

# Scarborough Centre Secondary Plan (OurSC) Open House – April 2025

## What is the OurSC Secondary Plan Study?

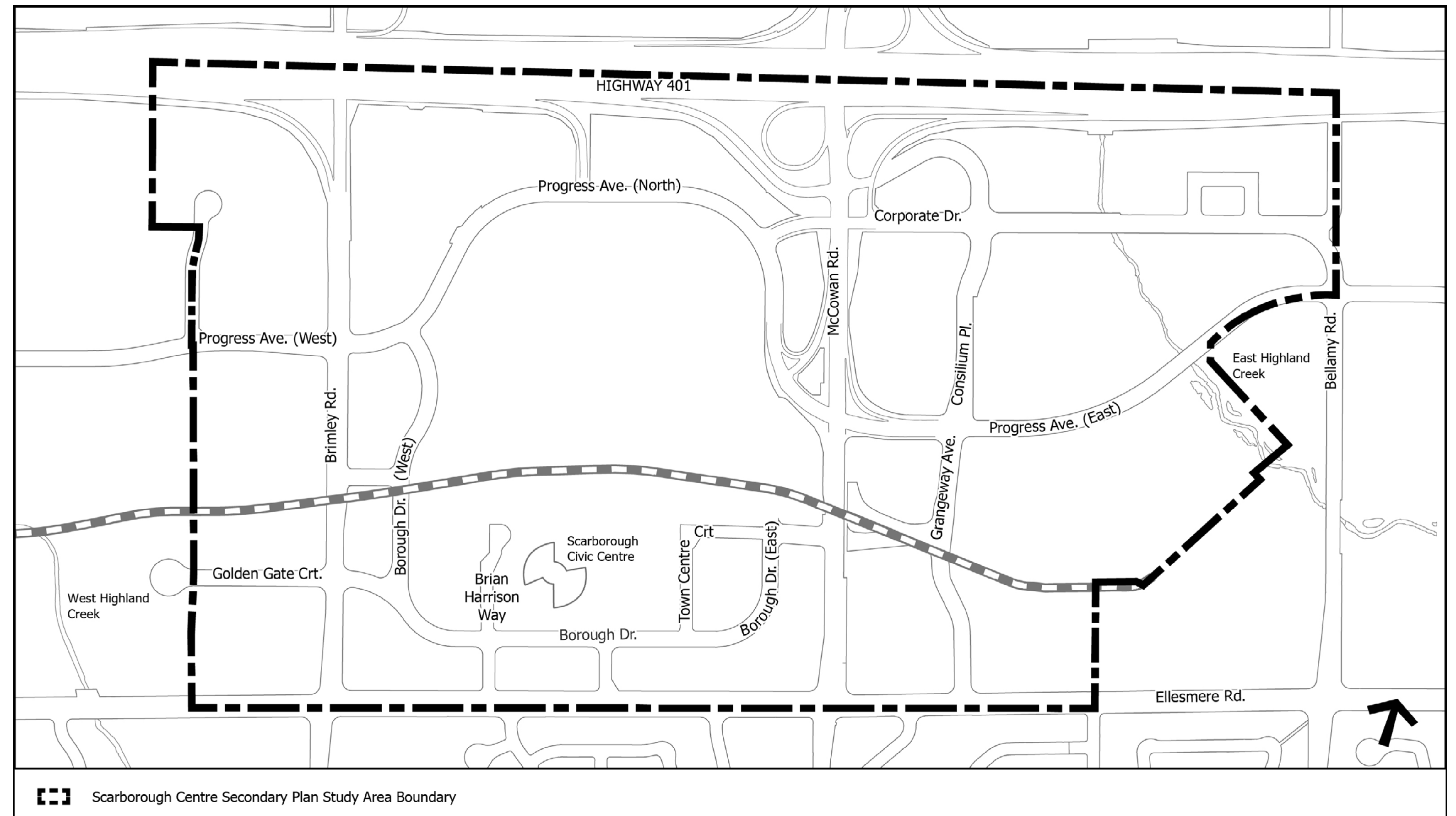
The study was initiated to update the 2005 Scarborough Centre Secondary Plan and plan for the future of the area. The updated Secondary Plan will ensure that residents and businesses are supported as the area changes over time with the arrival of the Scarborough Subway (SSE).

The updated Secondary Plan will:

- create new policies, guidelines and strategies to guide development in creating a complete community
- encourage appropriate kinds of development and built form that provides variety and makes the best use of infrastructure investments like the SSE
- guide investment in community improvements
- advance social equity and economic inclusion

## Why are we here today?

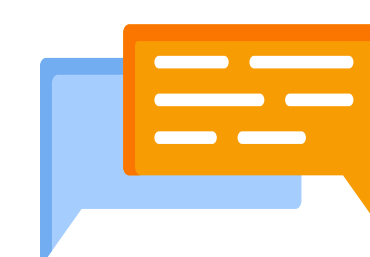
These open house materials are informed by the detailed planning and design analysis carried out by the OurSC study team and a series of consultation events that have taken place over the last several years. The purpose of this open house is to present the key elements of the draft Secondary Plan through visuals and demonstration plans. The OurSC study team is looking for feedback to further refine the draft Scarborough Centre Secondary Plan.



## In this room you'll find Information on:

- Study Process
- Area Structure
- Land Use
- Public Realm
- Mobility
- Built Form
- Next Steps

## Talk to Us



A number of City staff are here to listen to your comments, hear your ideas, and answer questions.

### Land Acknowledgement

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 with the Mississaugas of the Credit.






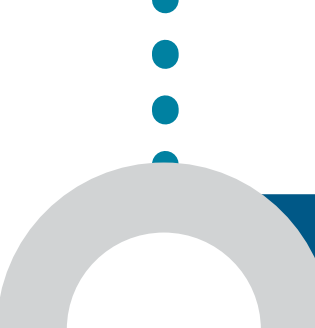
### African Ancestral Acknowledgement

We are all Treaty peoples – including those who came here as settlers – as migrants either in this generation or in generations past - and those of us who came here involuntarily, particularly those brought to these lands as a result of the trans-Atlantic slave trade and slavery. We pay tribute to those ancestors of African origin and descent.



# Agenda









-  **5:30 PM** Open House & Discussion
-  **6:30 PM** Welcome & Introductions
-  **6:35 PM** Opening Remarks
-  **6:45 PM** Presentation
-  **7:05 PM** Open House & Discussion
-  **8:30 PM** Meeting Adjournment

Questions will be taken at the Display Boards presented during the Open House & Discussion

# Agenda



-  **1:00 PM** Open House & Discussion
-  **2:00 PM** Welcome & Introductions
-  **2:05 PM** Opening Remarks
-  **2:15 PM** Presentation
-  **2:35 PM** Open House & Discussion
-  **4:00 PM** Meeting Adjournment

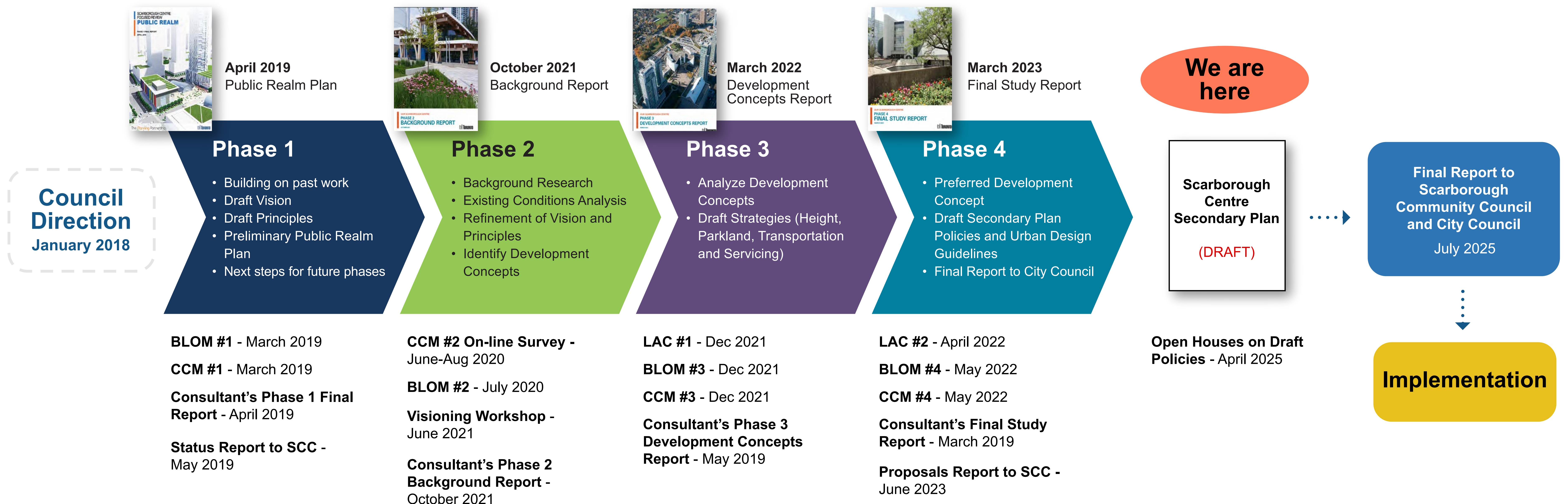
Questions will be taken at the Display Boards presented during the Open House & Discussion



# Process



How did we get here and where are we going?



**CCM:** Community Consultation Meeting  
**BLOM:** Business and Land Owners Meeting  
**LAC:** Local Advisory Committee  
**SCC:** Scarborough Community Council



# Vision and Guiding Principles



## VISION FOR SCARBOROUGH CENTRE

Scarborough Centre is the heart of Scarborough: an important civic and economic hub that will evolve into a transit-oriented community focused on the new Scarborough Centre Transit Station (“SC Transit Station”).

Scarborough Centre will be a place to live, work and play, with compatible land uses and development supported by a vibrant, safe and interconnected public realm made up of a robust network of local Parks and open spaces. It will be a complete and inclusive community supported by a range of housing options and easily accessible community services.

Sustainability, resiliency, cultural diversity and inclusivity will be recognized and celebrated. Scarborough Centre’s Indigenous cultures and histories, and multicultural diversity, will be the cornerstones of all new initiatives in the area.

1

### Create Distinct Districts with a Varied Built Form

The Plan Area will feature Districts unique in character and support a range of uses and mix of building types, with heights and densities organized in a harmonious and attractive manner. Each district will feature its own distinct street and block configurations and open space layouts. The highest densities will be located around the SC Transit Station to support the significant public investment in infrastructure. Landmark buildings and the conservation of cultural heritage resources will reinforce and contribute to the identity of Scarborough Centre as a modern and dynamic place.

2

### Create a Vibrant and Exciting Place

The Plan Area will be a vibrant and exciting place with a high-quality and engaging public realm and a well-distributed network of Parks, open spaces and connections that serve as anchors of community life. Strategically placed retail will help enhance vibrancy and attractiveness of streets and public spaces. The design of the public realm will strengthen community identity through placemaking, providing opportunities for social interaction and recreation.

3

### Create a Complete Community with a Diverse Mix of Activities

The Plan Area will be a liveable, vibrant and complete community where a diverse mix of housing options, a range of employment uses, community service facilities, Parks and open spaces, and arts and culture are planned for. A well integrated and pedestrian oriented street network will ensure that these uses can be easily accessible within a 15-minute walking or cycling distance. It will support quality of life, economic vitality, and human health in mixed use and transit-supportive neighbourhoods, ensuring people of all ages, incomes and abilities have convenient and walkable access to their daily needs and basic amenities.

4

### Create Quality Parks And Open Spaces

The Plan Area will provide new Parks and open spaces that contribute to an expanded public realm and a complete community by providing a broad range of amenity for people living, working and visiting Scarborough Centre. These spaces will be accessible, functional, connected, and resilient as guided by the City’s Parkland Strategy. The Secondary Plan policies will protect, enhance and expand the natural heritage system, including Frank Faubert Woodlot and East Highland Creek, while improving access and connectivity of these vital green spaces.

5

### Create a Connected Community

The policies of this Plan will ensure the Plan Area evolves to foster the movement of people and goods safely, sustainably and efficiently. Supported by new transit infrastructure, the Plan Area will be accessible, green and pedestrian friendly for all users. Improving existing streets and creating new connections will enhance access and comfort for all modes of transportation, reducing the time and effort required for people to travel to and from destinations. Beyond public streets, a connected system of Parks and other public spaces will be integrated with the Plan Area’s mobility system to further enhance connectivity.

6

### Build a Sustainable and Resilient Community

The Plan Area will ensure environmental, economic and social sustainability in all aspects of planning. It will focus on adapting to the key challenges of the 21st century, ensuring it can flourish in the face of extreme weather, climate change, social and economic inequality, affordability and aging infrastructure. It will encourage building and open space design that conserves energy, reduces greenhouse Gas (“GHG”) emissions, promotes climate resilience, manages stormwater, protects Natural Areas, enhances biodiversity and expands the tree canopy.

7

### Create an Inclusive Community

The Plan Area will be a place that acknowledges and acts on responsibility to Indigenous cultures and histories and recognizes and celebrates the contribution of multicultural communities to Scarborough. It will foster cultural diversity and inclusivity. It will continue to improve and provide community services and facilities that respond to the needs of people.

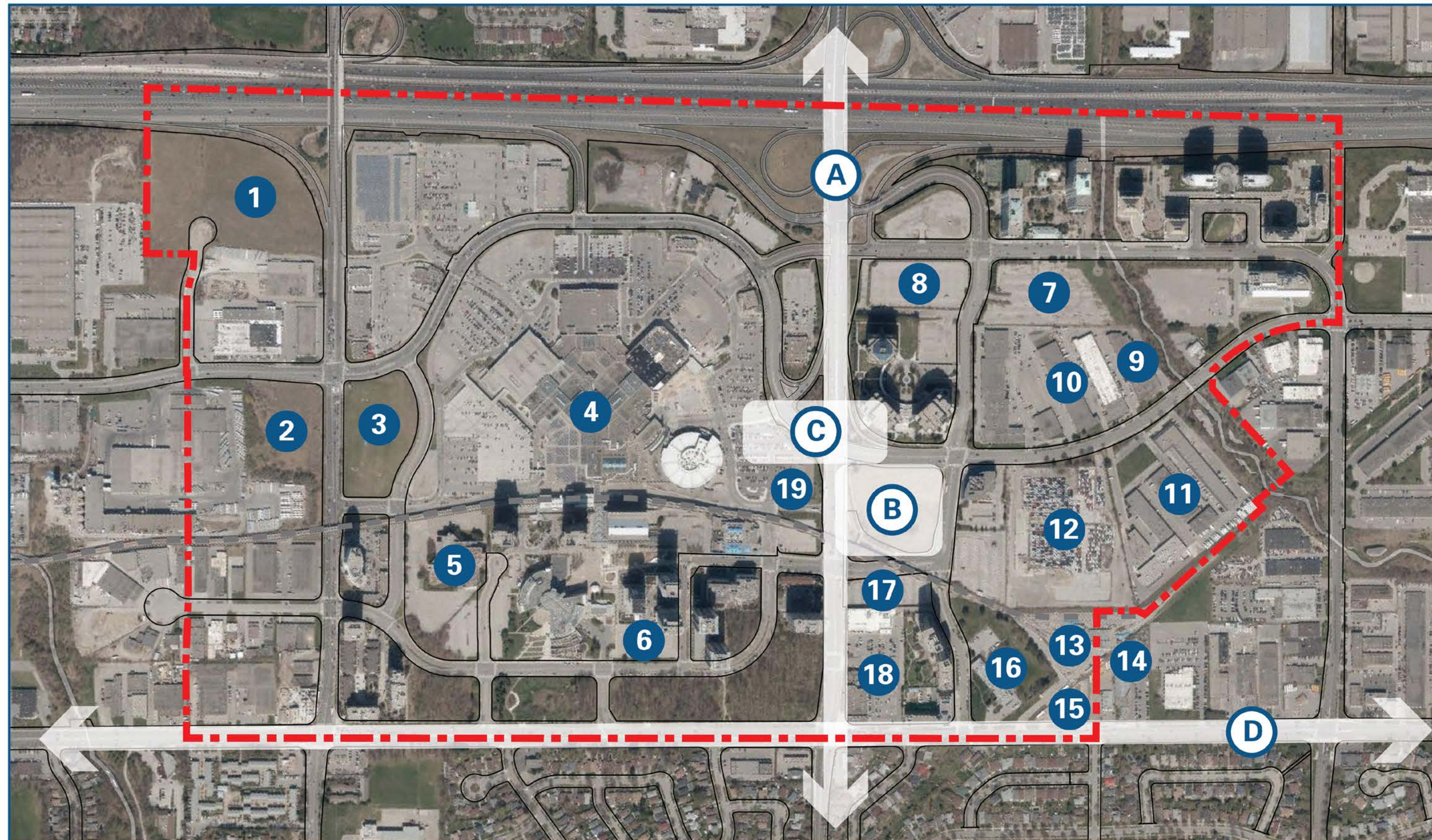
8

### Create a Prosperous Community

The Plan Area will maintain its role as an important economic driver within the east end of Toronto. It will be developed as a destination and a place for residents, workers, and visitors to live, work, shop, and play in a complete and transit-supportive community. It will enhance the competitiveness of existing employment, while providing opportunities for new types of businesses to grow, ensuring inclusive economic activities and opportunities to meet local needs.



