



West

Lawrence Avenue East: North Elevation



Existing Condition Bird's Eye View from Southwest



East

Lawrence Avenue East: South Elevation

Figure 3.5: Characteristics of Sub Area 3, N.T.S.

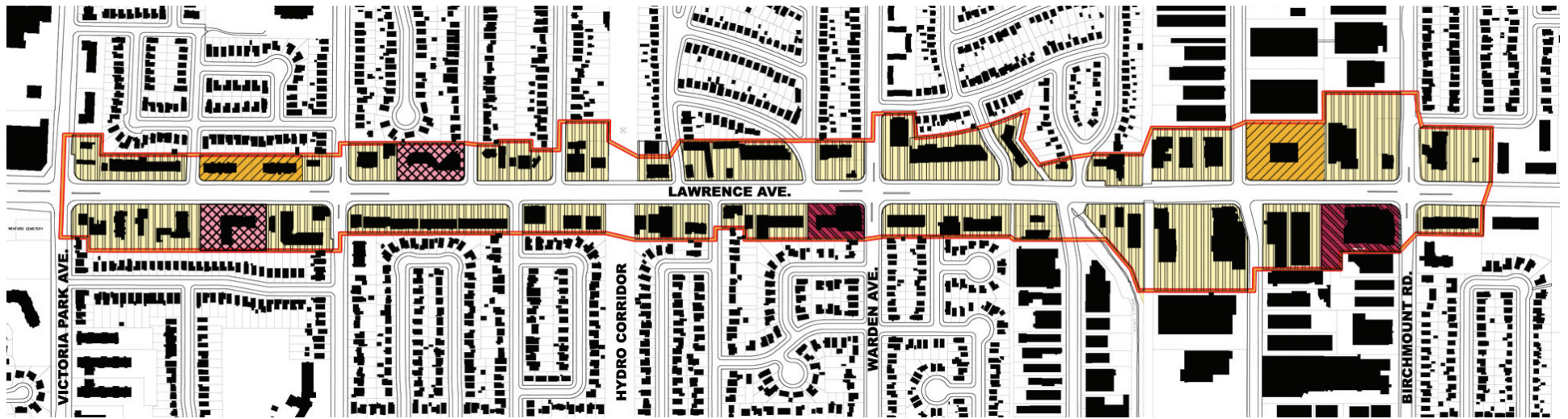


Figure 3.6: Existing Building Heights, N.T.S.



LEGEND

-  1 - 3 Storey
-  4 - 5 Storey
-  6 - 8 Storey
-  9- 13 Storey

3.2 EXISTING STREET CHARACTER

The current pavement width of Lawrence Avenue is about 26 metres, accommodating 6 travel lanes (three each way) and a seventh, centre-turn lane. Each of these lanes is at least 3.5 metres wide, with the curb lanes a bit wider. There are six signalized intersections along the length of Lawrence Avenue East between Victoria Park Avenue and Birchmount Road, providing limited pedestrian crossing opportunities, particularly along the 1 kilometre commercial/retail stretch between Pharmacy Avenue and Warden Avenue.

There is little or no consistent street tree planting or street furniture within the right-of-way to create pedestrian amenity or visual containment for the street. Overhead high voltage hydro wires and auto oriented street lighting contribute to creating a generally auto-focused character on the street.

The lane widths, along with the few signalized pedestrian crossings, the lack of buildings along the street edge, the lack of street tree planting and high speed traffic contribute to an inhospitable environment for pedestrians (see Figures 3.7 and 3.8).



Figure 3.7: Lawrence Street Section at Pharmacy Avenue looking East (N.T.S.)



Figure 3.8: Street Character

3.3 EXISTING PARKS AND OPEN SPACE

McGregor Park, located east of the Study Area, is the closest major park facility containing a community centre and library within the Study Area (Figure 3.9).

LEGEND

-  City Parklands
-  Open Space - School Yards
-  Open Space - Hydro Corridors

Otherwise, parks and open spaces are scarce along Lawrence Avenue East and located far from the Study Area. There are no pedestrian linkages from Lawrence Avenue East to the larger trail system or greenways in the wider community. As already mentioned, all of the area north of Lawrence Avenue East and the area south of Lawrence Avenue East, between Warden Avenue and Birchmount Road, is defined as a park-deficient area in the City's Official Plan.



