

### 3.5 STREET HIERARCHY AND TRANSIT

Lawrence Avenue East, Victoria Park Avenue and Warden Avenue are major arterials. Pharmacy Avenue and Birchmount Road are minor arterials. Crockford Boulevard and Underwriters Road are collector roads. The remaining streets are identified as local streets (see Figure 3.11).

The Study Area is very well served by public transit. All the arterials are served by TTC operated buses. The 24 hour Lawrence Avenue East bus (Number 54) operates on a 6-10 minute headway during the day and up to 30

minutes at night. This service offers links to the Yonge Subway and the Scarborough Rapid Transit. The 24 bus travels along Victoria Park Avenue, the 67 bus provides service along Pharmacy Avenue, the 68 bus provides service along Warden Avenue and the 17 bus along Birchmount Road. All of these buses provide similar frequency of service to the 54 bus along Lawrence Avenue East and connect to the Bloor-Danforth subway line (see Figure 3.12)

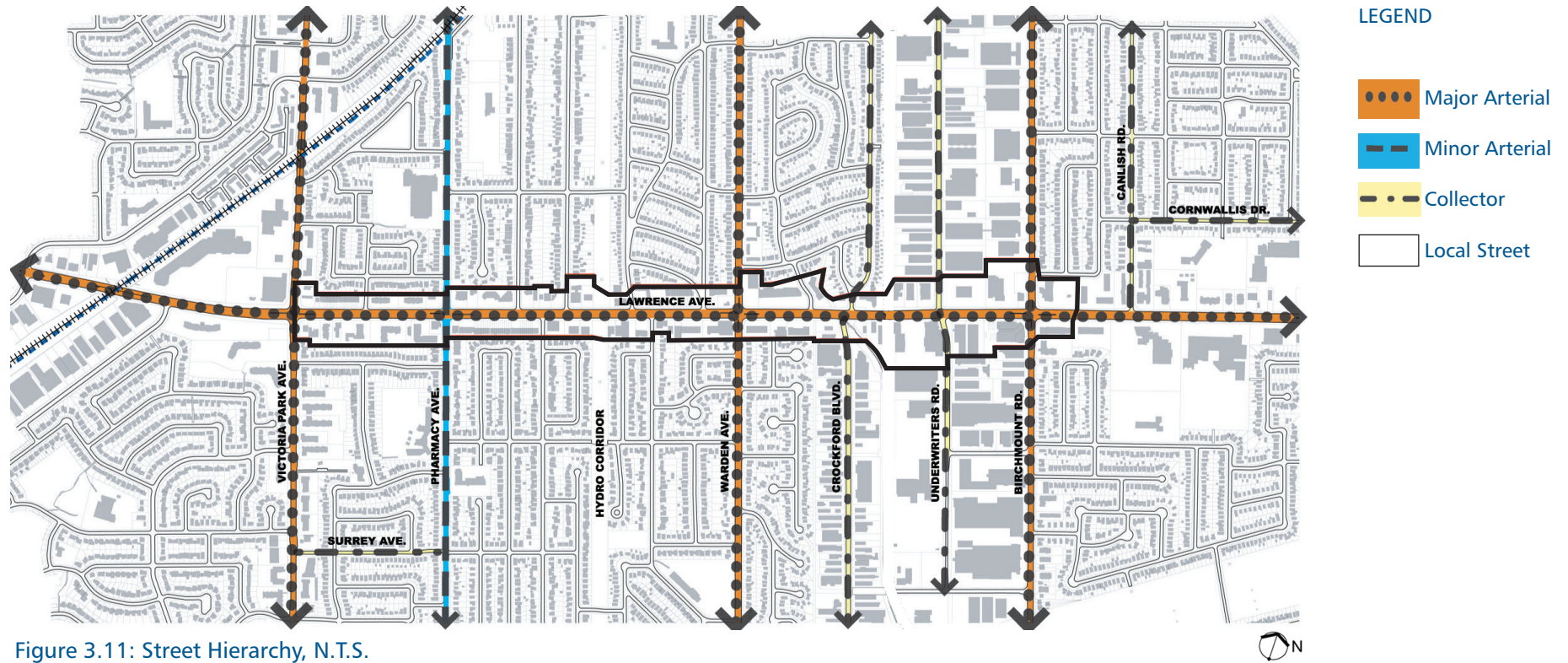


Figure 3.11: Street Hierarchy, N.T.S.

