



LEGEND

- 1. Widen sidewalk
- 2. Plant street trees on public right-of-way
- 3. Implement pedestrian seating area, including pedestrian scale lighting
- 4. Reclaim encroached public right-of-way
- 5. Consolidate driveways
- 6. Landscape screening in front of the existing parking lot
- 7. Plant trees on private realm

Figure 7.5: Recommendations to Achieve Immediate Improvements

permeable and consist of low maintenance ground cover and/or permeable paving;

4. Pedestrian scale street lighting fixtures, attached to existing street lighting standards, combined with additional light standards between existing standards to improve light levels on sidewalks;
5. All lighting standards and utility poles to be designed to carry banners and flower baskets;
6. Benches at intersections and transit stops, with additional benches on north side of Lawrence Avenue East between Pharmacy Avenue and Warden Avenue;
7. Information kiosks at major intersections and key locations;
8. Bicycle racks near transit stops, intersections and strip plazas;
9. Recycling and trash bins at transit stops and intersections and elsewhere, as required;
10. Special streetscape treatment at intersections;
11. Landscaped medians to be located wherever possible where centre left-turn lane not required. Medians to have low maintenance and low water planting and landscaping that require minimal irrigation.
12. Landscape screening to be provided at the street

edge of properties with front yard parking lots. Screening to consist of dense vegetation and also include decorative elements such as hanging flower baskets. Design, installation and maintenance to be co-ordinated through local BIA; and

13. Streetscape elements to be extended for at least one block on north and south sides of Victoria Park, Pharmacy, Warden, Birchmount, and other local side streets.

7.2 PARKS AND OPEN SPACE

Currently, there are no parks that front onto Lawrence Avenue East, or are located in close proximity to Lawrence Avenue East. The Study Area does not have sufficient parks and/or green spaces.

Several options are available to add more parks and open space, and improve linkages to the neighbourhood network of parks, school playgrounds, other existing open space and community trails. These are outlined below.

7.2.1 New Public Parkette on Hydro Corridor Land

The Hydro corridor should become a focal point for the Study Area in terms of new open space and linkages. It should also contain a pedestrian path/bicycle trail to connect with existing open spaces to the north (see Figure 7.7).

The Hydro corridor lands south of Lawrence Avenue East currently contain a parking lot. A pedestrian path/bicycle trail through the parking lot should be constructed to connect further south with existing trails just north of Eglinton Avenue.

A public parkette should be constructed on a portion of the Hydro Corridor lands that front on Lawrence Avenue East on the north side of the street. The parkette should include a childrens' playground.