# Development Applications



## Plan Area:

180 ha

## Current

Population: 14,010 persons  
Dwelling units: 6,740

Total Employment: 13,673

## Future

Est. Population: 63,284-65,065 persons\*  
Est. Development Pipeline Units: 29,683\*\*

Est. Future employment: 27,000

\*estimated population at build out, includes existing

\*\*approved or under review

## Approved & Pipeline Development Applications

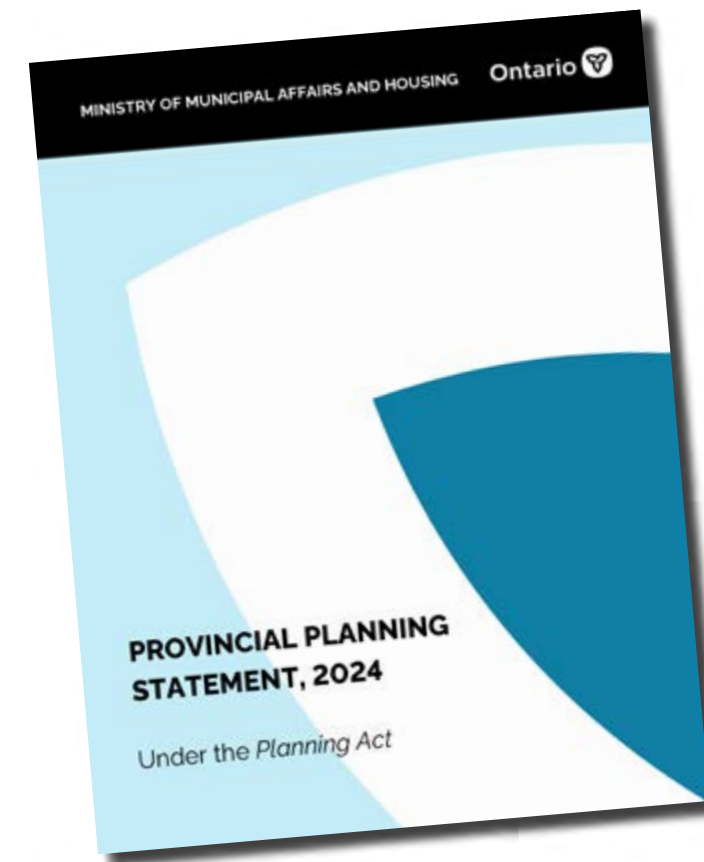
1. 1750 Brimley Road (Transmetro)
2. 1680 Brimley Road (Atria)
3. 25 Borough Drive (Oxford)
4. Scarborough Town Centre Mall Master Plan (Oxford)
5. 100 Borough Drive (Bell Building Redevelopment)
6. 158 Borough Drive (Housing Now)
7. 85 Corporate Drive
8. 5 Corporate Drive
9. 710 Progress Avenue
10. 670-90 Progress Avenue
11. 705 Progress Avenue (City/TDSB lands)
12. 675 Progress Avenue
13. 1720 Ellesmere Road (Future TTC Admin Bldg)
14. 1774 Ellesmere Road
15. 1744-50 Ellesmere Road
16. 1710-12 Ellesmere Road (Tridel/Community Living)
17. 40 Bushby Drive (Phase 3 Housing Now site)
18. 1215-1255 McCowan Road
19. 300 Borough Drive (Block 2)

## Current Initiatives

- A. Scarborough Subway Extension
- B. Scarborough Centre Subway Station + Bus Terminal
- C. Progress/McCowan at Grade
- D. Durham-Scarborough Bus Rapid Transit



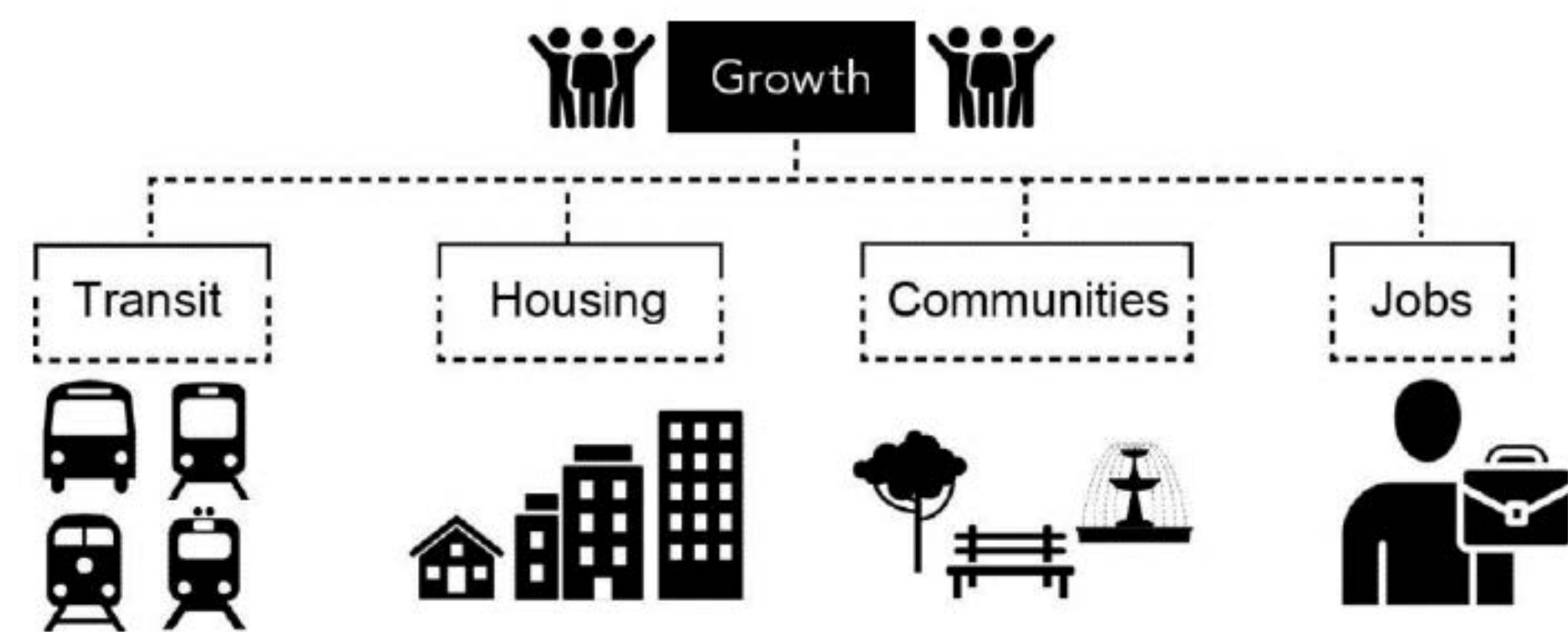
# Policy Framework / Land Use



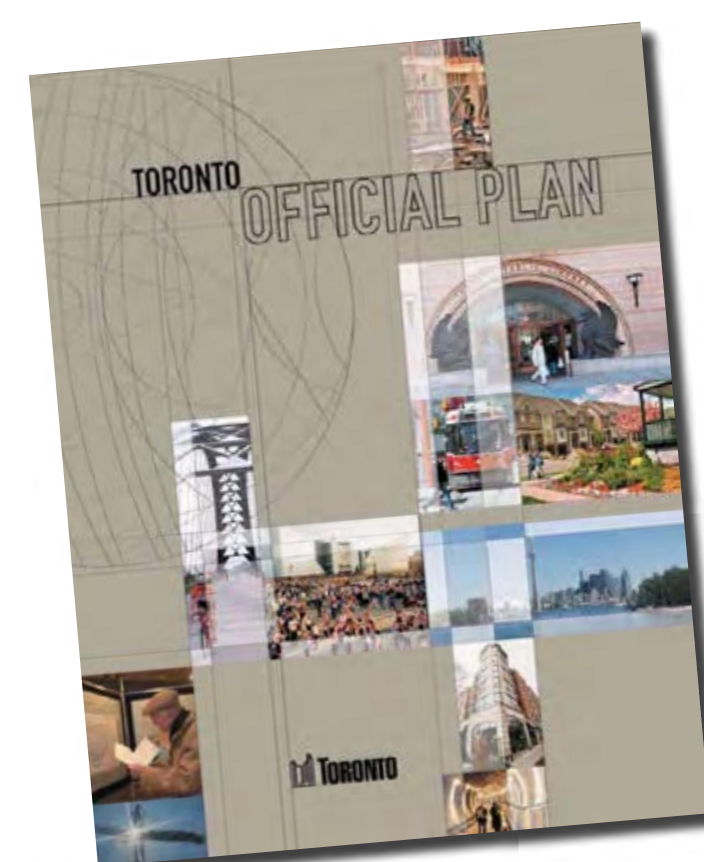
## Provincial Growth Direction

The Provincial Planning Statement (2024) directs municipalities to develop plans and strategies that:

- Increase the supply and mix of housing options, addressing the full range of housing affordability needs.
- Provide a sufficient housing supply with the necessary mix of housing options that will support a diverse and growing population and workforce, now and for many years to come.
- Prioritizing compact and transit-supportive design, where locally appropriate, and optimizing investments in infrastructure and public service facilities will support convenient access to housing, quality employment, services and recreation for all Ontarians.



Graphic adapted from Infrastructure Ontario



## Official Plan

Land use designations and urban structure classifications are among the Official Plan's key implementation tools for achieving the growth strategy set out in Chapter Two of the Official Plan – to direct major growth to some parts of the City and away from others. Scarborough Centre is identified as a Centre are important corridors along major streets where reurbanization is anticipated and encouraged to create new housing and job opportunities while improving the pedestrian environment, the look of the street, shopping opportunities and transit service for community residents.

Mixed Use Areas will absorb most of the anticipated increase in retail, office and service employment in Toronto in the coming decades, as well as much of the new housing.

## Scarborough Centre Secondary Plan - Land Use Plan

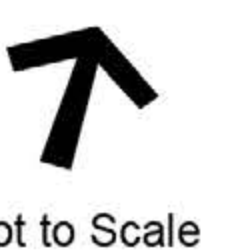


- Secondary Plan Boundary
- Existing Streets
- Planned Streets
- SC Transit Station

### Land Use Designations

- Neighbourhoods
- Mixed Use Areas
- Natural Areas
- Parks
- General Employment Areas
- Core Employment Areas

Draft map



Not to Scale

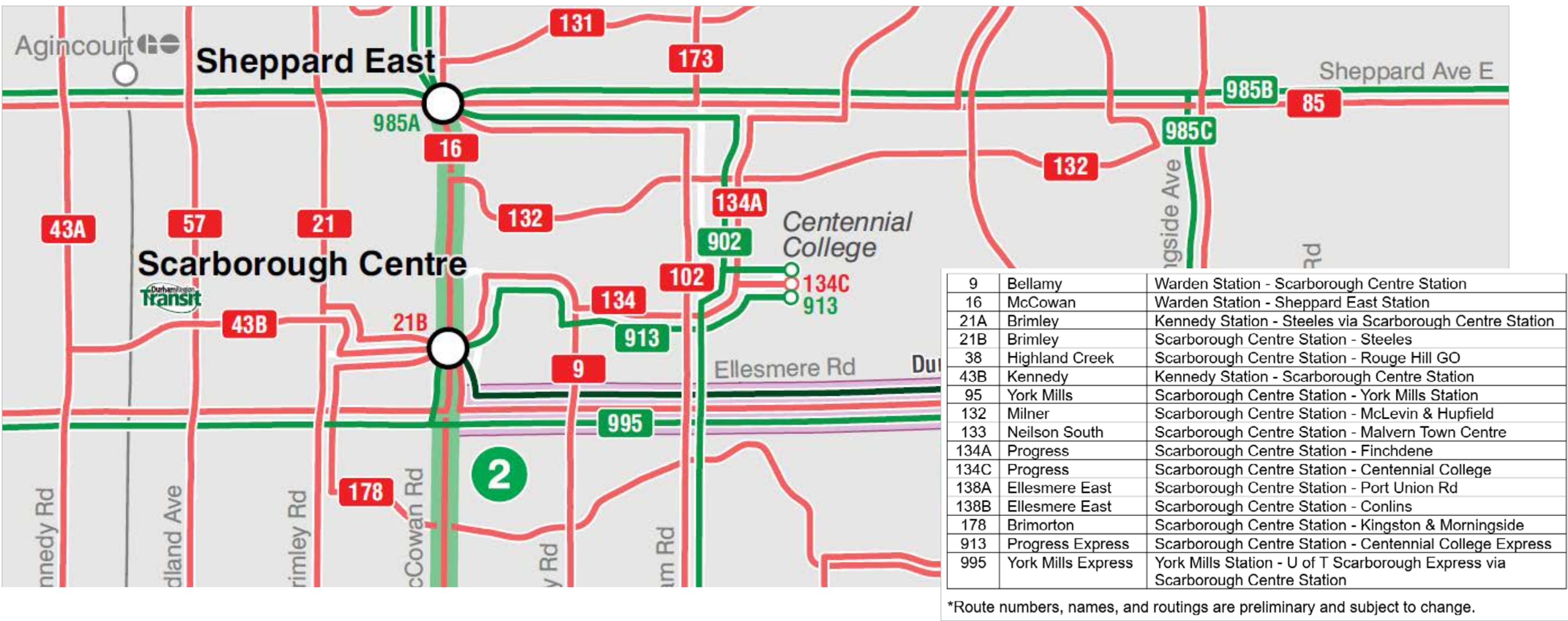


# Scarborough Centre Transit Station

The new Scarborough Centre Transit Station (Subway Station and Bus Terminal) will be located at McCowan Road & Progress Avenue:

- Line 2 Scarborough Subway Extension (SSE) – currently under construction and scheduled to open around 2030.
- GO and TTC bus services currently operating from the temporary Borough Drive terminal (GO) and existing Scarborough Centre SRT bus terminal will move to the new bus terminal being built as part of the SSE project.
- Durham-Scarborough BRT – Preliminary Design Business Case was published in 2024. Funding is not yet allocated for construction.

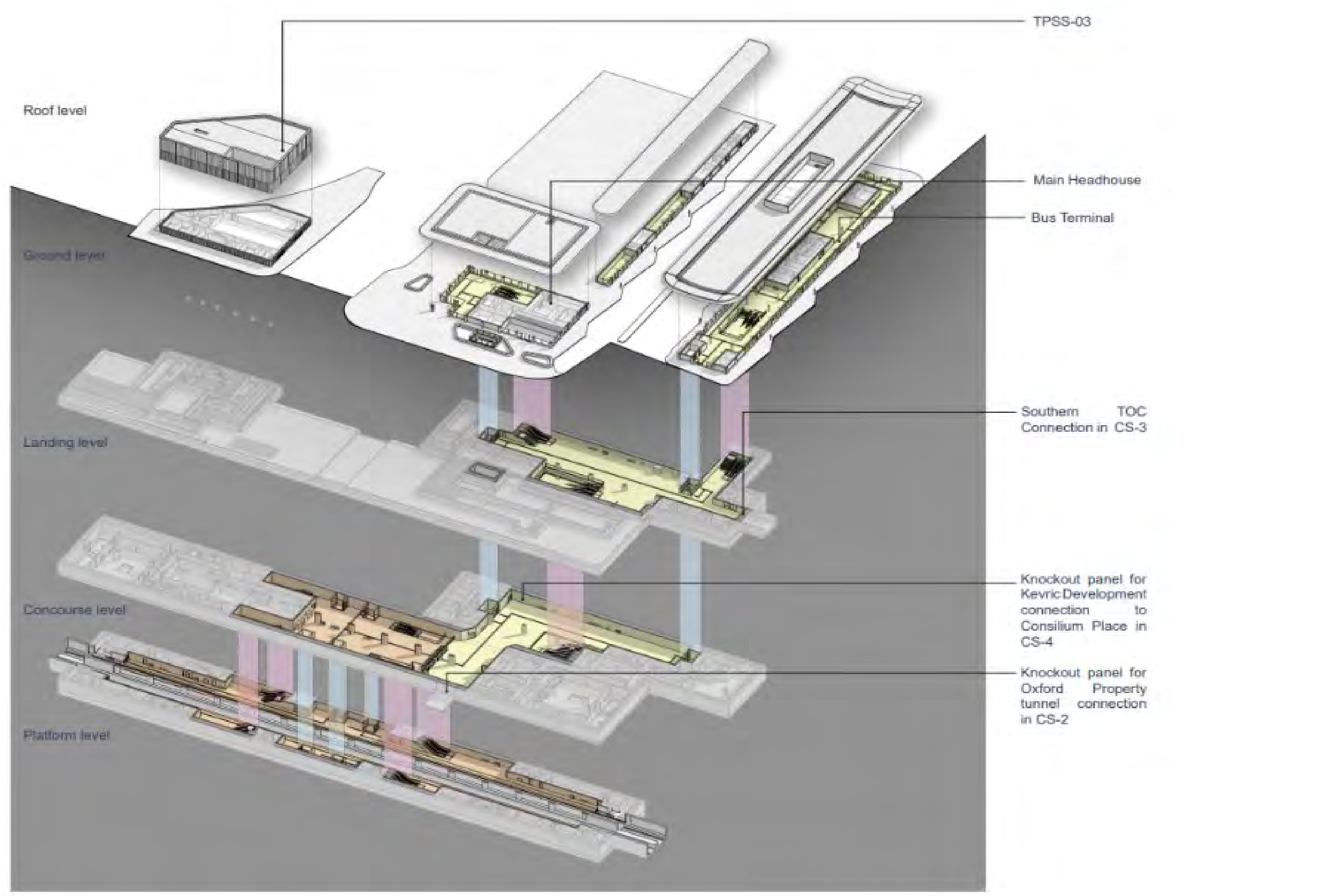
Proposed TTC Routes Connecting to Scarborough Centre Transit Station



Scarborough Centre Subway Station Platform



Scarborough Centre Subway Station and Bus Terminal







### Key Map of MTA/PMTSAs

**Legend**

- Major Transit Station Area
- Protected Major Transit Station Area
- Delineation

