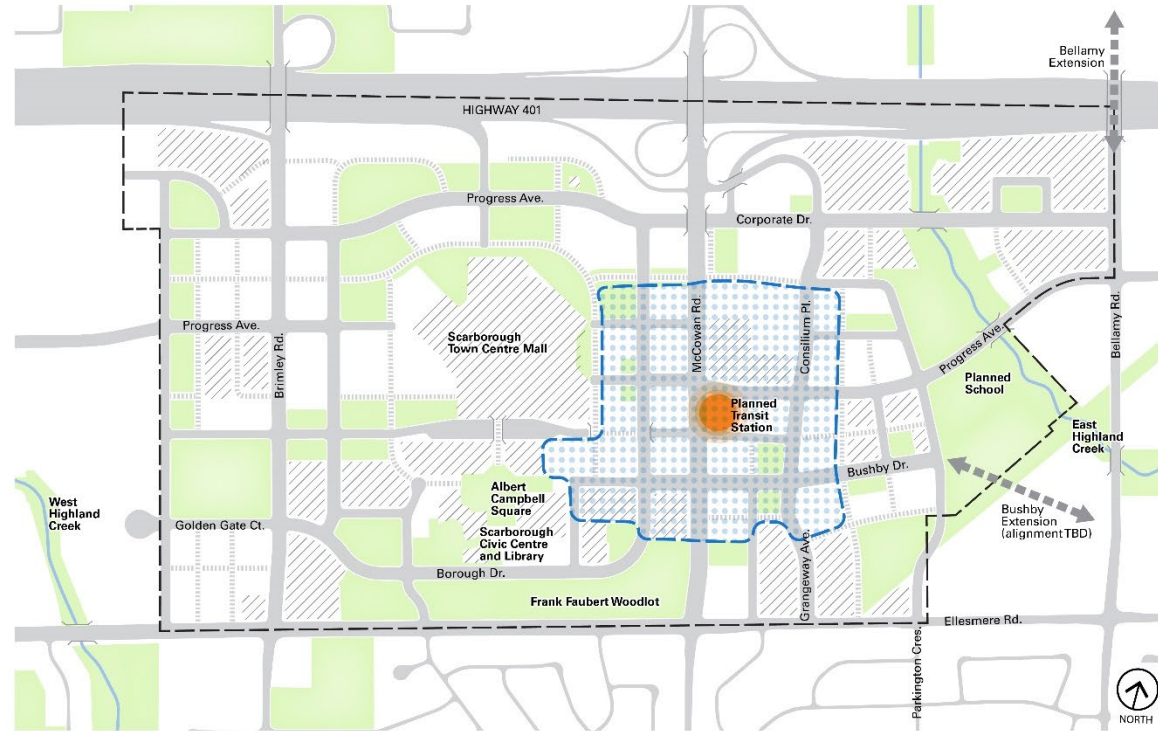
- We will call on one voice/question at a time.
- Please be brief and limit yourself to one question/comment at once so others can speak, too. There will be other opportunities to engage.
- After we answer each submission in the Q&A Box, we will mark it as visible to all attendees.
- Be respectful. The City of Toronto is an inclusive public organization. Racist or other forms of discriminatory, prejudicial, or hateful comments/questions will not be tolerated.