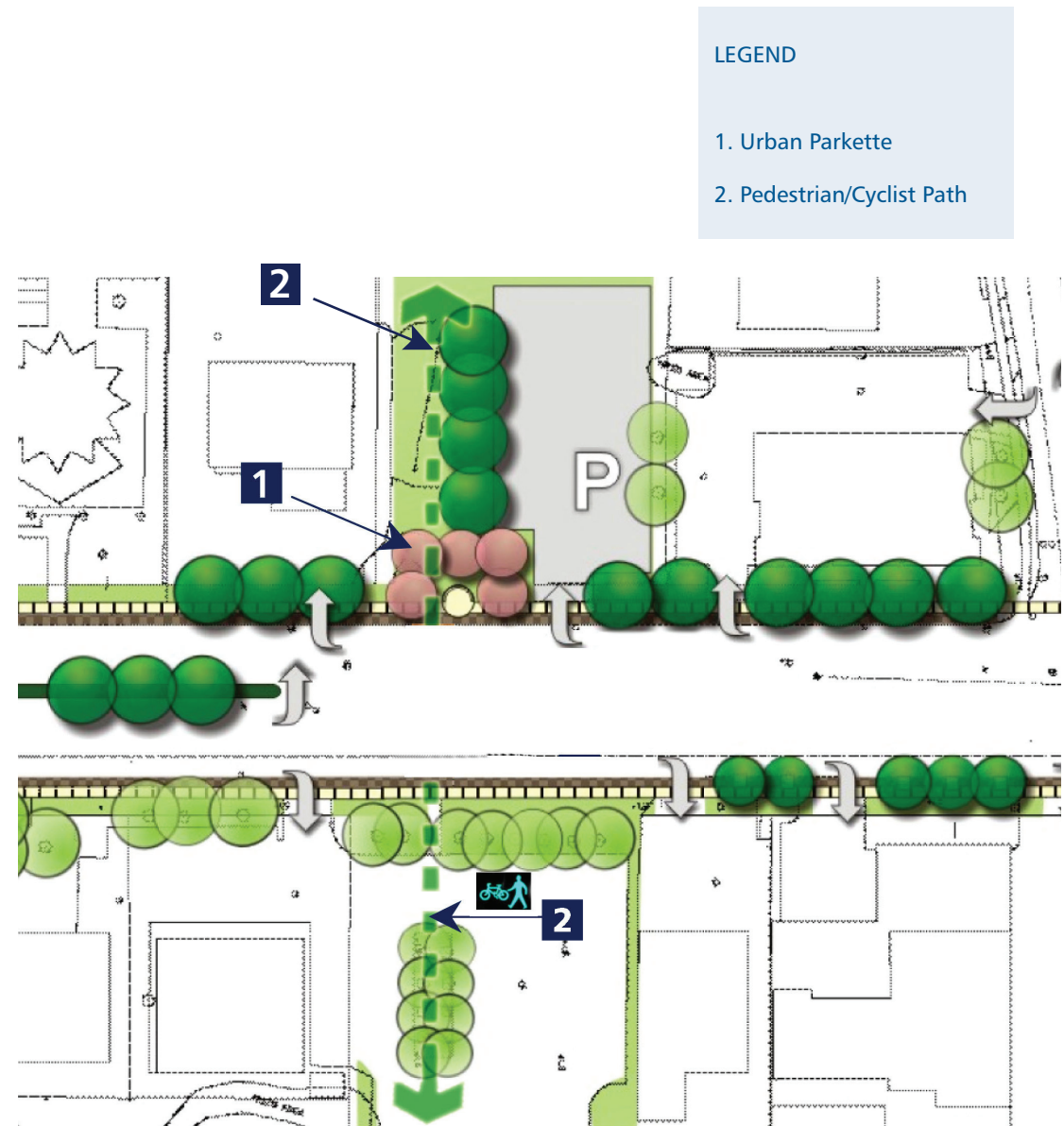


Figure 7.6: A New Urban Parkette at Hydro Corridor on North Side of Lawrence Avenue East (Based on Streetscape Study by EDA)

7.2.2 Parks and Open Space Linkages

There are no parks fronting on Lawrence Avenue and the closest major park and community centre is located just east of Birchmount Road (McGregor Park, Community Centre and Library). Improving pedestrian linkages from Lawrence Avenue East to existing parks and open spaces in the surrounding neighbourhood is important. Creating a trail along the Hydro Corridor will achieve some of this, but additional measures could be taken to create intensively landscaped streets with attractive

sidewalks to emphasize linkages to parks. See Figure 7.7 parks and open space linkages, for locations of these linkages.

7.2.3 Potential New Trail

The City should consider acquiring or leasing the railway track east of Ellington Drive and creating a multi-use pathway that connects to surrounding open space and community amenities such as community centres.

LEGEND

- 1 City Parklands
- 2 Open Space - School Yards
- 3 Open Space - Hydro Corridors
- 4 New Hydro Land Urban Parkette
- ★ Potential Joint Public/Private Urban Parkette
- ↔ Improved Linkages
- 10 Minutes Walk Circle (800 metres)