Red text indicates a station still under review





# Demonstration Plan

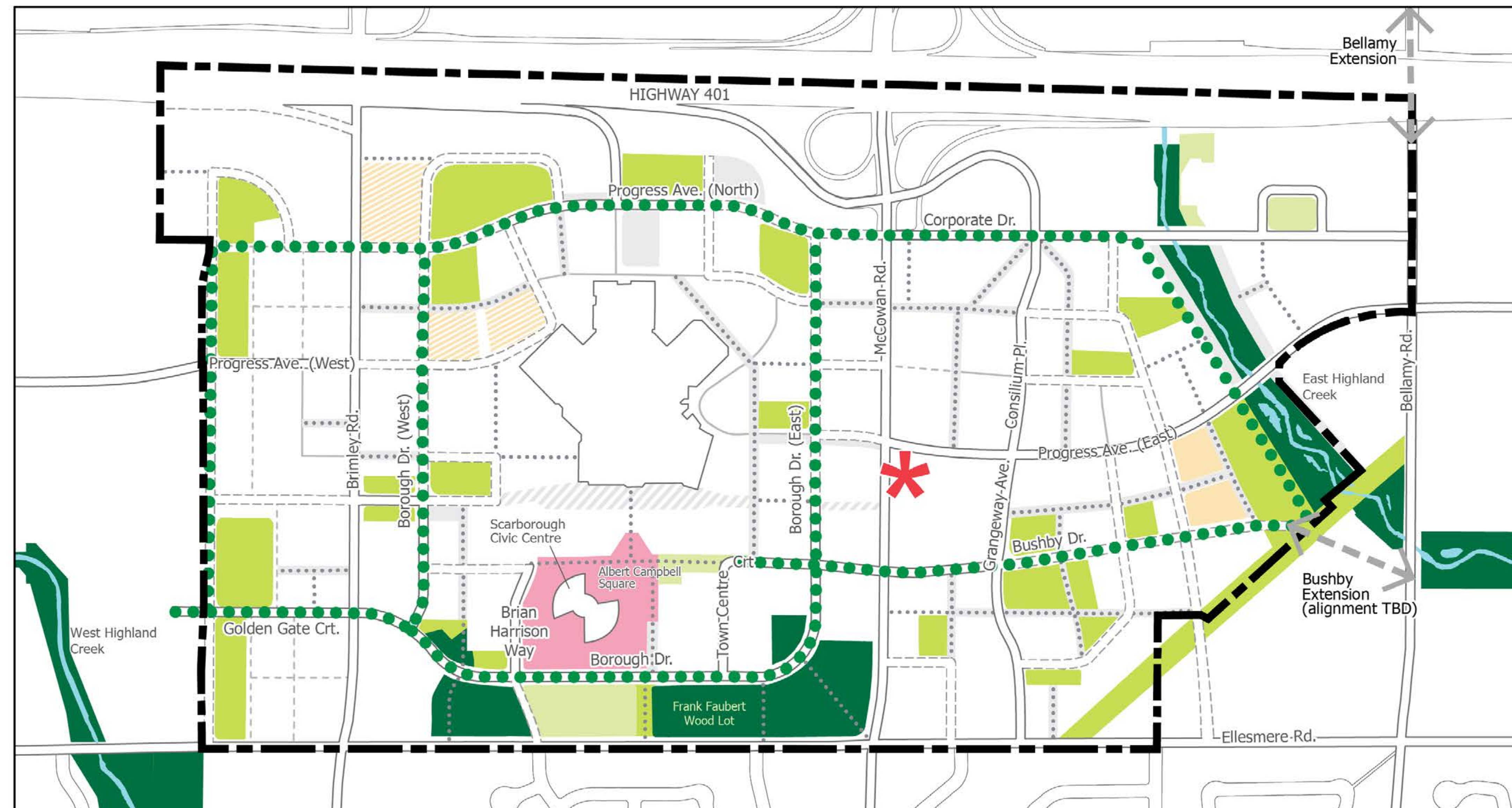


Conceptual 30+ year future build out of Scarborough Centre



# Structure Plan

## Scarborough Centre Secondary Plan - Structure Plan



- |                         |                                      |   |                                       |
|-------------------------|--------------------------------------|---|---------------------------------------|
| Secondary Plan Boundary | Local Connections (To be determined) | Existing Parks                                    | Triton Road: Private / Limited Access |
| Existing Streets        | SC Transit Station                   | Planned Parks                                     | Civic Space                           |
| Planned Streets         | Midblock Connections                 | Existing Natural Areas                            | School Sites                          |
| Local Connections       | Green Loops                          | Privately-Owned Publicly Accessible Spaces (POPS) | Potential School Sites                |

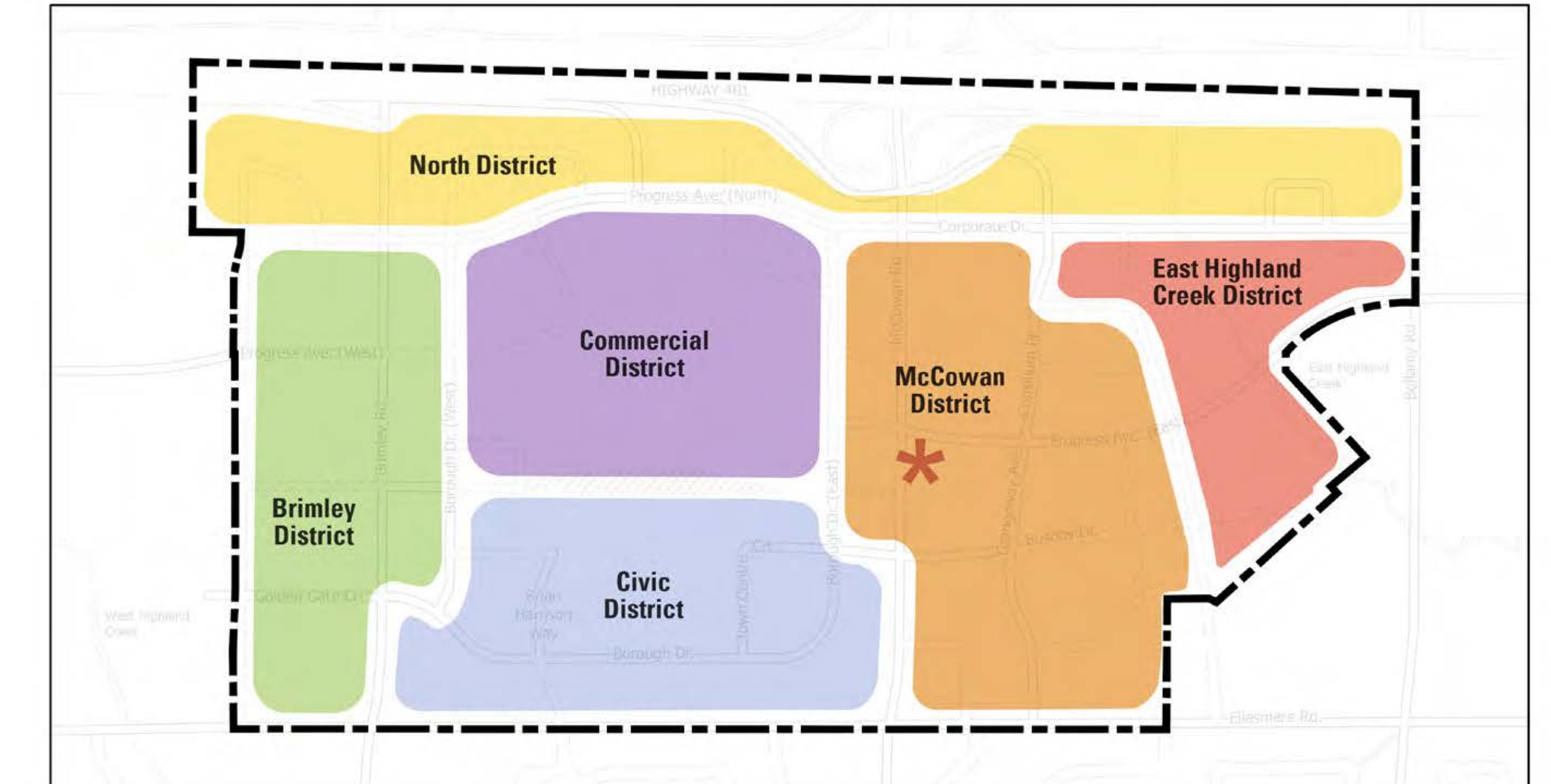
The Structure Plan identifies key public realm elements to shape development in SC:

- Green Loop Streets
- Streets
- Parks
- Natural Areas
- Open Spaces

### Key Objectives of the Structure Plan

- **Green Loops:** linking streets and trails to Natural Areas (Frank Faubert Woodlot, East and West Highland Creek)
- Organizing **parkland along green loop streets** and boundary edges
- Building **new streets** to create a **fine grained network** of streets and blocks
- Promoting **cycling** and **walking**
- Creating new **complete neighborhoods** with access to transit, retail, employment, institutional, school and community uses

## Scarborough Centre Secondary Plan - Districts Plan



- |                                       |                              |                     |
|---------------------------------------|------------------------------|---------------------|
| Secondary Plan Boundary               | <b>Districts</b>             | Brimley District    |
| Triton Road: Private / Limited Access | East Highland Creek District | Civic District      |
| SC Transit Station                    | McCowan District             | Commercial District |
|                                       | North District               |                     |

The Districts Plan identifies the distinctness of sub-areas in SC that contribute towards its whole, providing specific policies that identify:

- Character
- Movement
- Built Form
- Physical attributes
- Land Use

### Key Objectives of the Districts Plan

**Civic District** Supporting employment uses, protecting and enhancing Albert Campbell Square

**East Highland Creek District** Balancing new mixed use neighborhoods with protection and enhancement of East Highland Creek

**Commercial District** Supporting commercial centre, creating new mixed use neighborhoods surrounding STC Mall

**North District** Creating new mixed use neighborhoods with large parkland focal points

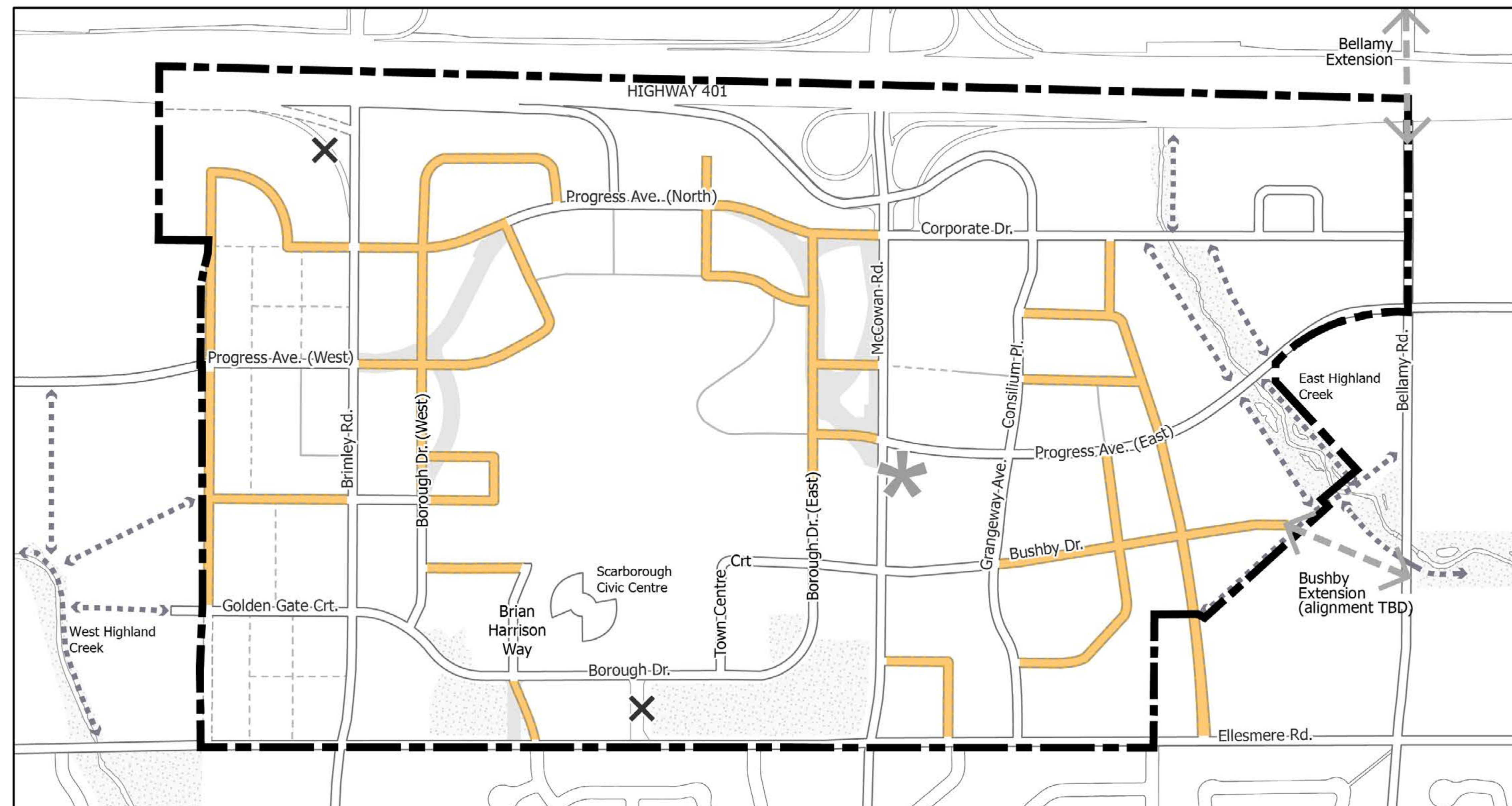
**McCowan District** Supporting transit with mixed use development intensification, encouraging walking and cycling to transit

**Brimley District** Balancing new mixed use neighborhoods with parkland creation and protection of adjacent employment uses



# Mobility

## Scarborough Centre Secondary Plan - Street Network



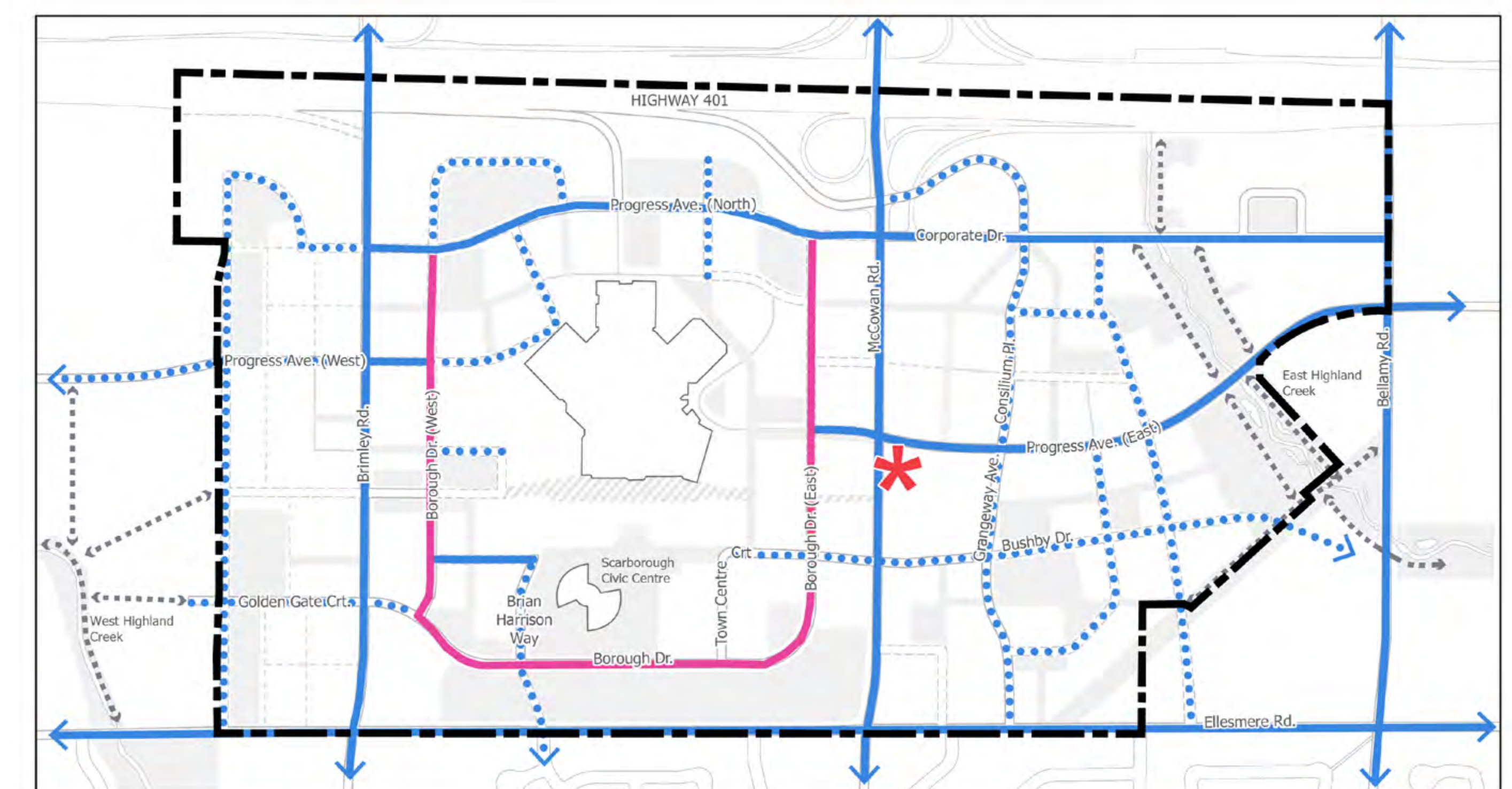
- |                                  |                                      |                        |
|----------------------------------|--------------------------------------|------------------------|
| Secondary Plan Boundary          | Local Connections                    | SC Transit Station     |
| Existing Streets                 | Local Connections (To be determined) | MultiUse Trails        |
| Planned Streets                  | Existing Streets (To be realigned)   | Existing Natural Areas |
| Existing Streets (To be removed) |                                      |                        |

### Key Objectives of the Street Network

- Building approximately 10 km of new planned streets
- Creating a fine grained street network for better movement through Scarborough Centre
- Creating more intersections for safe pedestrian crossings
- Promoting cycling and walking

**Universal Basic Mobility** is the idea that all citizens, regardless of their socio-economic status, location, or level of ability, should have a range of affordable transportation options to meet their mobility needs including getting to and from work, school, healthcare, shopping, and entertainment destinations.