Figure 3.9: Existing Parks, Open Space and Tree Coverage, N.T.S.



3.4 EXISTING COMMUNITY SERVICES AND FACILITIES

Existing community services and facilities are shown in Figure 3.10. The City completed a Community Services and Facilities Review in August 2007 for the Study Area. A summary of the findings include:

- A general lack of child care facilities;
- All three secondary schools serving the Study Area, including the one Toronto Catholic District School Board (TCDSB), are operating over capacity. Eleven of the eighteen Toronto District School Board elementary schools are also operating over capacity. Six of the seven TCDSB elementary schools are operating over capacity.

- A need for more recreation services, youth services, family counseling and ESL courses; a general lack of community program space; and
- A need for rent-geared to income, independent apartments for seniors.

LEGEND

-  Public Primary School
-  Public Secondary School
-  Separate Primary School
- 1** Library
- 2** McGregor Park Recreation Centre
- 3** Church
- 4** Seniors Housing
- 5** Funeral Home
- 6** Ministry of Health Office
- 7** Ministry of Community Safety & Correction Services
- 8** TCDSB LINK Centre

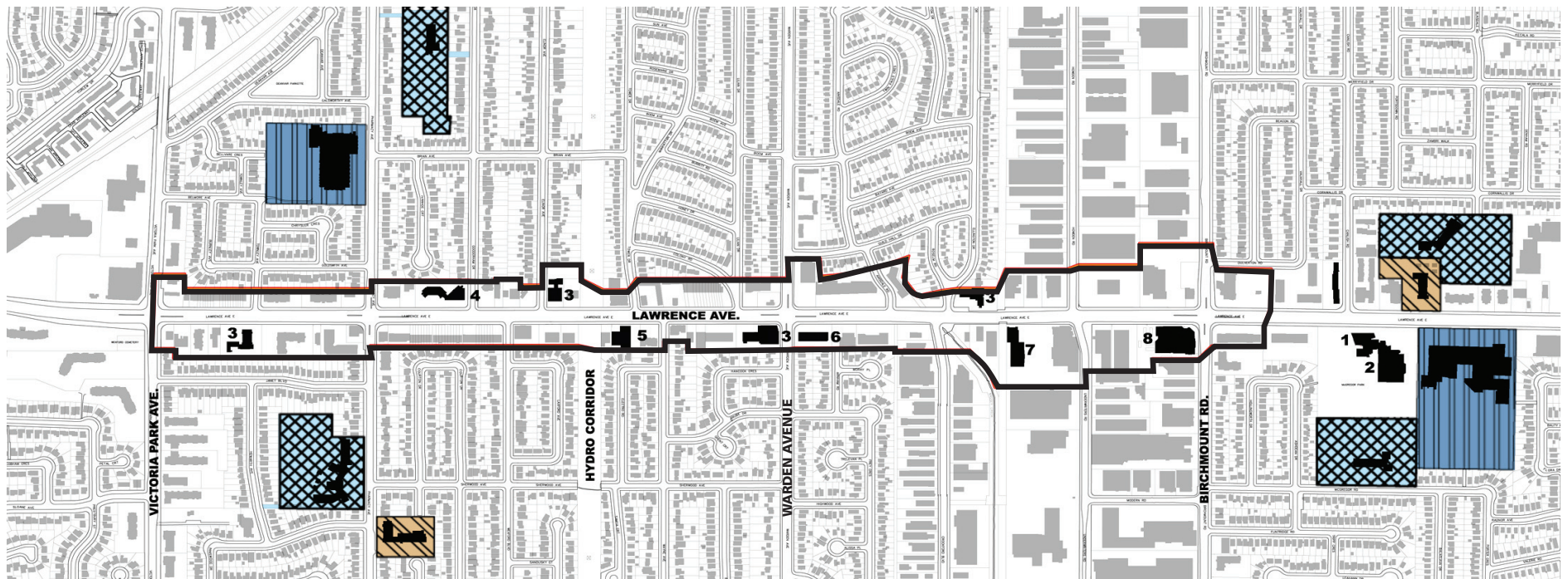


Figure 3.10: Existing Community Services and Facilities, N.T.S.