



8.0 NEXT STEPS

8.1 MULTI-YEAR PHASING PLAN

8.2 PRIORITY PROJECTS

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The transformation of Lawrence Avenue East from its current condition to a more pedestrian-friendly, transit-supportive, mixed-use “Avenue” will likely take many years. The redevelopment of sites will be gradual and incremental, based on many factors, including land ownership patterns, market demand and economic cycles.

While private sector lands may redevelop gradually and at a slow pace, there are several areas of change that can be pursued by the City during this transition period. Many of these initiatives either involve elements in the public realm, or involve elements in the private realm, and can be accomplished without constraining current operations on private lands.

Most of these recommended changes relate to the public realm, including changes to the pavement from curb to curb, the boulevards on either side of the street and the edges of the public right-of-way. Some changes are being recommended to the front yards of private lands.

8.1 MULTI-YEAR PHASING PLAN

It is recommended that the City prepare a multi-year phasing plan in order to undertake the following initiatives (see Figure 8.1):

- Narrowing traffic lanes;
- Restriping the existing public right-of-way to add a bicycle lane in both directions;
- Adding landscaped medians;
- Widening sidewalks;
- Adding landscaping including street trees in the public right-of-way; and
- Installing pedestrian scale lighting.

It is further recommended that the City work with the local BIA and property owners along Lawrence Avenue East in the Study Area to:

- Reclaim encroachments of the public right-of-way;
- Consolidate driveways, where appropriate and feasible;
- Encourage the planting of trees in private realm along property line;
- Encourage landscape screening in front of parking areas along the street; and
- Implement a co-ordinated streetscape and signage program with the local BIA.

8.2 PRIORITY PROJECTS

Although several of the initiatives listed as “Next Steps” will take a multi-year co-ordinated program to achieve an impact along the Study Area, there are some initiatives that have already started, or can be initiated relatively quickly to achieve success in a relatively short time frame. These initiatives have been identified as Priority Projects.

It is recommended that the following be considered Priority Projects for immediate action by the City:

- Adopt the recommendations set forth in this Study;
- Create new signalized intersections at Elinor Avenue and at Tower Drive;
- Create a new parkette at the Hydro corridor;
- Initiate a street tree planting program; and
- Work with the BIA to identify and secure funding for a location for a demonstration pilot project (for example, a one block section between Pharmacy Avenue and Warden Avenue) to include many of the improvements proposed for the public and private realms including:
 - a) Landscape screening of parking lots;
 - b) Removing encroachments onto the public boulevard;
 - c) Initiating recommended streetscape improvements.



Figure 8.1: Typical Street Section with a Landscaped Median, N.T.S.



POTENTIAL REDEVELOPMENT SITES

RELATIVELY LARGE SINGLE-OWNER SITES

CORNER SITES

UNDER-UTILIZED SITES

SITES FOR EASY ASSEMBLY

**DEMONSTRATION SITE 1
DEMONSTRATION SITE 2
DEMONSTRATION SITE 3
DEMONSTRATION SITE 4
DEMONSTRATION SITE 5**

APPENDIX A: DEMONSTRATION SITES

The proposed zoning regulations, urban design guidelines and recommendations for streetscape and park improvements were tested on a few selected demonstration sites in the Study Area. The demonstration sites were chosen based on a process that analyzed a range of existing sites to identify typical redevelopment opportunities. These sites are illustrated in this section.

POTENTIAL REDEVELOPMENT SITES

Existing sites in the Study Area were analyzed in order to assess the possible type, extent, location and timing of redevelopment that may be expected along Lawrence Avenue East. This analysis was the basis for identifying potential sites and evaluating the implications of development on their adjacent residential neighbourhoods. Built form analysis of redevelopment scenarios on these sites was used to refine urban design guidelines and zoning bylaw recommendations regarding built form, height and massing.

RELATIVELY LARGE SINGLE-OWNER SITES

There are many large single owner sites in the Study Area, including those in the industrial zone between Crockford and Birchmount. These sites have a long frontage along Lawrence Avenue East and depths of 60 metres or more. As a result, they can accommodate significant density and a range of building heights with minimal impact on nearby residential neighbourhoods.

CORNER SITES

Corner sites are those with frontages on both Lawrence Avenue East and a side street. The side street allows for vehicular parking service/loading access, so that a street-wall building can be located close to Lawrence without the need for dedicating any frontage for driveways. Even small sites become more attractive for development if they are corner sites.

UNDER-UTILIZED SITES

All sites that contain very low density single use buildings represent under-utilized sites. There are many examples of these sites in the Study Area in both the commercial and industrial zones. They often have single storey buildings and have existing densities of less than 1.0 FSI.

SITES FOR EASY ASSEMBLY

There are a few sites that have the potential to be assembled more easily than other sites. These are either large sites adjacent to a small corner site, or a few sites facing Lawrence Avenue East with at least one corner site. Examples of these sites are scattered throughout the Study Area.

Demonstration Site 1: Northeast Corner of Victoria Park and Lawrence Avenue East

Demonstration Site 2: Southeast Corner of Victoria Park Avenue and Lawrence Avenue East

These sites are located at the western edge of the Study Area and represent several characteristics that are key to potential redevelopment: relatively large, under-utilized and corner sites.

The existing sites contain one-storey retail buildings on a 60-75 metre lot (Demonstration Site 1) and 50-59 metre and 60-75 metre lots (Demonstration Site 2) with adjacent low-rise residential backyards abutting the property line. The corner location provides options for locating a building that will define the street edge and allow for access from Victoria Park Avenue.

Some built form options for these sites are illustrated in the Demonstration Site 1 and Demonstration Site 2 figures on the following pages. Photos show the existing site conditions of the sites. The built form potential is illustrated as follows:

- Building location is outlined in plan;
- Height and massing is presented in 3D view; and
- The section illustrates the relationship to the street.