## Scarborough Centre Secondary Plan - Cycling Network



- |                                      |                                       |                                     |
|--------------------------------------|---------------------------------------|-------------------------------------|
| Secondary Plan Boundary              | Triton Road: Private / Limited Access | Bikeways                            |
| Existing Streets                     | SC Transit Station                    | Cycle Track: Two-way                |
| Planned Streets                      | Parks and Open Spaces                 | Cycle Track: One-way                |
| Local Connections                    | MultiUse Trails                       | Cycling Facility (To be determined) |
| Local Connections (To be determined) |                                       |                                     |

### Key Objectives of the Cycling Network

- Building approximately 15 km of new bikeways
- Creating safe cycling lanes separated from street traffic throughout Scarborough Centre
- Promoting cycling within Scarborough Centre



Protected Cycle lanes



Wide Public Sidewalks



Protected Intersections



# Streets and Streetscape



## Borough Drive: Central Green Loop

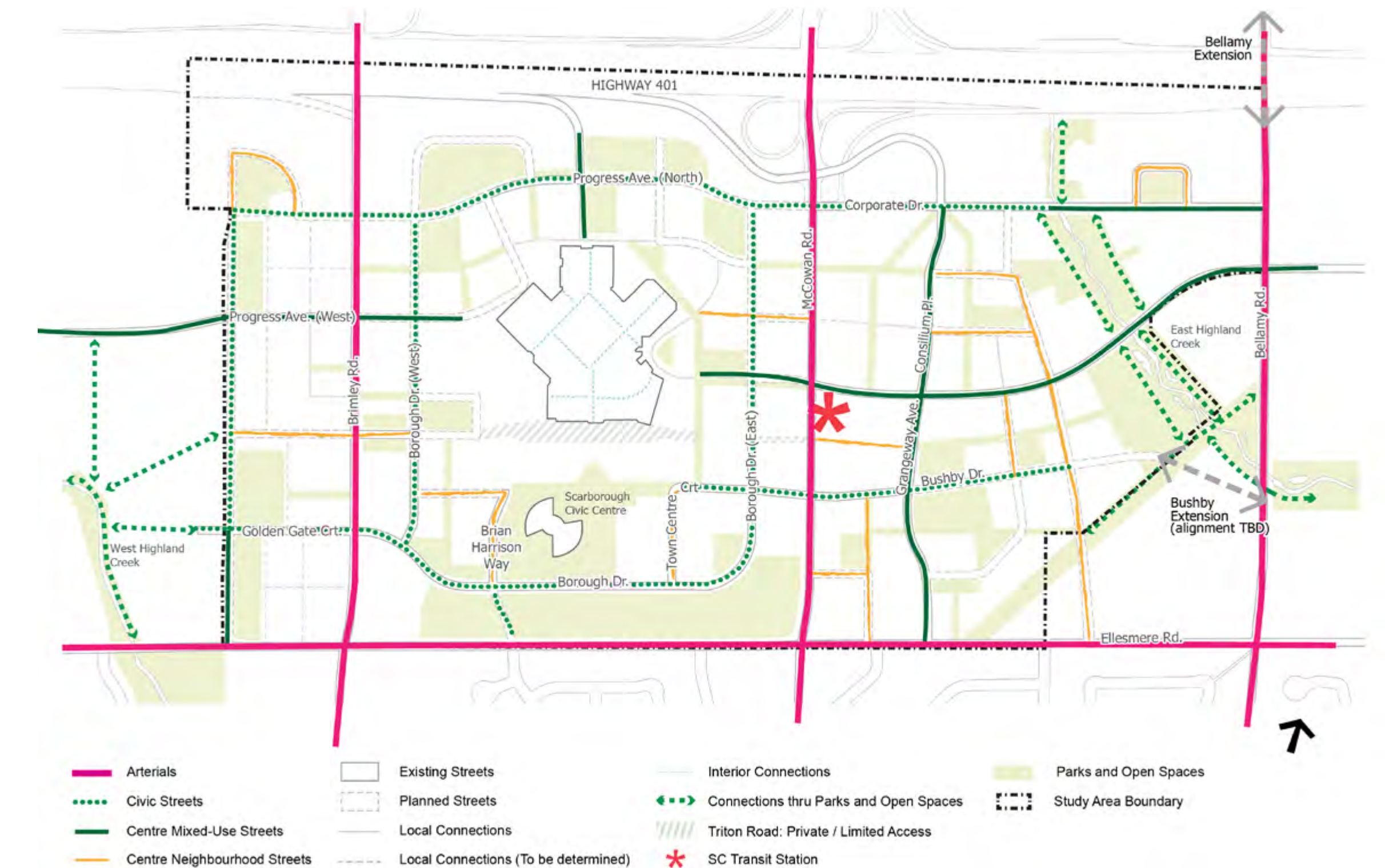


- Parkland Promenade Street
- Asymmetrical Street Design, 10 wide boulevard with cycle track
- Bidirectional cycletrack in boulevard
- Double row treeplanting along cycletrack
- 3m building setback

Green loops, which run along civic streets, serve as high profile placemaking streets and the primary organizing element for locating and connecting parks, open spaces and natural areas in the Plan Area.

Green Loop streets provide direct and comfortable access to important destinations within Scarborough Centre such as Albert Campbell Square, Scarborough Civic Centre, Scarborough Centre Public Library, Scarborough Centre Transit Station, Frank Faubert Woodlot, and East and West Highland Creek.

These streets will prioritize walking and cycling and will present a strong landscape character with the highest quality streetscape design finishes to create a distinctive streetscape identity for Scarborough Centre.



## McCowan Road/Brimley Road : Arterial Streets



- Major High Volume Streets through Scarborough Centre, retail focused
- Unidirectional Cycletrack in boulevard
- Wide pedestrian walkways
- 3m building setback

## Progress Ave/Corporate: Mixed use Streets



- Main Streets within Scarborough Centre, retail supportive
- Unidirectional Cycletrack in boulevard
- Double row treeplanting
- 5m Building Setback

## Neighborhood Streets

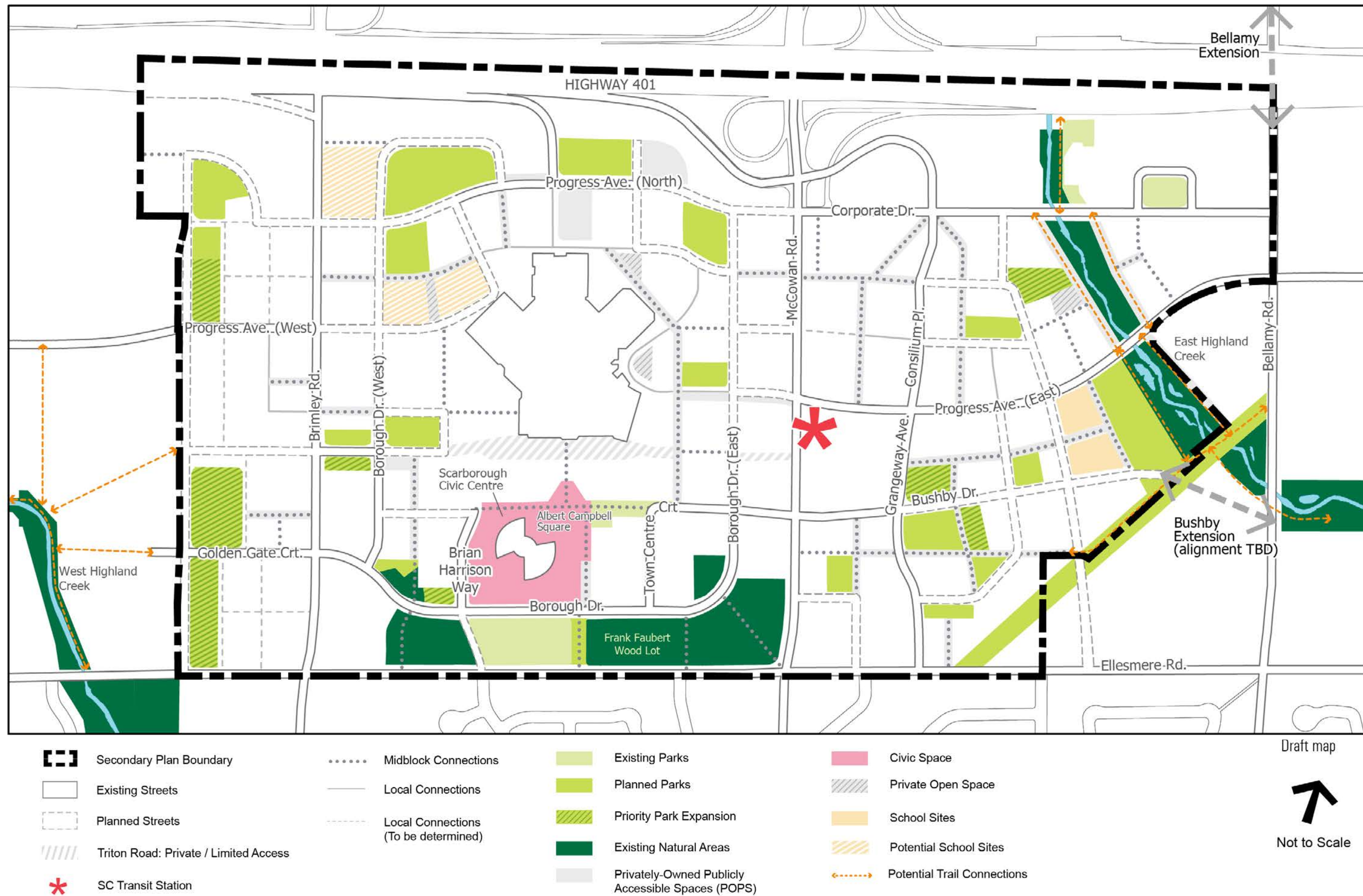


- Residential Landscape Streets
- Slow speed, Street Cycle lane
- 3m landscaped building setbacks



# Parks and Open Spaces

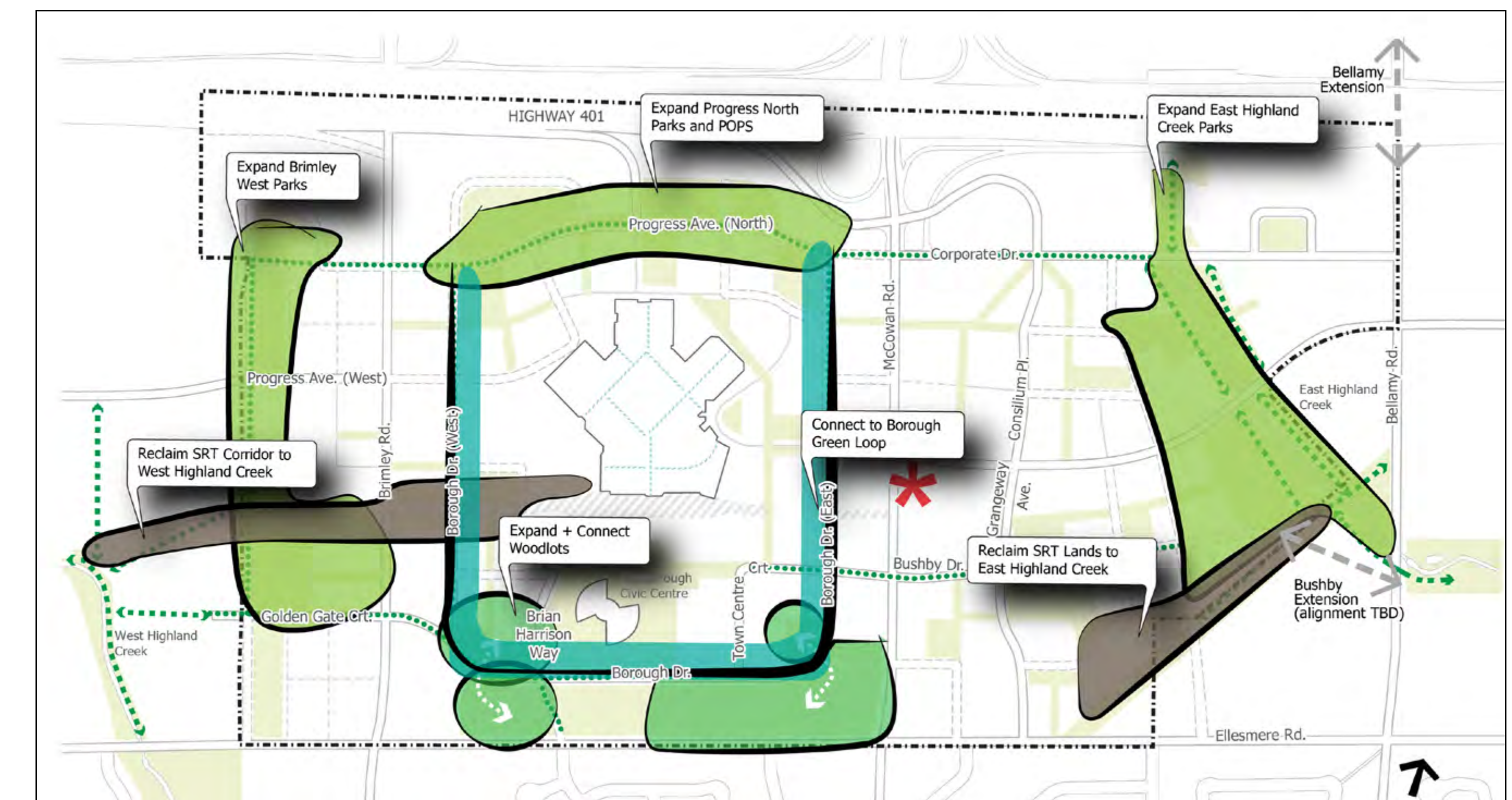
## Scarborough Centre Secondary Plan - Parks and Open Spaces



### Key Objectives of the Parks and Open Space Plan

- Organizing parkland along green loop streets
- Priority parkland expansion along East Highland Creek and Frank Faubert Woodlot
- Protecting Natural Areas
- Promoting tree planting and naturalization to meet Toronto Green Standard

### Big moves in open spaces



25 Borough Drive: **POPS Midblock Connection**



25 Borough Drive: **New Public Park**



**East Highland Creek Park:**



**Progress Ave North Park:**



Demonstration for Illustration and Discussion Purposes Only



# Community Services and Facilities



## What are Community Services and Facilities?

Community services and facilities are publicly accessible, non-profit facilities and include places such as libraries, child care, public schools, recreation centers and community agency space where City Divisions, school boards and community agencies deliver vital programs and services. Community services and facilities play an integral role in building communities, contributing to the quality of life and acting as neighborhood focal points where people gather, learn, socialize, and access services. They are an essential component of complete and livable communities.

Through engagement, City staff have identified the following considerations and strategic directions for the delivery of new local community services and facilities to serve future residents of Scarborough Centre:

### Child Care

An additional 19 new child care facilities will be required to serve SC at full build out. These could be located within or in proximity to the SC boundary. A minimum of 10 new child care facilities should be secured through the development review process. Child care facilities can be co-located with schools and recreation centres. The area south of Highway 401 and east of McCowan Road has been identified as a priority area.

### Libraries

No additional needs have been identified in SC and expansion of the SC Branch library is not likely due to physical restraints. Bendale and Cedarbrae branches have potential to respond to future growth.

### Community Recreation

Two City-run community recreation centres (CRCs) currently serve the SC area, Centennial Recreation Centre and Birkdale Community Centre. Centennial CRC is currently undergoing revitalization and expansion (2031-2029). One additional Community Recreation Centre will need to be delivered in approximately 15 years or later depending on the pace of growth in SC. It is recommended that the new CRC be located within SC, close to the future subway and if possible adjacent to public parkland.