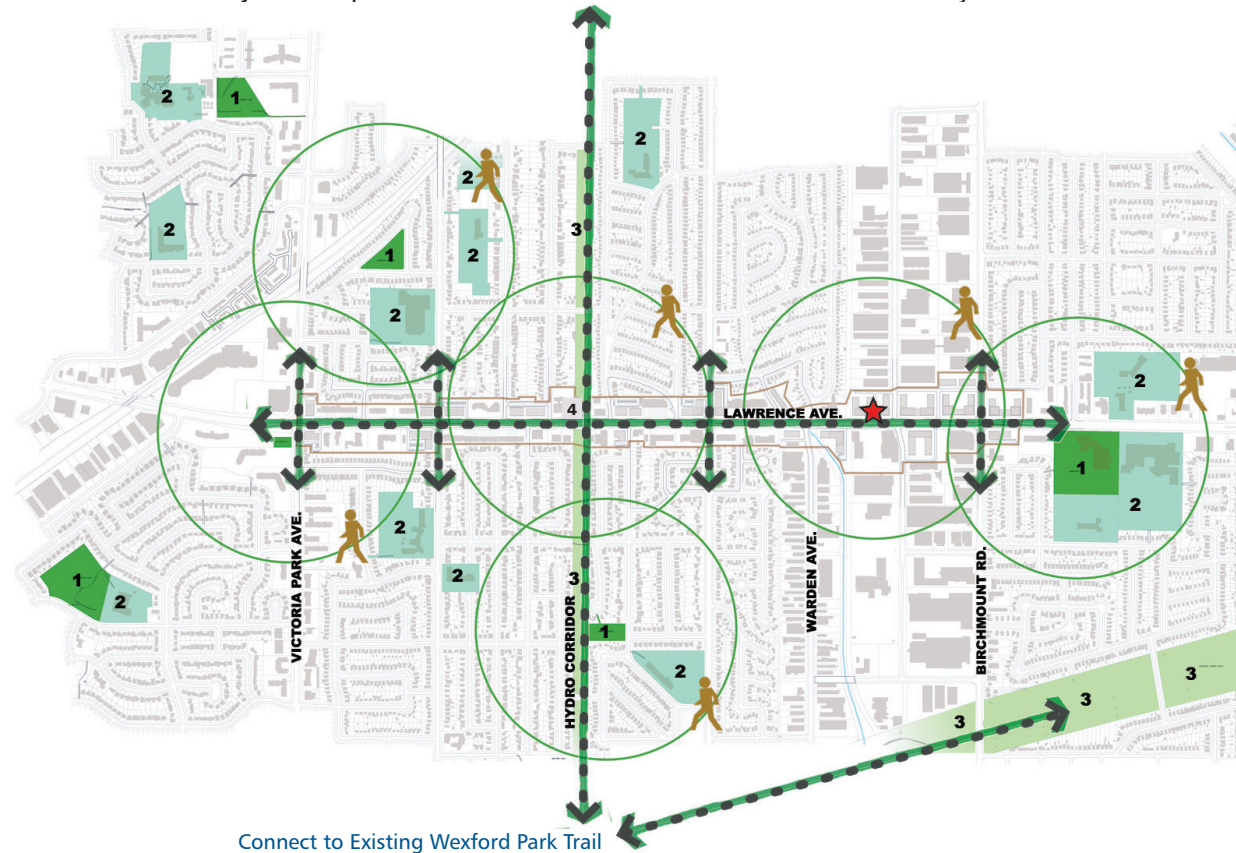


Figure 7.7: Park and Open Space Linkages

7.2.4 Potential New Parks

As development occurs, there may be opportunities for creating new parks. There are several large land parcels that are suitable for development in Sub Area 3, between Ellington Drive and the eastern edge of the Study Area. Redevelopment of these parcels could incorporate public parks and open spaces wherever possible.

These parks need not be located necessarily on Lawrence Avenue East but should be easily visible and accessible from the street, so that they act as part of the public open space system along Lawrence Avenue. The creek on the south side of Lawrence at Ellington should be incorporated into a new pocket park.

The City should use its park dedication funds acquired through the development process and additional funds that may be generated through the application of Section 37 of the Planning Act to assist in the creation and design of quality park space in this area.

7.2.5 Potential New Urban Spaces

As intensification occurs along Lawrence Avenue East, there will be several opportunities to weave new urban spaces into new development.