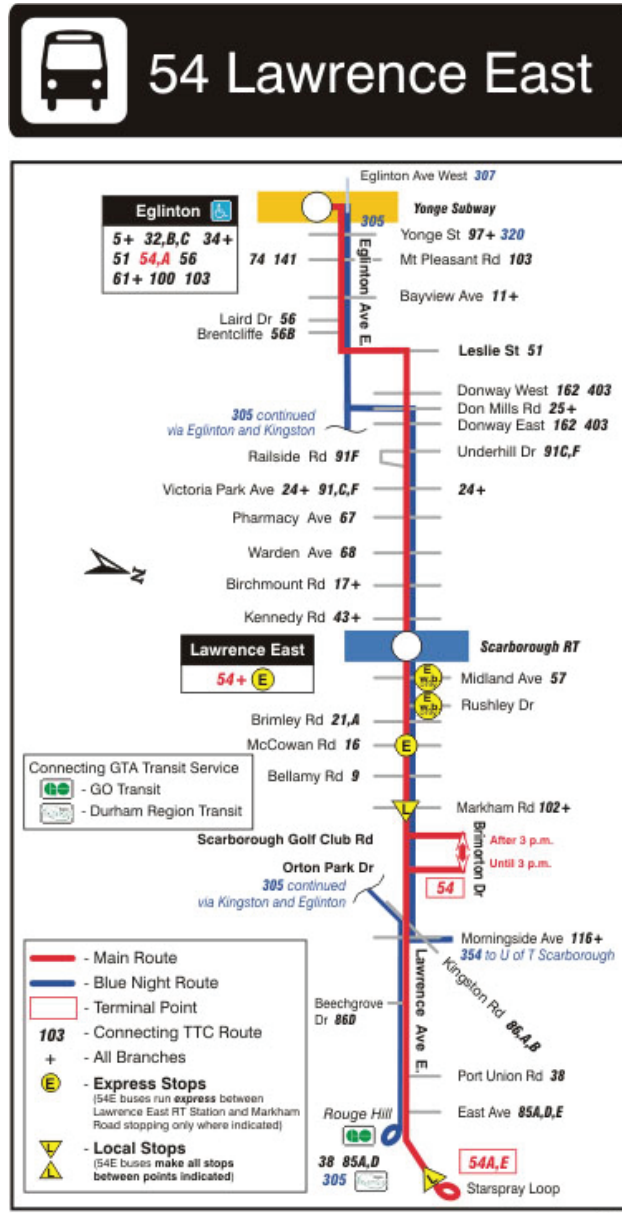


Figure 3.12: Bus Route 54 Lawrence Avenue East

[www.toronto.ca/ttc/schedules/54map](http://www.toronto.ca/ttc/schedules/54map)





# 4.0 SUMMARY OF PUBLIC CONSULTATION

- 4.1 LOCAL ADVISORY COMMITTEE (LAC)
- 4.2 SUMMARY OF SWOT WORKSHOP
- 4.3 SUMMARY OF DESIGN CHARRETTE
- 4.4 SUMMARY OF OPEN HOUSE
- 4.5 ISSUES
- 4.6 VISION AND PLANNING PRINCIPLES
- 4.7 FUTURE REDEVELOPMENT BY SUB AREA

## 4.0 SUMMARY OF PUBLIC CONSULTATION

The Lawrence Avenue study was a community consultation-based process that engaged stakeholders through several forums. These included meetings with the Local Advisory Committee and informal discussions with stakeholders during the background research and analysis phase. The consulting team also attended two meetings of the Lawrence Avenue Streetscape Study, which included participants from the City of Toronto and the Wexford Heights Business Improvement Area (BIA). Finally, the general public were engaged in consultation through a number of public events including: an initial kick-off meeting, a workshop for Strengths Weaknesses Opportunities Constraints (SWOT), a Design Charrette, and a Public Open House on recommendations for urban design improvements.