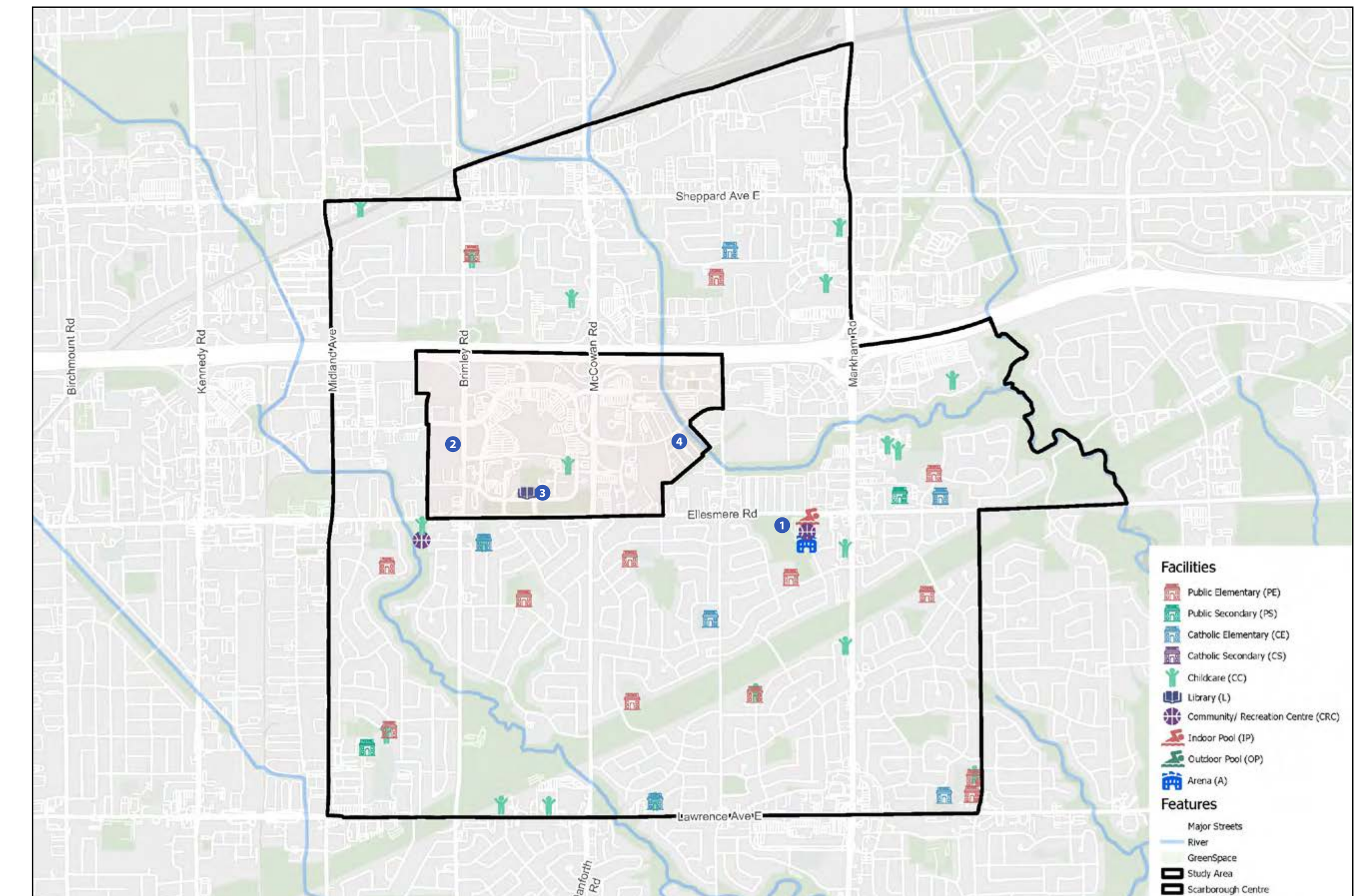
### Human Services

Consultations with the Human Services sector identified at least 11 community organizations seeking space in SC. There is strong demand for flexible, multi-purpose space. Co-location with other community services is encouraged.

### Schools

Based on estimated growth, the TDSB will require two new elementary schools in SC over the long-term. 705 Progress Avenue has been identified as one location. The second TDSB school will be located on the Oxford lands. The costing and timing for the TDSB is tied to Ministry funding requirements. TCDSB have sufficient space for now.

## Community Services and Facilities Study Area



## Recent Investments

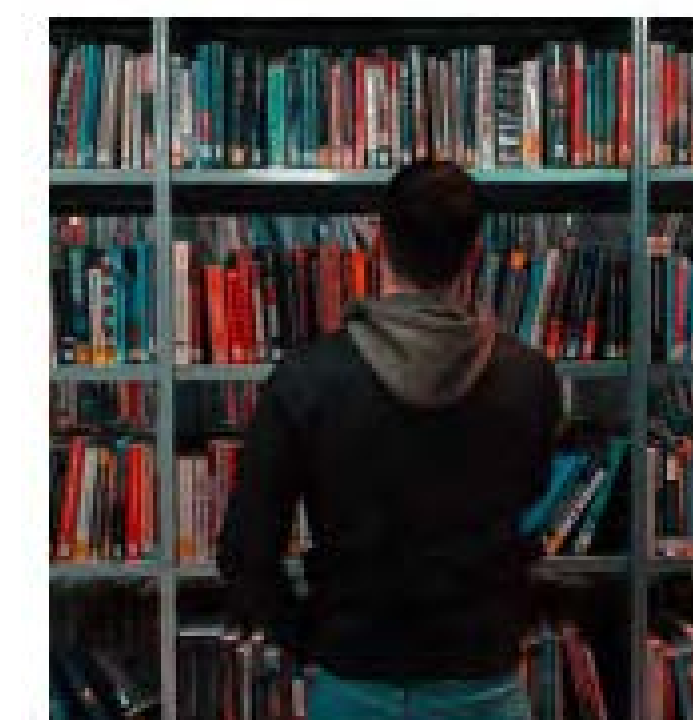
- 1. Centennial Recreation Centre**  
Major revitalization project to begin 2031

## Planned Facilities

- 2. 1680 Brimley Road**  
62 space daycare
- 3. 158 Borough Drive (Housing Now site)**  
62 space daycare
- 4. 705 Progress Avenue**  
TDSB Elementary School



The Scarborough Civic Building and Library



Do you have any feedback on these community service facility priorities?



# Housing



It is the policy of the City of Toronto that fair access to a full range of housing is fundamental to strengthening Toronto's economy, its environmental efforts, and the health and social well-being of its residents and communities.

-Toronto Housing Charter – Opportunity for All



**HousingTO**  
2020 - 2030 Action Plan

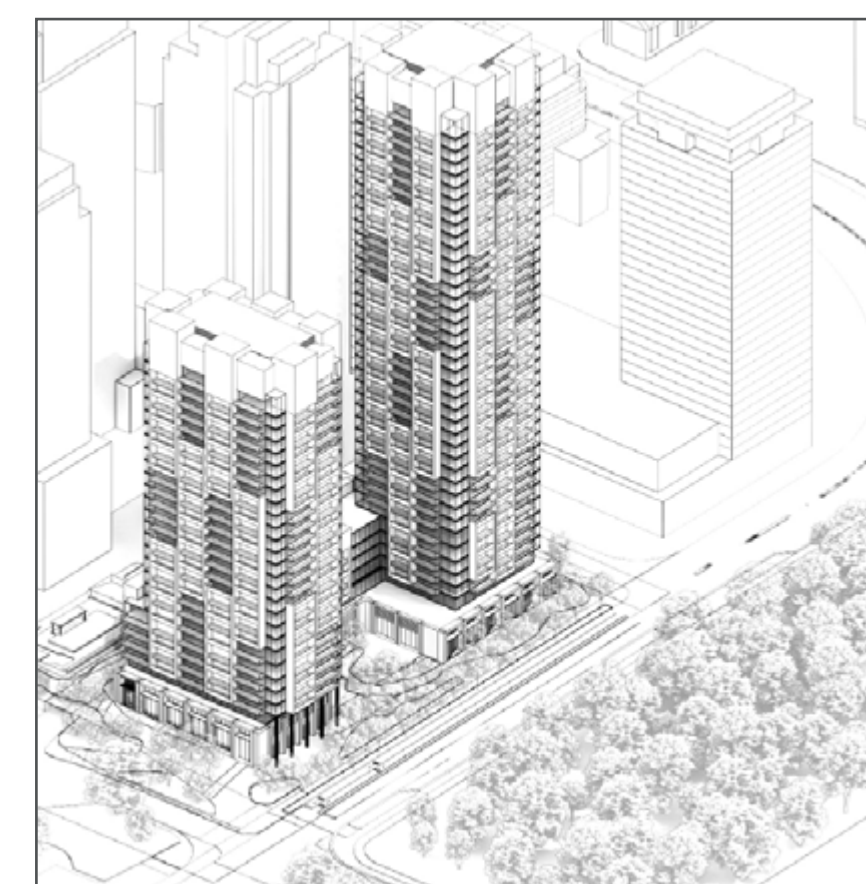


- Launched by Mayor Tory and City Council in December 2018, part of the HousingTO 2020-2030 Action Plan and the 2023 Housing Action Plan.
- Accelerating the development of affordable housing on City-owned land.
- Maximizing public land for public benefits, including new affordable housing as well as new community facilities and public realm improvements.
- Mixed-income, mixed-use developments supporting transit-oriented and complete communities.

Housing Now will provide affordable rental, market rental and market ownership housing options.



Residential development in Scarborough Centre will result in a complete and inclusive community by providing a range of housing options including a mix of unit sizes, tenure and types. The draft housing policies complement the existing affordable housing policies of [Section 3.2.1 of the Official Plan](#).



158 Borough Drive



40 Bushby Drive

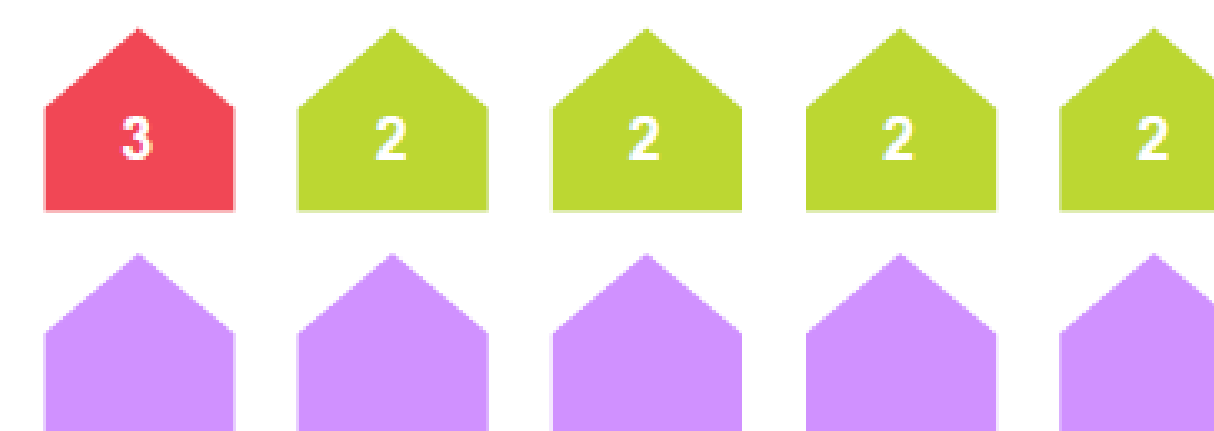


25 Borough Drive

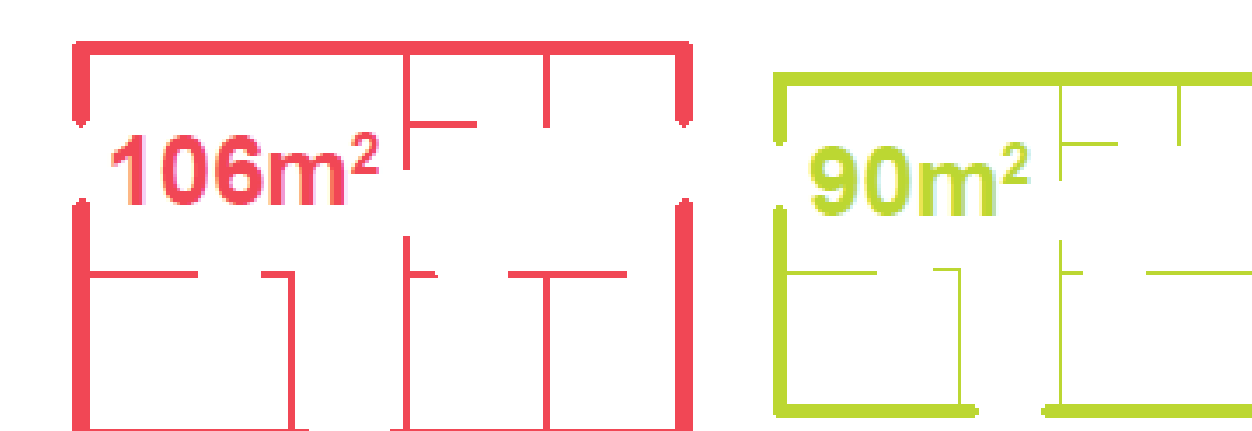
#	Address	Affordable Rental	Market Rental
1	158 Borough Dr	229	416
2	40 Bushby Dr	492	983
Sub-Total: Units within City Lands		721	1,399
3	25 Borough Dr	64	1,221
4	300 Borough Dr – Bl 2	-	1,078
5	5 Corporate Dr	-	778
6	1215 McCowan Rd	225	-
7	1710 Ellesmere	-	280
8	1744 Ellesmere Rd	242	-
Sub-Total: Units NOT within City Lands		531	3,357
Total: Units within Scarborough Centre		1,252	4,756

## Growing Up Guidelines (2020)

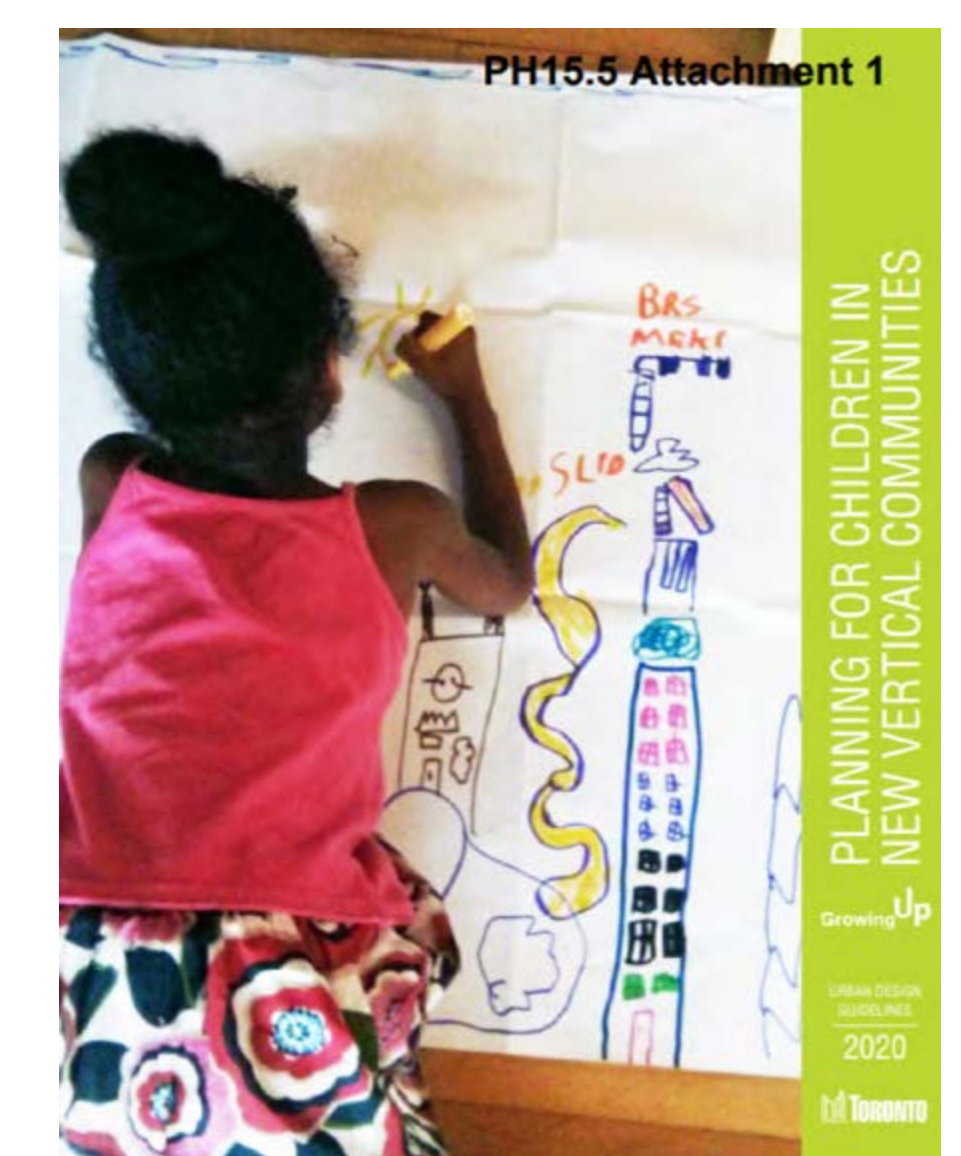
The [housing policies](#) build on the guidance from the City Council-adopted [Growing Up Guidelines](#) and include the following requirements:



- Of the total number of units:
- a minimum 10% must be 3-bedrooms
  - a minimum 15% must be 2-bedrooms
  - 40% must be either 2 or 3 bedroom



The average size of the required 3-bedroom and 2-bedroom units will be 106 square metres and 90 square metres respectively.