These urban spaces can take a variety of forms including welcoming alcoves off the sidewalk, entrance plazas to buildings, a wider public realm at street intersections, and at transit stops. These spaces can accommodate various open space needs of pedestrians, shoppers, workers, and residents along the street. While many of these spaces may remain in private own-

ership, public accessibility should be secured through the development review process.

Such new urban spaces should be easily visible from, and connected to, the sidewalk, and act as extensions of the sidewalk zone, to be successful. In particular, these should be encouraged to be located in areas that maximize sunlight access, and provide seating areas as well.

An example of a potential urban space would be at the existing strip malls, where an outdoor seating area can improve the store entrance or storefront sidewalk, and act as a connecting pedestrian passage to the public realm.

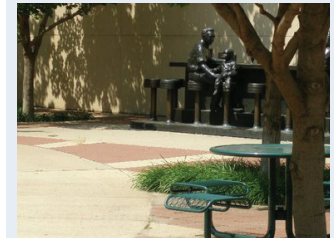
Other examples of new urban space include entrance plazas and wider sidewalk zones and alcoves through the development of new buildings, located strategically along Lawrence Avenue, or at intersections and side streets.

These may not be categorized as parks by the City, but should be encouraged as spaces to add variety to the public realm.

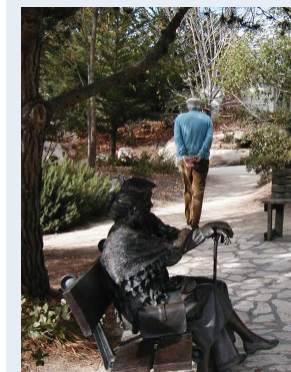
7.2.6 Parks and Open Space Improvements: Summary of Recommendations

It is recommended that the following Parks and Open Space Improvements be implemented in the Study Area:

1. A new public park on the Hydro corridor lands on north side of Lawrence Avenue East;



(Source:www.bp1.blogger.com)



(Source:www.walkableneighborhoods.com)



(Source:www.static.flickr.com)

Photos: Examples of small urban parkettes

2. A new multi-use pathway and trail on either side of Lawrence Avenue East along the Hydro corridor to connect with existing open spaces and trails in the community;
3. A potential new multi-use pathway along the north-south rail line easement east of Ellington Drive;
4. As development proceeds, staff should explore opportunities to locate publicly accessible park space in the Study Area to be achieved as part of the development approval process;
5. A potential new pocket park at south-east corner of Lawrence Avenue East and Ellington Drive, incorporating the creek; and
6. New urban spaces such as seating areas and alcoves off the sidewalk, entrance plazas for buildings, wider publicly accessible front yards at transit stops and intersections secured as part of the development process for new development or additions to existing development.



Figure 7.8 These buildings illustrate a distinctive base, middle and top including street related ground floor commercial space.

7.3 BUILT FORM GUIDELINES

The Built Form Guidelines presented here will provide a reference point for developers considering the City's intent regarding appropriate change in the Study Area. They will also provide City staff with a reference for reviewing development applications.

These guidelines should be used in conjunction with the Zoning Bylaw, as a further interpretation of the bylaw. They are meant to offer a reference point for new development, while allowing flexibility in design response to achieve a high level of design excellence and diversity in built form (see Figure 5.7).

7.3.1 Mid-Rise Buildings

Mid-rise buildings should express a clear distinction amongst three components: base, middle, and top. The building base is the commercial ground floor, which should have a minimum height of 4.5 metres to allow for a range of commercial uses. The building middle consists of the 2nd to 6th floors to a maximum height of 20 metres, and forms the main part of the streetwall (see Figure 7.8). The building top, including the 7th and 8th floors to a total height of 27 metres, should be stepped back 2 metres, to lower the visual impact of the streetwall at the sidewalk level.

The three components of the mid-rise building should have distinct but unified architectural treatment and expression. In particular, the ground floor should maximize glazing along its Lawrence Avenue frontage to create transparency and connection to the street. The middle should contain different materials and fenestration treatment from the base. The top, in addition to its setback, should incorporate the mechanical penthouse into its design (see Figure 7.9).