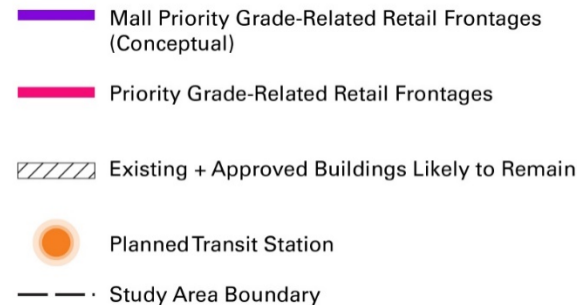
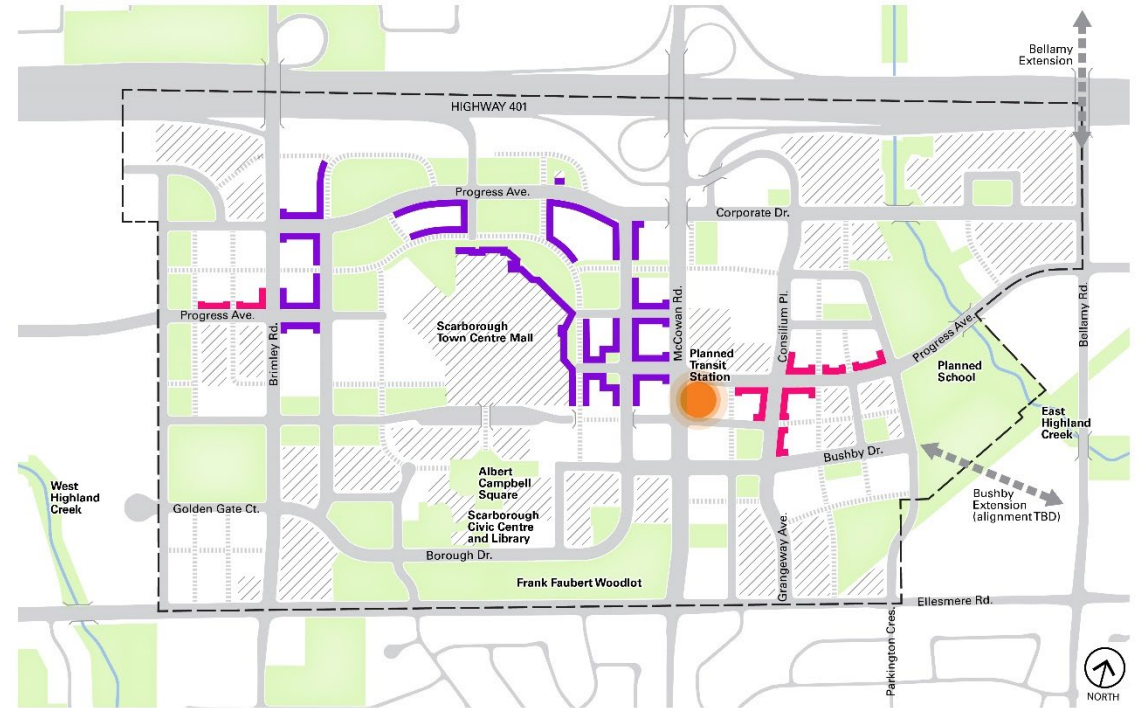
Discussion Questions for Preferred Development Concept

1. Are there any comments or recommendations related to promoting an **optimal mix of uses** including thoughts on density bonus for promoting office uses or retail streets?
2. Do you agree or disagree with the proposed **park and open space network**? If not, what should be changed?
3. Are there any comments on the **street design** considerations?
4. The preferred development concept identifies a number of measures to support **sustainability and resiliency**. Is there anything else that should also be considered?
5. The preferred development concept identifies the need for **community services and facilities**. Are there other community services and facilities that should also be considered?
6. Do you have **any other comments** about the Preferred Development Concept?