# Cultural Heritage in Scarborough Centre

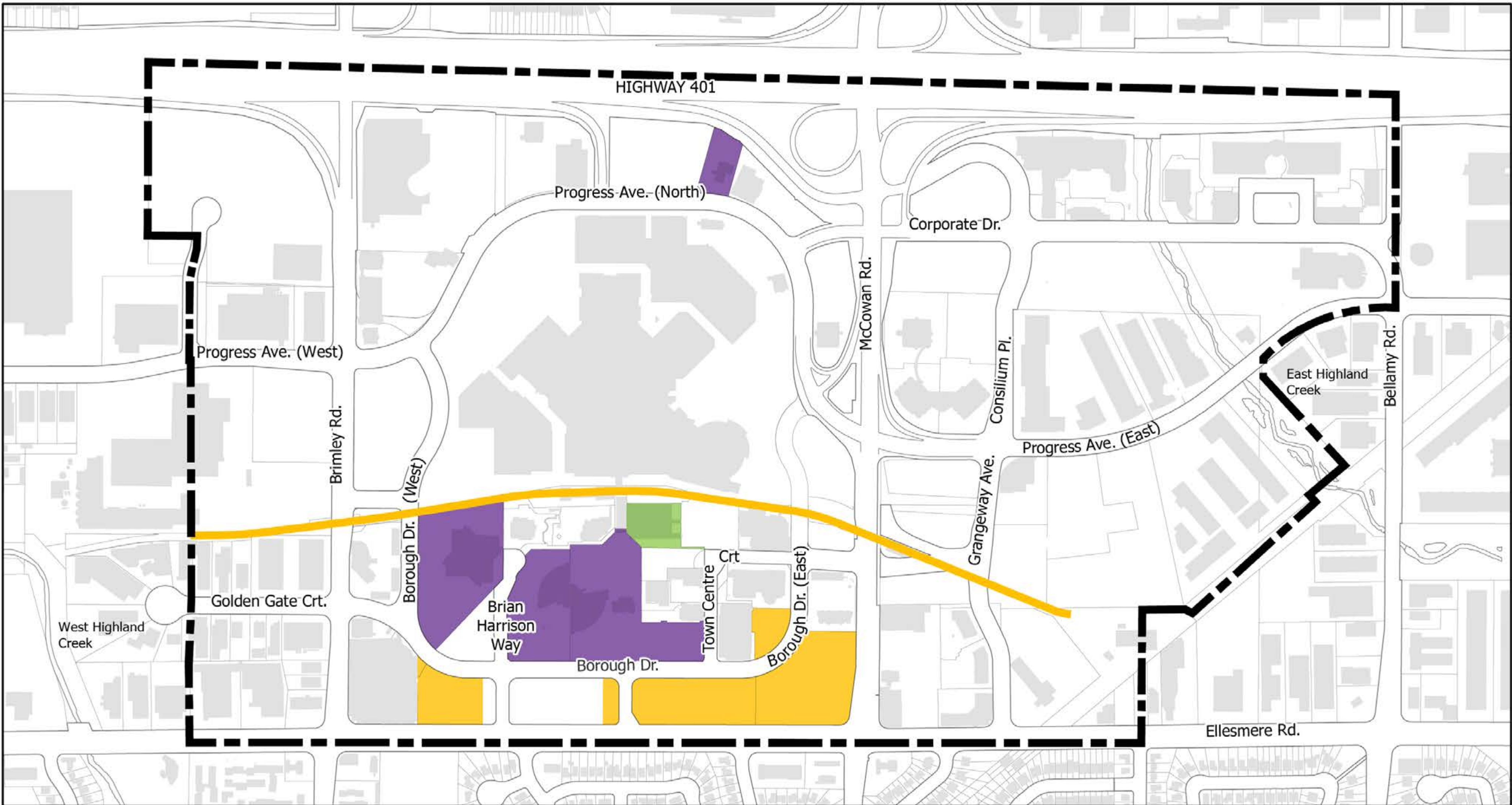
## Cultural Heritage Resource Assessment

A Cultural Heritage Resource Assessment (CHRA) ensures that an understanding of an area’s cultural heritage value informs the development of planning policies and guidelines for the area.

The Scarborough Centre CHRA has informed Secondary Plan policies, produced a recommended list of properties with heritage potential that may be considered for inclusion on the Heritage Register, and identified properties with heritage potential that merit further study.

## Key Outcomes

- The Secondary Plan supports and strengthens a distinctive sense of place for Scarborough Centre by seeking to conserve cultural heritage resources and enhance their appreciation.
- The Secondary Plans seeks to commemorate Scarborough’s unique identify and sense of place through naming, wayfinding, monuments, interpretive features, public art, partnerships and programming.



Scarborough Centre Secondary Plan

Properties Identified through Scarborough Centre Cultural Heritage Resource Assessment

- Secondary Plan Boundary
- Existing Built Form
- Properties on the Heritage Register**  
520 Progress Avenue, 140 and 150 Borough Drive, 100 Borough Drive
- Properties that merit inclusion on the Heritage Register**  
200 Town Centre Court
- Properties for further study**  
Frank Faubert Woodlot, Scarborough Rapid Transit Infrastructure

Draft map



Not to Scale



The Old Scott House (Credit: Leventio, Wikimedia Commons)



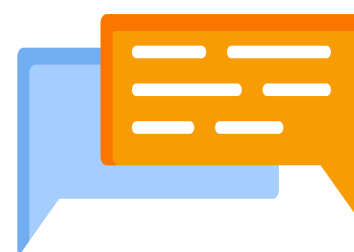
200 Town Centre Court



Scarborough Civic Centre



Frank Faubert Wood Lot



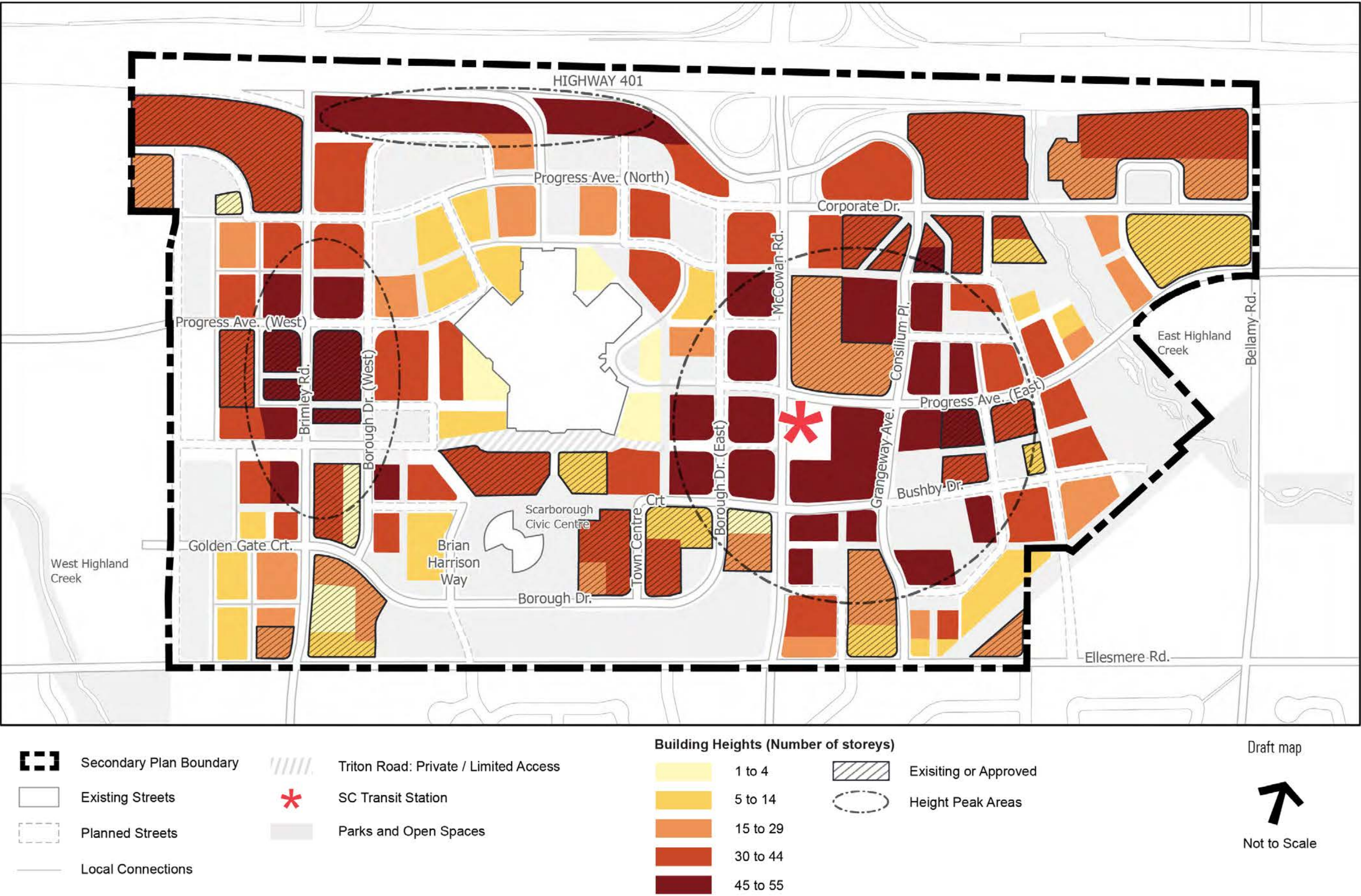
Do you have any feedback on the Cultural Heritage Resource Assessment?



# Built Form



## Scarborough Centre Secondary Plan - Building Heights



### Height Peak Areas:

Height Peak Areas are **three planned points of intensification** where the highest heights and intensity of buildings will be concentrated:

- Scarborough Centre Transit Station
- Progress Avenue and Brimley Road intersection
- Along Highway 401 between McCowan Road and Brimley Road

Building heights between the height peaks will be lower to define the three height peak areas and create a defined skyline for Scarborough Centre.

Building heights outside the height peaks will transition down to lower heights to the surrounding low scale uses such as Neighborhoods, Employment Areas and Natural Areas.

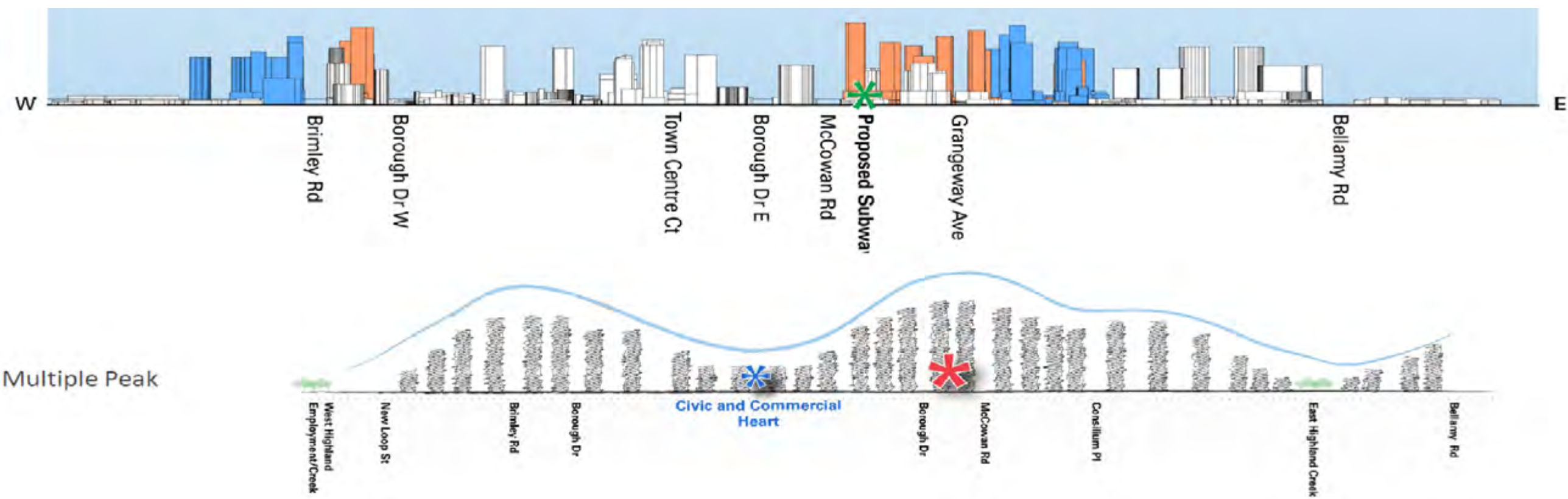


Illustration of height peak areas in Scarborough Centre.

### Built Form Principles:

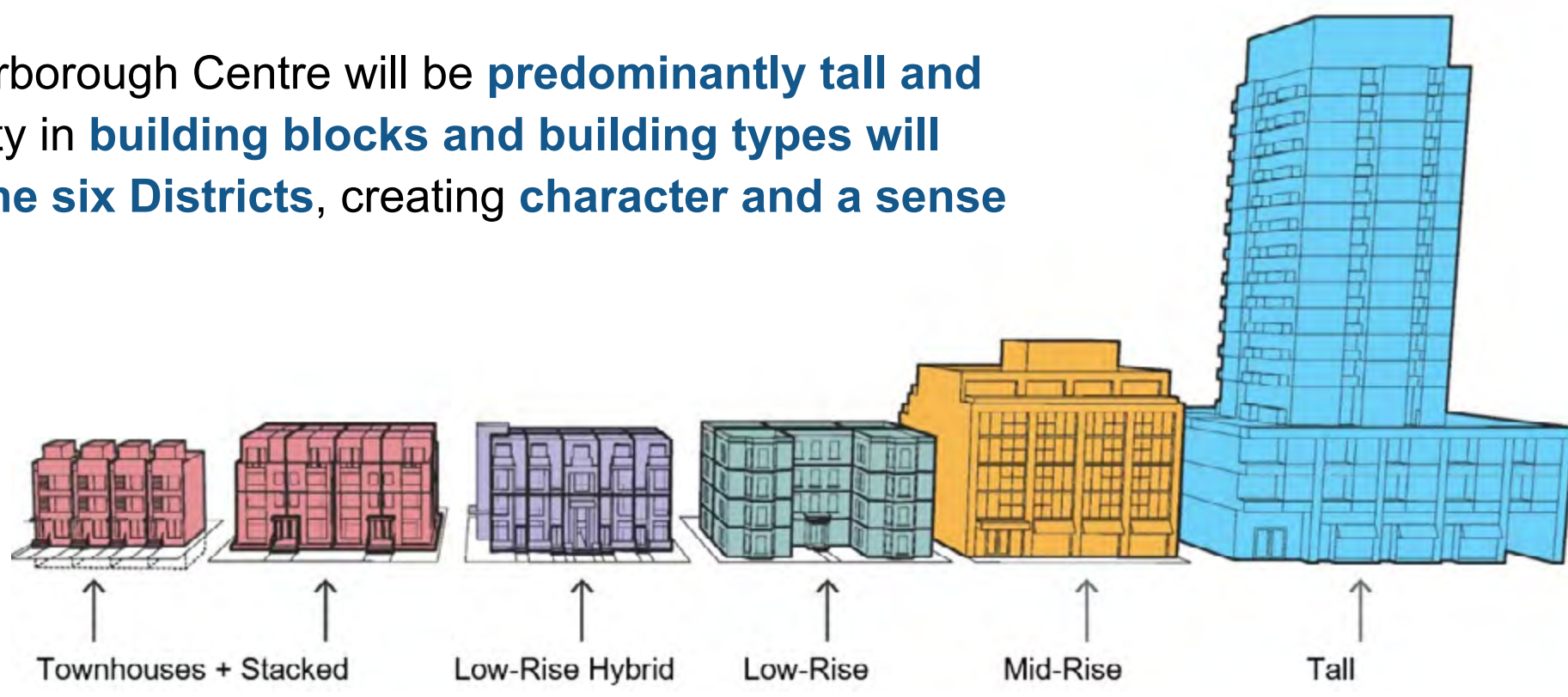
1. Deliver high quality transit-oriented development.
2. Create fine grained development blocks with variety in block configurations to promote distinct neighborhoods
3. Promote variety in built form massing, with tall buildings forming a prominent feature
4. Design buildings at gateways to Scarborough Centre to create a sense of entry
5. Design buildings to protect pedestrian comfort of the public realm, including public streets, public parks and existing natural heritage resources.
6. Design buildings to support walking and cycling to contribute to an animated pedestrian oriented environment.
7. Maintain and promote variety of land use and built form types including residential, institutional, and commercial for a complete community

### Building Types:



### Building Types:

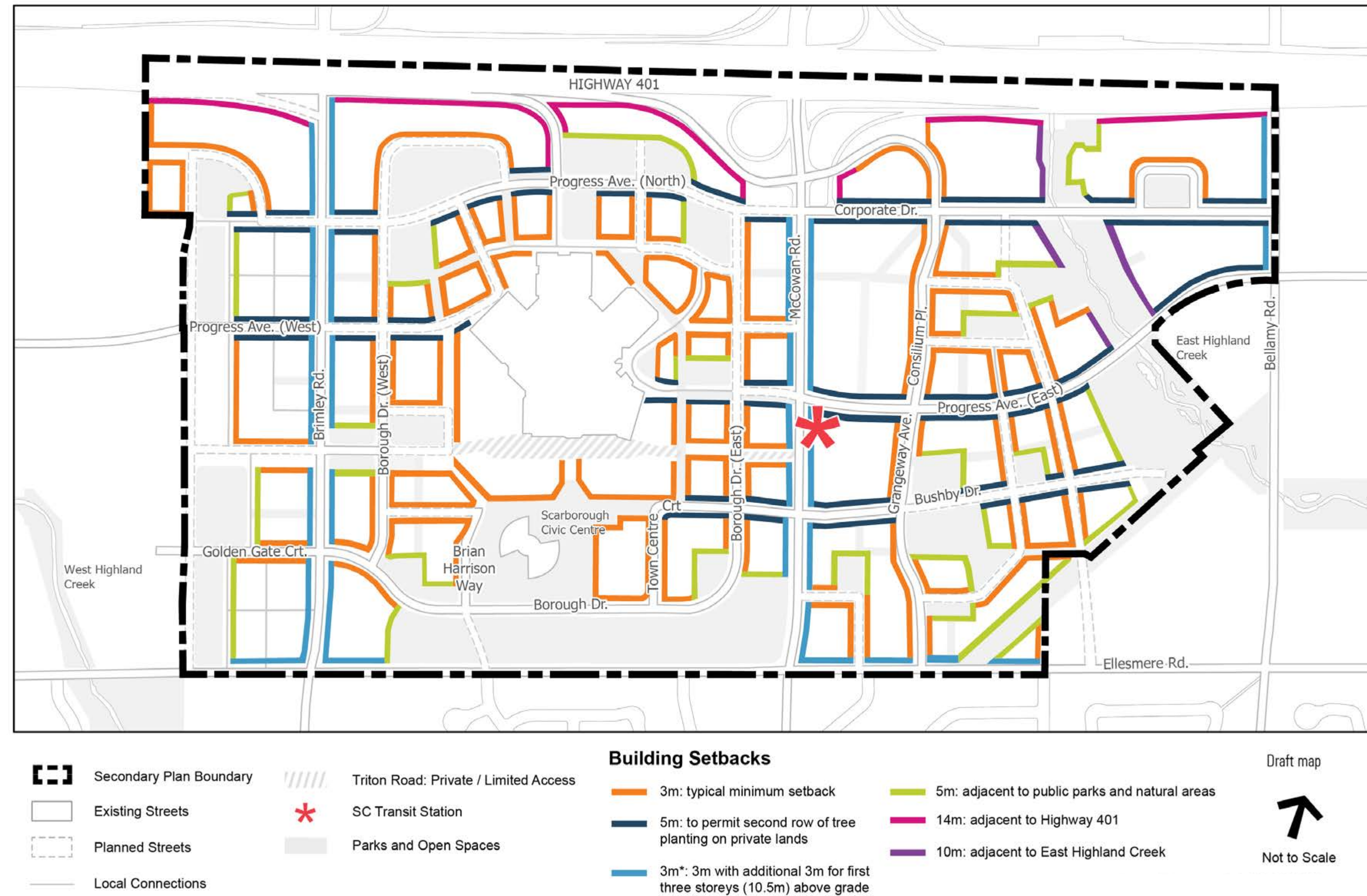
New development in Scarborough Centre will be **predominantly tall and midrise buildings**, variety in **building blocks and building types** will respond differently to the six Districts, creating **character and a sense of place**.





