

Golden Re:Gen Study

Public Meeting #1 — November 27, 2025

Engagement Summary

Overview

The Golden Mile Regeneration Area Study ('Golden Re:Gen Study') is a strategic update to the *Employment Areas* within the 2020 [Golden Mile Secondary Plan](#). The study will recommend to City Council a renewed vision for these lands, which have been converted under the Official Plan from a *General Employment Areas* land use designation to a *Regeneration Areas* designation.

Once part of Golden Mile's industrial past, the Golden Re:Gen Study area is approximately 11.75 hectares (29 acres) and consists of lands generally South of Eglinton Avenue East within the Golden Mile Secondary Plan, and East of 1891 Eglinton Avenue East to Birchmount Road. Building on the work of the Golden Mile Secondary Plan, the study will explore options for a renewed vision that could include a new mixed-use community while supporting the area's ongoing economic role in the Golden Mile.

City Planning and Development Review staff – with participation by staff from Parks & Recreation and Economic Development & Culture – hosted the first public meeting for the Golden Re:Gen Study on Thursday, November 27, 2025 at the West Scarborough Neighbourhood Community Centre from 6:00 to 7:30 p.m. The meeting ran until almost 8:00 p.m. to allow time for additional questions from the public. The event was promoted through the ward Councillor, the study webpage, a targeted social media campaign, and by mailing roughly 5,336 postcards to addresses in the surrounding area.

The purpose of the meeting was to introduce the Golden Re:Gen Study and provide an update on the Golden Mile Secondary Plan. Approximately 45 people attended, including residents, business owners, community organizations and developers. City staff gave a presentation, followed by a question and answer session. For a copy of the presentation please email Alicia Rinaldi at alicia.rinaldi3@toronto.ca

Summary of Feedback

This report provides a summary of feedback shared during the public meeting. It is not intended to provide a verbatim transcript. Comments are grouped under the themes that best reflect their content, even though some feedback relates to more than one theme. The themes covered are:

1. General
2. Mobility (Transportation & Traffic)
3. Public Realm
4. Employment
5. Housing

6. Community Services and Facilities
7. Servicing
8. Built Form

Comments, Questions & Answers

1. General

- Residents expressed interest in redevelopment but shared concerns about losing Scarborough's character and essence. Residents want a balanced approach: not just housing, but also jobs, services, and retail.
- Residents encourage building on what's great about Scarborough, as Scarborough is often overlooked.
- Seniors highlighted the importance of being able to easily access their daily needs nearby.

2. Mobility (Transportation & Traffic)

- **Congestion:** Residents are concerned about increased traffic and congestion, especially on Pharmacy Road, Ashtonbee Road, and nearby local streets.
- **Road Design:** Participants requested traffic study data and asked questions about new streets, left-turn lanes, and alternatives like roundabouts (staff noted that these are not preferred due to pedestrian safety and land-intensive requirements).
- **Phasing:** Roads should be built before new buildings.
- **Parking:** Loss of parking spaces is a concern, as Scarborough still relies heavily on cars.
- **Cycling:** Residents noted that bicycles and bike lanes/facilities are important.

Q&A:

- **Question:** *How will congestion in the community be addressed, noting that any new development will increase traffic?*
 - **Answer:** *A detailed phasing plan will be developed and ensure new roads are provided before any new buildings.*

3. Employment

- **Job Loss:** Residents expressed concern about potential job losses resulting from demolition and redevelopment.

- **Grocery & Local Retail Access:** Maintain access to grocery stores and local retail during construction. Many want large retail complexes, such as Eglinton Square, and big box stores to remain.
 - **Eglinton Square:** the food court acts as a community hub for many seniors in the area.
- **Employment Opportunities:** Residents expressed interest in attracting innovative employment opportunities (technology, medical hub) and retail (community-serving retail and big-box stores, not boutiques). Need to consider jobs that are of interest for youth into the future, such as innovation and tech industry jobs.

Q&A:

- **Question:** *Where are the expected new residents supposed to work?*
 - **Answer:** *Noting that employment is a key component of the community, an economic market analysis is currently underway as part of the Regeneration Area Study. The goal is to achieve a minimum of 10% employment uses, with a further 10% for employment and/or other non-residential uses within any future developments.*

4. Housing

- **Unit Sizes:** Residents don't want to see very small "shoebox" units; preference is for family-sized units (2–3+ bedrooms); need to consider that Scarborough has many families.
- **Mix of Tenure:** Participants expressed concern about having too much rental housing and emphasized the importance of maintaining community character through a balanced mix of housing types and tenure.

Q&A:

- **Question:** *How can we prevent the development of more "Shoebox" Units?*
 - **Answer:** *Future policy updates can include requirements for a minimum number of larger units to ensure a mix of unit sizes.*

5. Community Services & Facilities

- **Community Services:** Residents emphasized the need for essential community service facilities, including schools, childcare, libraries, hospitals and emergency care and other facilities that support daily life.

6. Public Realm

- **Parks and public spaces:** Residents want more parkland, including skate parks, dog parks, and playgrounds for children. They noted that current plans do not provide sufficient green space for the projected population.
- **Phased development of parks:** While parks will be secured through development applications, participants expressed concern about the timing and early delivery of these spaces.

Q&A:

- **Question:** *How will future development address the lack of sufficient green space?*
 - **Answer:** *The Golden Mile Secondary Plan identifies new parks to meet the needs of future growth, and the Golden Re:Gen Study will also consider the need for additional parks to support planned growth in the area.*

7. Servicing

- **Servicing Capacity:** Residents are concerned about whether existing infrastructure—such as water, sewer and hydro—can handle future growth, and who will pay for necessary upgrades.
- **Funding Model:** Participants expressed concern that the cost of community improvements could lead to higher taxes for existing residents.

Q&A:

- **Question:** *Will existing residents be expected to pay for all the servicing upgrades to accommodate future residents?*
 - **Answer:** *The goal is for growth to pay for growth through development charges collected from approved development proposals. These charges help fund the capital costs of infrastructure needed to support new development. Over time, new residents and businesses also contribute to the City's tax base and other fees such as water rates, which support ongoing operations and maintenance – but property taxes do not directly fund the initial capital costs for growth-related infrastructure.*

8. Built Form

- **Density & Heights:** Residents expressed concern about the potential for too many high-rise buildings.
- **More Consultation:** Participants requested further consultation and opportunities for public input to help shape the built form.

Q&A:

- **Question:** *Will there be future opportunities to provide feedback on the built form?*
- **Answer:** *Yes, this is the first introductory kick-off meeting for the Golden Mile Regeneration Area Study and there will be additional opportunities to help shape the planned built form of the area.*

For more information on the Golden Re:Gen Study and to subscribe for e-updates, visit the webpage at [Toronto.ca/RegenerationStudies](https://toronto.ca/regenerationstudies).

If you have further questions or comments, please contact Alicia Rinaldi, Planner at alicia.rinaldi3@toronto.ca.