### 4.1 LOCAL ADVISORY COMMITTEE (LAC)

The community consultation process was guided in part by the LAC. Members were selected by the City and included representation from the Wexford Heights BIA, area businesses, neighbourhood residents, City Planning staff and Councillor Michael Thompson's office. The consulting team met with the LAC prior to each public event, i.e. SWOT Workshop, Design Charrette and Open House, to review materials that were to be presented at these events and report on the status of work completed. The LAC was instrumental in shaping the direction of the study and its findings.

### 4.2 SUMMARY OF STRENGTHS WEAKNESSES OPPORTUNITIES CONSTRAINTS (SWOT) WORKSHOP

The SWOT Workshop was held on May 29, 2007. SWOT participants included LAC members, local business owners, neighbourhood residents, and City staff. The consulting team facilitated the workshop to address the strengths, weaknesses and opportunities of the area. The participants' comments are summarized below:

#### 4.2.1 STRENGTHS

- Diverse residential demographic with stable residential base and specialized housing
- Universal retail and multi-cultural "business from around the world"
- Easy access to public transit
- Human-scale buildings
- Sufficient open space that allows streetscaping
- Good accessibility and proximity to major high-ways and downtown
- Well-kept historical building that provides character, good design and visual presence
- Ease of parking
- Safe environment

#### 4.2.2 WEAKNESSES

- Poor architectural appearance
- Under-utilized properties
- Pedestrian unfriendly streets that lack safe pedestrian crossings, sufficient street furniture and greenery
- Too many auto-related businesses



- Large expanses of asphalt, roads and parking lots.
- No parks and little green space, and limited use of Hydro Lands.

#### 4.2.3 OPPORTUNITIES

- Develop Hydro Lands for parks and open space
- Screen strip plaza parking lots with extensive landscaping
- Consolidate driveways
- Improve street landscaping
- Promote appropriate building heights
- Encourage façade improvements
- Introduce planted medians

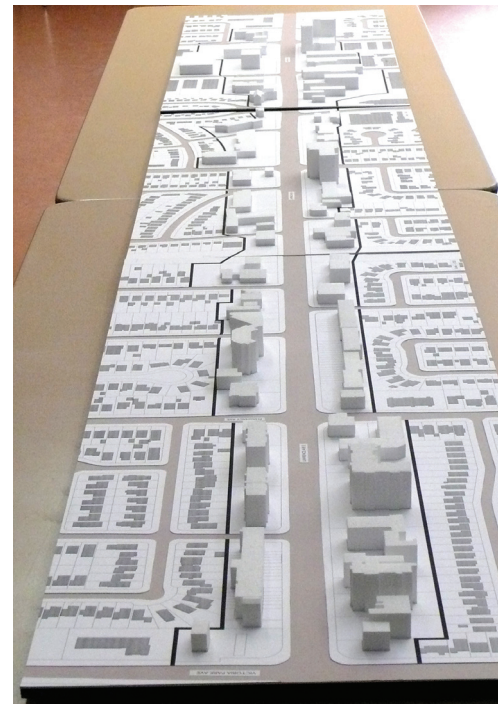


Photos: SWOT Workshop Activities

The outcome of the SWOT workshop was the development of a number of principles that subsequently provided guidance for the Design Charrette. These are discussed below.

#### 4.3 SUMMARY OF DESIGN CHARRETTE

The design charrette was a full-day, hands-on interactive session held on June 16, 2007. Participants included members of the LAC, local businesses, land owners, neighbourhood residents, Councillor Thompson's office



*"We have to take advantage of what we have here."*

*"We need 'WOW' factor."*

*"Lovely plants make a street corner like heaven even though traffic is passing by."*

-- LAC Members