# Built Form

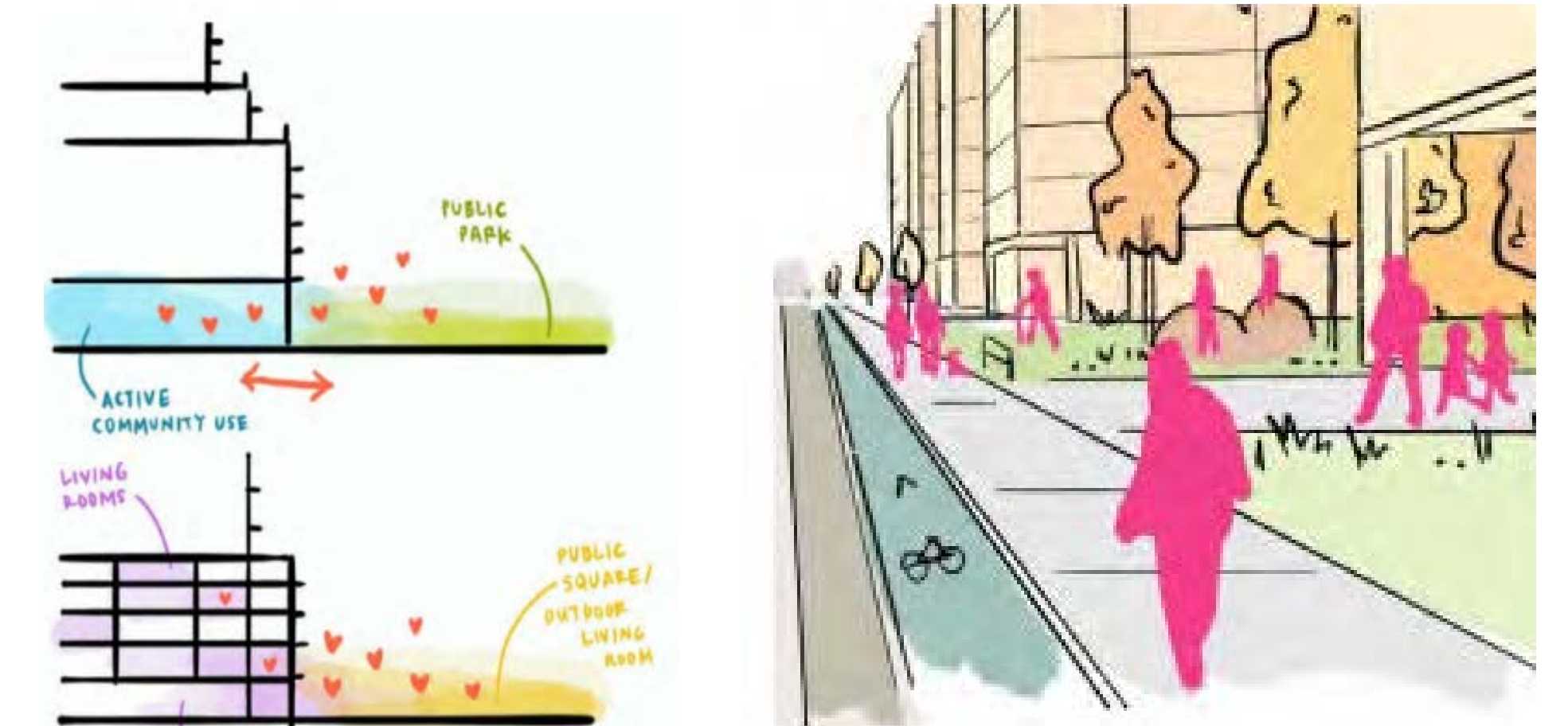
## Scarborough Centre Secondary Plan - Building Setbacks



### Active Frontages Principles:

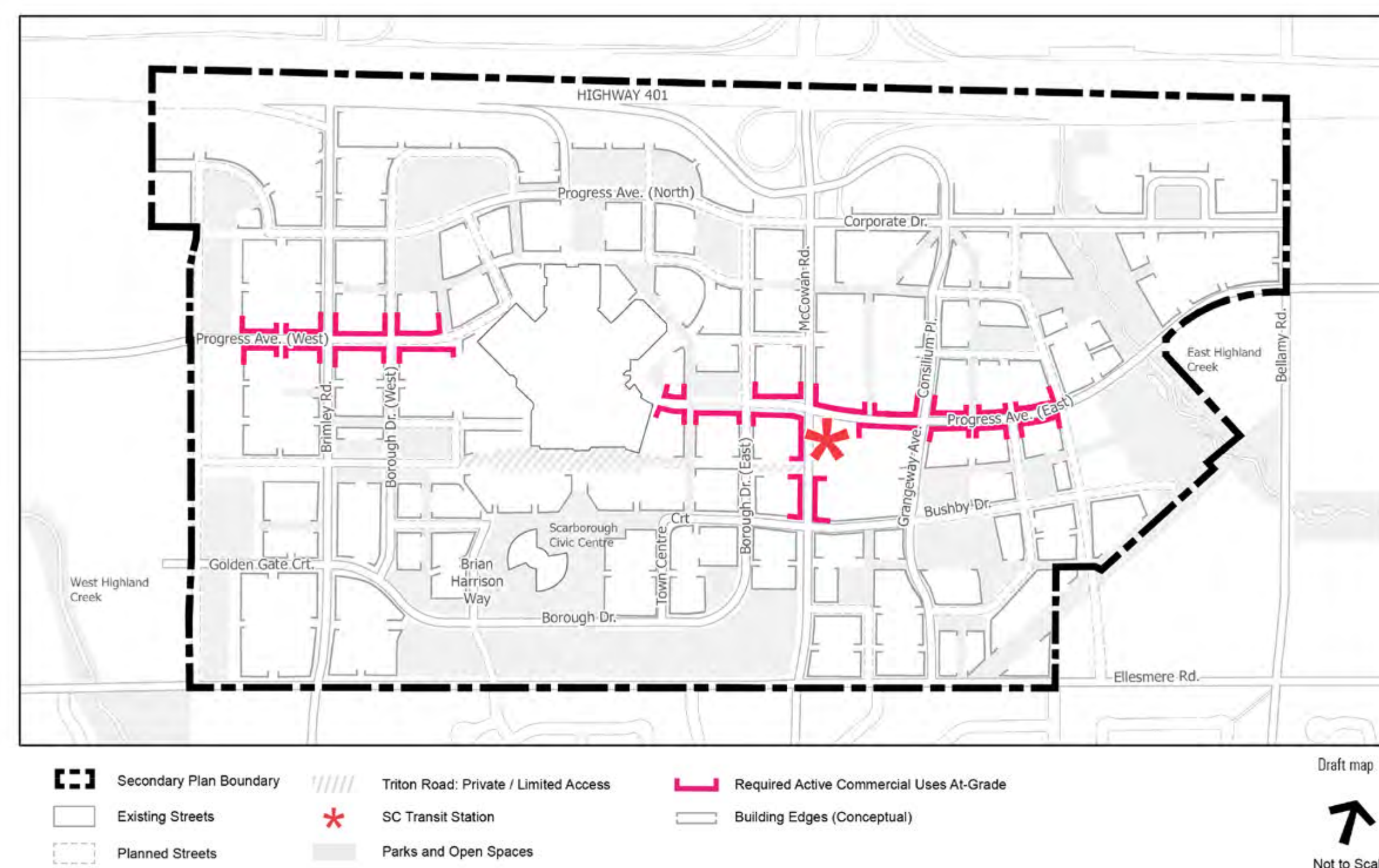
Development in Scarborough Centre will achieve good urban design with active frontages by:

1. Providing appropriate building setbacks to support a generous, cohesive, and green public realm.
2. Providing active at-grade commercial, residential, community and institutional uses within buildings at appropriate locations, to foster an active pedestrian-oriented environment
3. Creating at-grade outdoor amenity spaces
4. Limiting and screening above grade parking and surface parking to mitigate their impact to the pedestrian realm at grade



The base of mid-rises and tall building podiums will shape and contribute to a vibrant pedestrian experience.

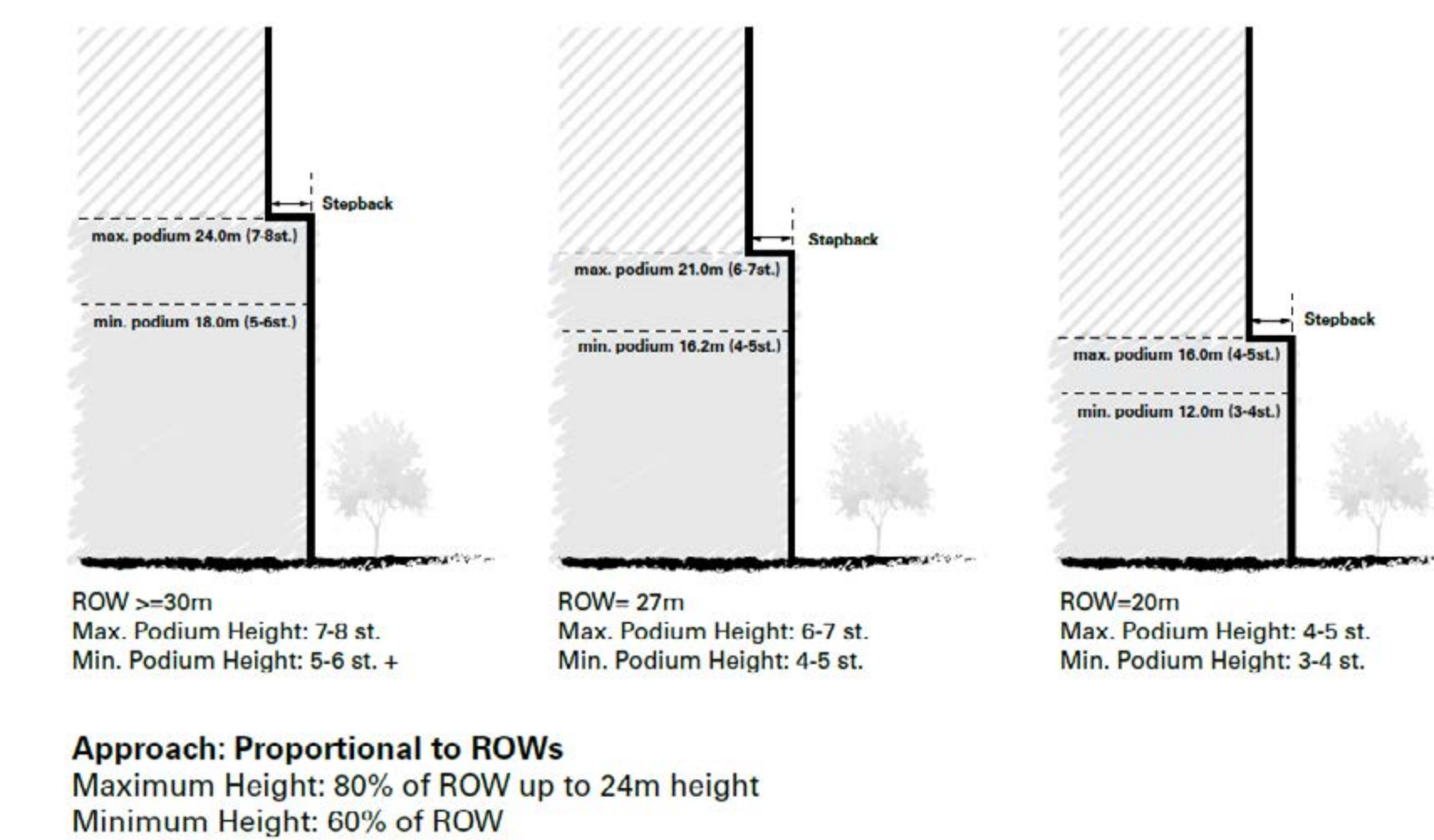
## Scarborough Centre Secondary Plan - Active Commercial Uses At-Grade



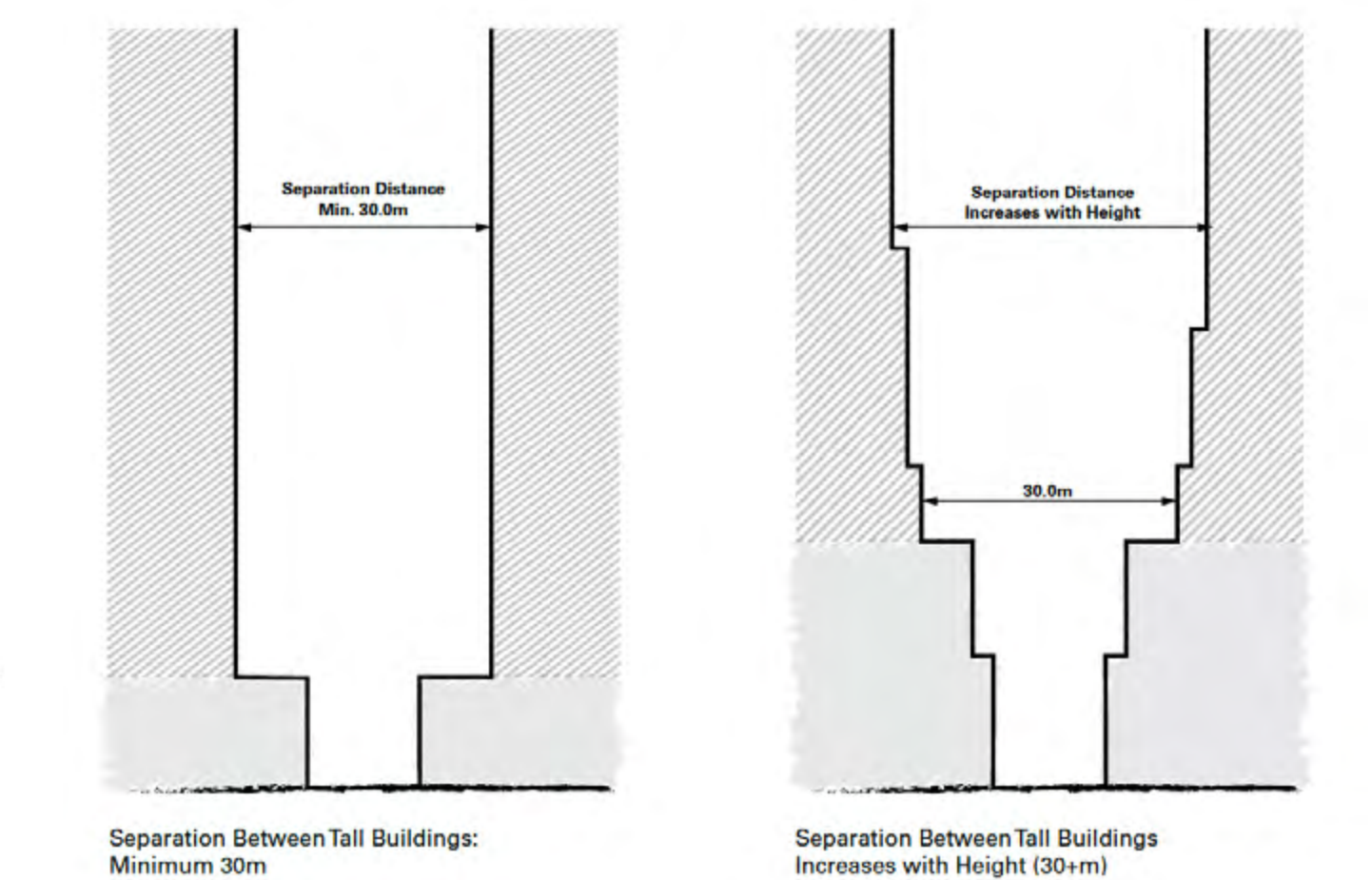
### Pedestrian Comfort Principles:

1. Providing modest base building conditions to promote an overall pedestrian-friendly scale through the Centre.
2. Providing greater tower separation for access to sunlight and skyview
3. Providing a variety in site configuration, building types, building height and tower placement to promote visually interesting streetscapes and a strong sense of place.