Figure 7.9 Through the use of materials, this building has a distinctive base, middle and top. The mechanical penthouse is also incorporated into the architectural design.

7.3.2 Tall Buildings

Tall buildings should have regard for the City's Tall Buildings Guidelines and be designed as point towers with a maximum footprint limited by the zoning bylaw to 800 square metres, to create a slim silhouette and minimize shadows. The locations of the tall buildings at major intersections will provide opportunities for landmarks and view terminations. Buildings in these locations should have a high quality of design, and should acknowledge their location and role through design features, façade treatment, and materials, and in the silhouette created by their rooflines (see Figure 7.10).

7.3.3 Ground Floor and Ground Level Treatment

The ground floors of buildings along Lawrence Avenue East should have special treatment to increase pedestrian amenity and reinforce the public realm. Measures include high quality materials, attractive and welcoming storefronts, appropriate signage scaled and located for pedestrian visibility rather than for cars, and the use of front yard setbacks for outdoor patios and other forms of street-related activity. Weather protection for pedestrians should be encouraged through canopies, awnings, inset entrances and colonnades.

The ground floor treatment should be extended around the corner from Lawrence Avenue East to the side streets at major intersections such as those with Victoria Park, Pharmacy, Warden, and Birchmount.

The following elements summarize the recommended approach for the ground floor and the adjacent areas to the ground floors of buildings:



Figure 7.10 Example of an iconic tall building

- Maximizing clear glazing of ground floor frontage along Lawrence Avenue (see Figure 7.11);
- Special treatment for ground floor, including weather protection elements such as awnings, colonades, and front yard street-related activities such as patios (see Figures 7.12, 7.13, 7.14, 7.15);
- Pedestrian-orientated signage (see Figure 7.16);
- Streetscape improvements along the public right-of-way adjacent to the property in accordance with the recommendations in section 7.1.1 (see Figures 7.17, 7.18);
- Creating a landscape screen between existing front yard parking lots and the sidewalk; and in accordance with the recommendations in section 7.1.5 (see Figures 7.19, 7.20);
- Consolidation of driveways where feasible or appropriate in accordance with section 6.6; and
- Underground parking where feasible (see section 6.7) (see Figure 7.21).

7.3.4 Landscaping at Rear of Development Parcels

New development should include landscape treatment consisting of trees and/or shrubs along the rear property lines of sites fronting onto Lawrence Avenue East and backing onto low density residential buildings. This will provide a screen and privacy between existing residences north and south of Lawrence Avenue East and the new development on Lawrence Avenue East.



Fig 7.11 On Yonge Street, all ground floor units have glazing to animate the street and provide interaction with pedestrians and passing traffic.



Fig 7.12 An outdoor patio animates the street.



Fig 7.13 This street related patio with weather protection is integrated into the streetscape.



Fig 7.14 Several patios overlook the street as well as an interesting urban parkette.



Fig 7.15 A colonnade provides architectural detail as well as weather protection.



Fig 7.16 The signage is at a pedestrian scale and is complimentary to the architectural design of the buildings.



Fig 7.17 Architectural pavers



Fig 7.18 The furniture of this small urban seating area defines the theme of the community and ties in with the local architecture.



Fig 7.19 Dense evergreen planting provides an effective visual screen of the parked cars from the street.



Fig 7.20 A low masonry brick wall provides an attractive visual screen of parked cars year round and also ties into the architectural detailing of the building.



Fig 7.21 This underground parking garage is discreetly tucked into the architectural design of the building and does not visually disrupt the streetscape.

7.3.5 Renovation/Addition/Conversion of Existing Buildings

Redevelopment along Lawrence Avenue East will take many forms. While most of the guidelines have been prepared for new redevelopment, many existing sites and buildings may undergo minor change, such as renovation, conversion and addition.

- It is recommended that the guidelines for redevelopment be applied to renovations, conversions and additions, where applicable. For example, building location and minimum frontage zoning requirements will clearly not apply to renovations, but the elements identified in section 7.3 listed above will apply including minimum and maximum height for mid-rise buildings (see Zoning Bylaw Recommendations - Section 5.3);