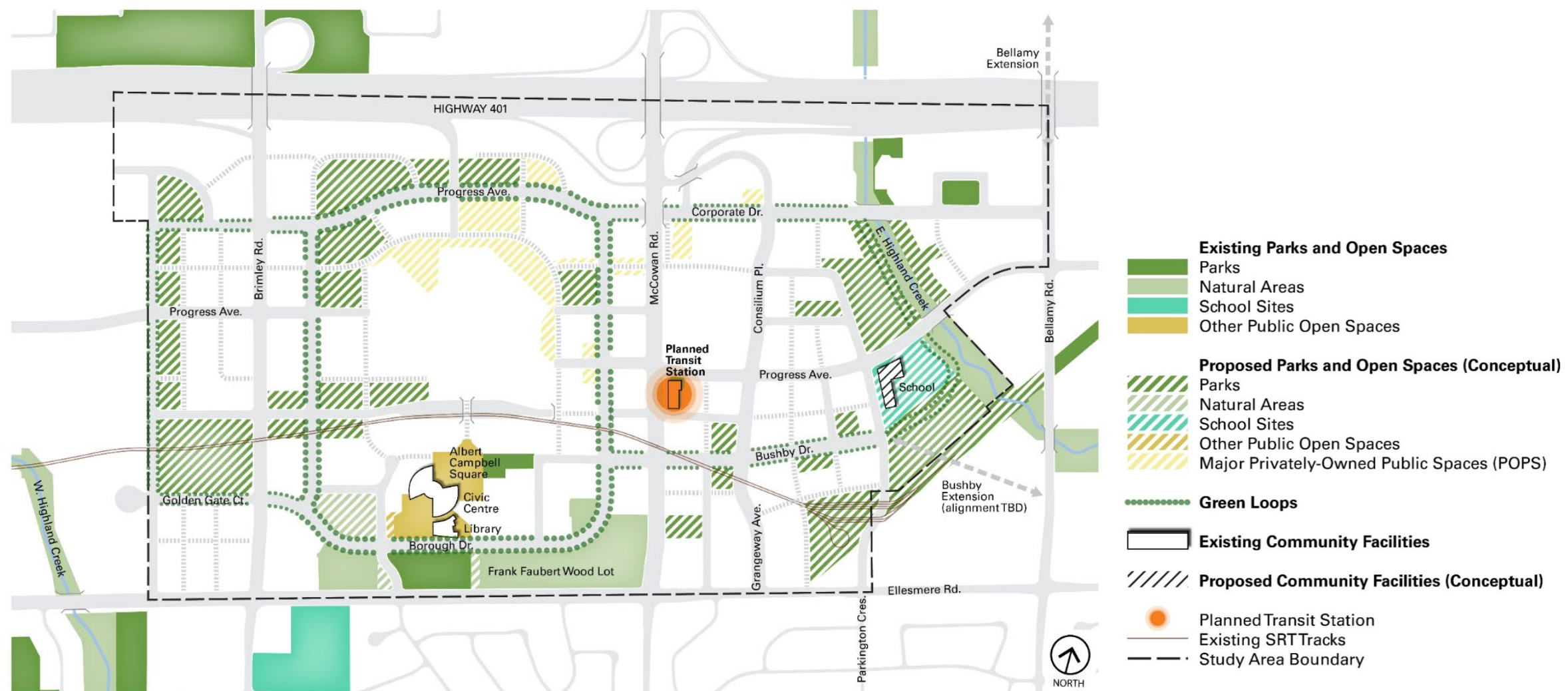
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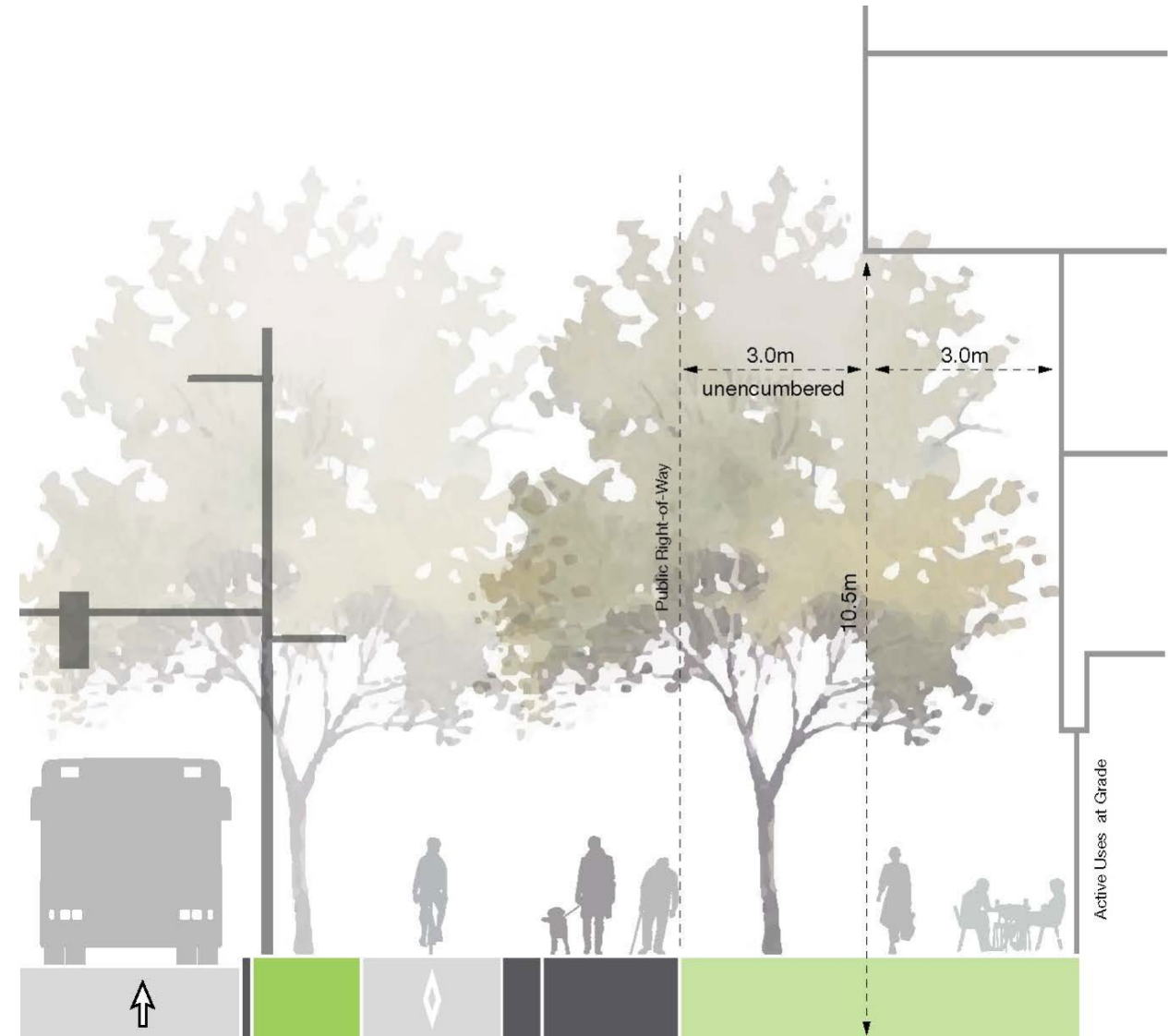
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3. Are there any comments on the street design considerations?

Street Design

- Integration of green infrastructure and expansion of tree canopy
- Protected cycling lanes (one or two-way)
- Reduced travel lane widths
- An emphasis on safety and accessibility for pedestrians and cyclists



Sample Boulevard Design: Brimley or McCowan

4. The preferred development concept identifies a number of measures to support **sustainability and resiliency**. Is there anything else that should also be considered?

- **Contiguous parks and open space network** that connects to natural heritage features (enhances ecological performance)
- **Increasing urban tree canopy**
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5. The preferred development concept identifies the need for **community services and facilities**. Are there other community services and facilities that should also be considered?

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Toronto Public Library	No needs identified in the Secondary Plan area, although the TPL Facilities Master Plan identifies the Cedarbrae and Bendale branches as long-term expansion opportunities that could support growth in Scarborough Centre.

6. Do you have any other comments about the Preferred Development Concept?



Next Steps



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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