### Tower Podium Heights:



### Tower Separation:



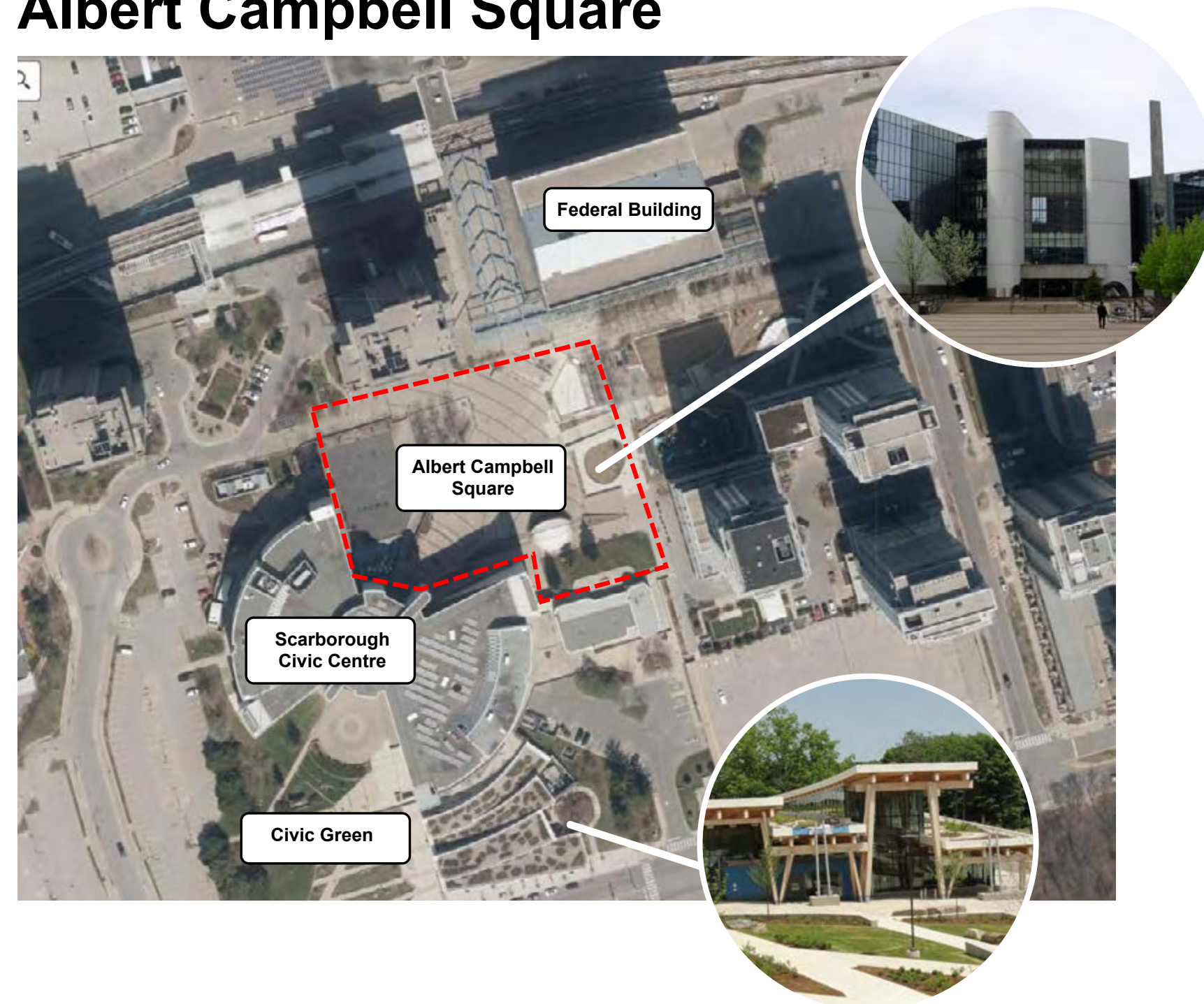


# Built Form



## Protecting and Enhancing Scarborough Centre's Public Open Spaces

### Albert Campbell Square



### East Highland Creek

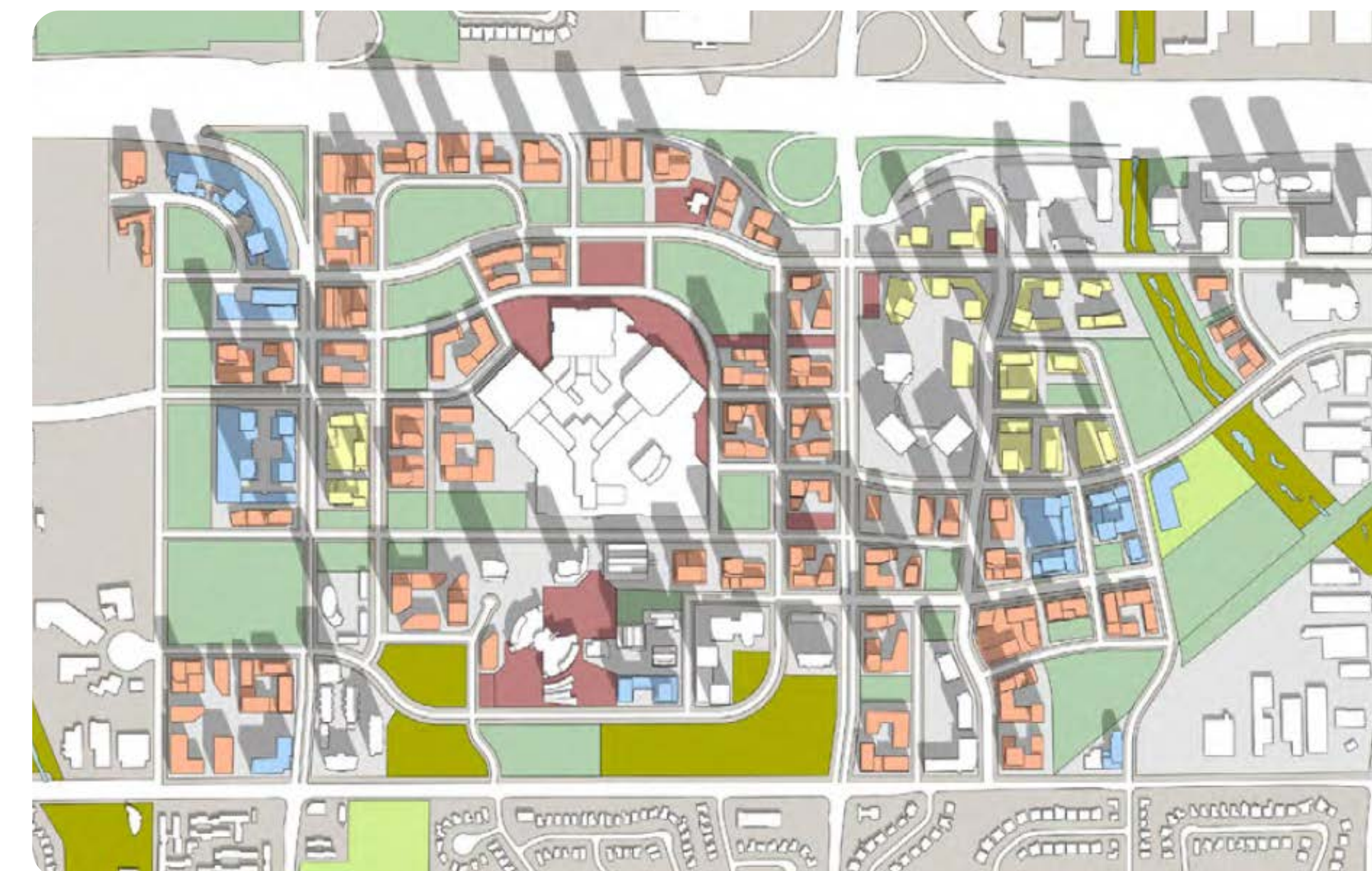


### Frank Faubert Woodlot and Hand of God Park



### Minimizing Shadow Impact:

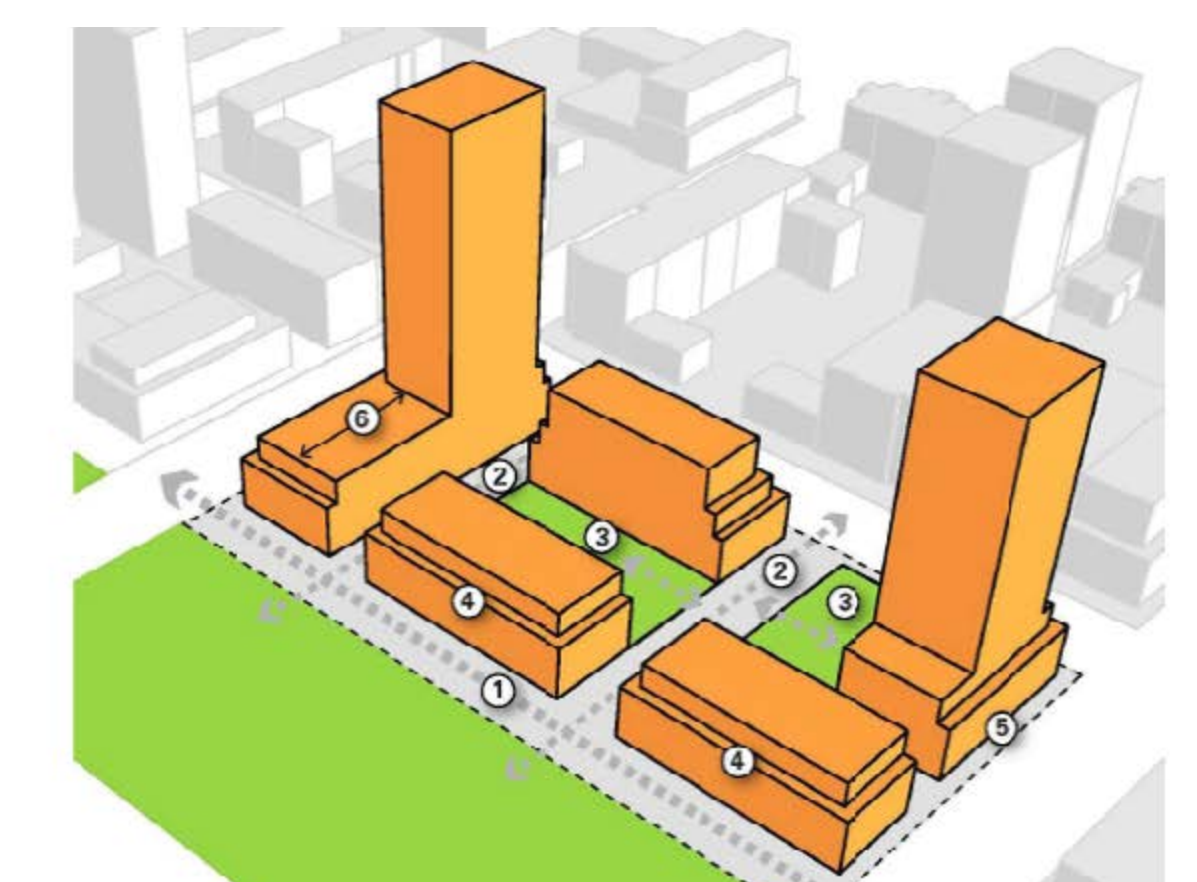
- Development will locate density and built form strategically and design buildings appropriately to minimize shadows on Parkland, Natural Areas, and Open spaces including Squares and POPS to preserve their utility and extend pedestrian comfort in all Spring, Summer and Fall seasons throughout the year.
- Development will achieve a minimum of 6 consecutive hours of sunlight on 75 percent of Albert Campbell Square between 11:18 am to 5:18 pm from March 21st to September 21st.
- Development will achieve a minimum of 6 consecutive hours of sunlight on 75 percent of existing parks within Scarborough Center including Lee Center Park, Hillsborough Park and Hand of God Park between 9:18 am to 6:18 pm from March 21st to Sept 21st.
- Development will achieve a minimum of 5 consecutive hours of sunlight on 75 percent of existing Natural Areas including East Highland Creek and Frank Faubert Woodlot between 9:18 am to 6:18 pm from March 21st and September 21st.
- Development will achieve a minimum of 5 consecutive hours of sunlight on 75 percent of large parks greater than 2 acres adjacent to East Highland Creek between 9:18 am to 6:18 pm from March 21st to September 21st.
- Development will achieve a minimum of 3 hours of sunlight on 75 percent of the park area for all other new planned parks excluding McCowan District between 9:18 am to 6:18 pm from March 21st to Sept 21st.



Scarborough Centre Shadow Study: 10:18 am Sept 21st

### Transition Adjacent to Natural Areas

- Site Adjacent to Parkland/Natural Features
1. Provide public access between parkland and development
  2. Public access through site towards parkland
  3. Interior open spaces framed by buildings
  4. Lower built form adjacent to parkland with grade related access
  5. Tall buildings set back away from parkland





# Sustainability



## Climate Action

This Plan flags opportunities to [reduce local greenhouse gas emissions](#), [protect natural areas](#) and advance design that can withstand [extreme weather events](#), [enhancing biodiversity](#) and [climate resilience](#).

## Key Sustainability Considerations

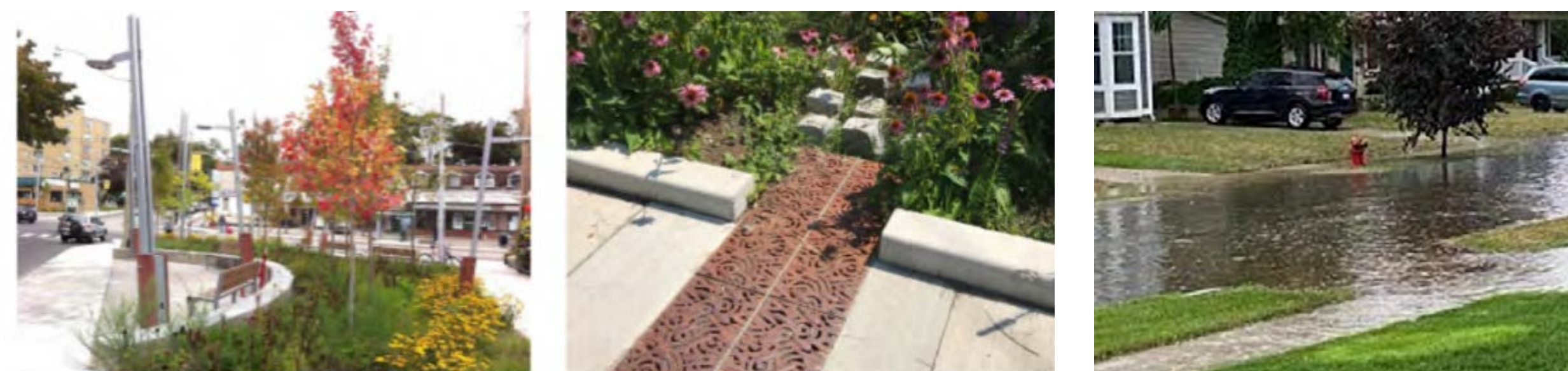
- **Contiguous parks and opens space network** that connects to natural heritage features (enhancing ecological performance)
- **Increasing urban tree canopy**
- **Promoting a mix of uses** supported by **pedestrian and bike friendly** environment that reduces dependence on automobile
- **Green infrastructure** 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**



## Plan Priorities

New development in the Plan area will be encouraged to:

- Support achieving the City's 2040 target for [net-zero greenhouse gas emissions](#) through environmentally sustainable design and achieving the highest [Toronto Green Standard](#) performance levels.
- Support [active transportation](#) with bike parking and cycling network connections
- Incorporate [low carbon building materials](#)
- Minimize release of embodied emissions through [adaptive reuse](#) of existing building stock and [recycling](#) of demolition waste
- Retain and expand the [urban forest](#) and increase the [tree canopy](#) for heat mitigation
- Increase and enhance [biodiverse landscapes](#) with native species and pollinators
- Integrate [distributed energy resources](#) such as solar panels and battery storage to manage peak electricity demand, reduce emissions, and strengthen resilience
- [Improve existing residential towers'](#) energy efficiency and climate resilience
- Adopt a [Green Streets](#) approach to design and construct new public streets for stormwater management and flood mitigation



## Climate Resilience and Mitigation

Development in the Plan Area offers the opportunity to establish a resilient community. The draft Secondary Plan policies support environmental sustainability and guide future development to:

- Ensure that streets and buildings are designed to absorb water
- Improve the quality and quantity of biodiversity
- Expand the tree canopy

The Secondary Plan policies require that development meet or exceed the highest performance level of the [Toronto Green Standard](#). In addition, the draft policies support the inclusion of sustainability, resilience and energy performance in all design matters.

## Servicing

New development will not be permitted to exceed the capacity of municipal servicing infrastructure. The draft Secondary Plan policies state the following:

- New development will not exceed the capacity of existing municipal servicing infrastructure within the Plan Area.
- New development will be required to coordinate with planned new, improvements and/or upgrades to existing municipal servicing infrastructure.
- Where infrastructure capacity is inadequate to support new development, the new development will be required to provide upgrades and/or improvements to existing and/or new municipal servicing infrastructure



# Thank You and Stay Tuned!



Thank you for attending tonight's Open House Community Consultation Meeting.

OurSC Planning Study webpage:

<https://www.toronto.ca/OurScarboroughCentre>

Scan with your smartphone  
camera for project webpage



The draft Secondary Plan is posted on the study website. Please review the draft and provide your input by:

- Filling out the comment sheet and leaving it with a staff member today;
- Sending an email to: **ourSC@toronto.ca**
- Mailing your comments: Kelly Dynes, Senior Planner  
Development Review  
150 Borough Drive, 4th Floor, Toronto, ON M1P 4N7

Please ensure you signed-in today. By signing-in you will be notified of any future meetings.

## Contact the Study Team:

Kelly Dynes, Senior Planner, Community Planning at [Kelly.Dynes@toronto.ca](mailto:Kelly.Dynes@toronto.ca)  
Sasha Terry, Senior Urban Designer, Community Planning at [Sasha.Terry@toronto.ca](mailto:Sasha.Terry@toronto.ca)

