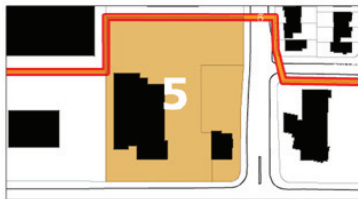


DEMONSTRATION SITE 5 Northwest Corner of Birchmount Road and Lawrence Avenue East

F.S.I.		2.0	2.5	3.0	3.5
ALLOWED GFA		32,124 m ²	40,155 m ²	48,186 m ²	56,217 m ²
POSSIBLE BUILT FORM	P L A N				
	3 D				
	S E C T I O N				



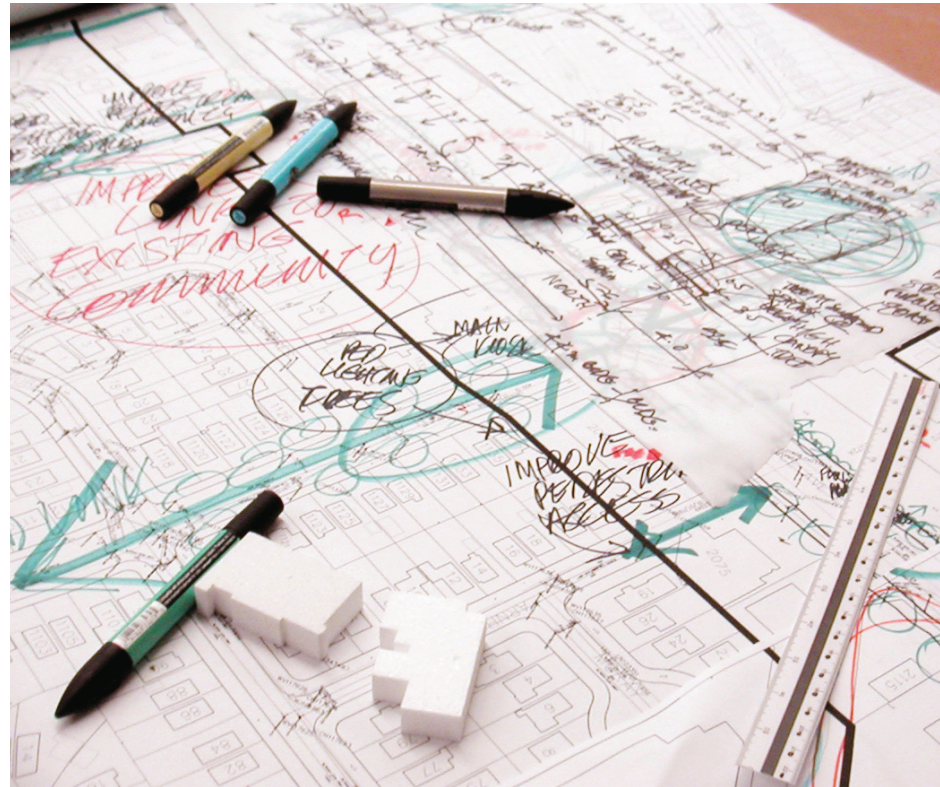
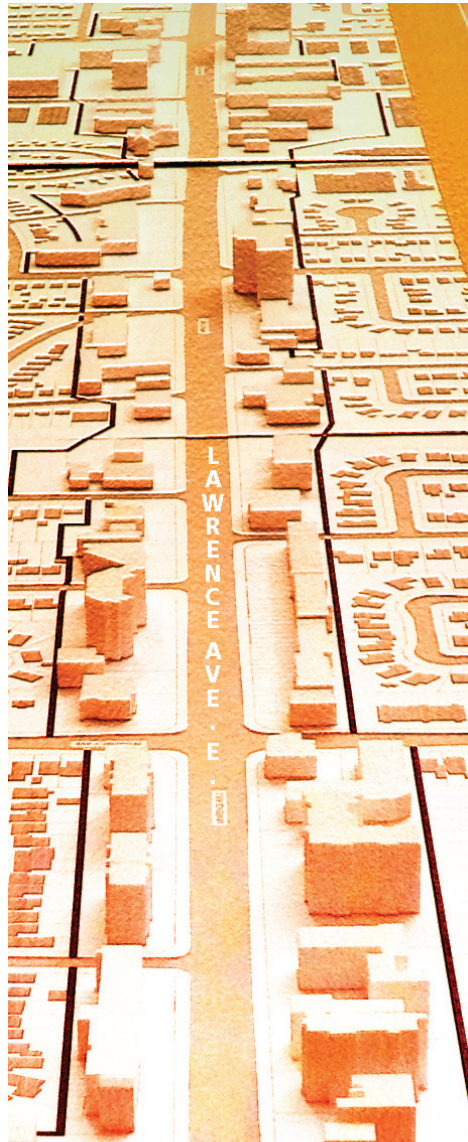
SITE PHOTOS



EXISTING SITE, 16,062 m²



KEY MAP



SUMMARY OF DISCUSSION VICTORIA PARK AVE. TO WARDEN AVE.

SUMMARY OF DISCUSSION: WARDEN AVE. TO BIRCHMOUNT RD.

APPENDIX B: DESIGN CHARRETTE DISCUSSION SUMMARY

Appendix B: Design Charrette

Discussion Summary

On June 16, 2007, the Consultant Team, City staff, members of Local Advisory Committee (LAC), and members of the community participated in a full day Design Charrette to explore and develop land use and urban design options for Lawrence Avenue East from Victoria Park Avenue to Birchmount Road.

The all day Charrette began with a welcome speech by Councillor Thompson. Following the speech, the Consultant Team summarized the project to date, presented a Strengths, Weaknesses, Opportunities, Threats (SWOT) Workshop summary, and discussed design principles that emerged from research and consultation with the Local Advisory Committee (LAC) and the community. The Consultant Team also introduced planning tools that should be considered when determining appropriate built form, and provided topics to be considered during the charrette. These discussion topics included land use, built form, open space, streetscape, traffic, and pedestrian safety and accessibility.

The Study Area was divided into the following two geographical sub-areas: Sub-area 1, from Victoria Park Avenue to Warden Avenue; Sub-area 2, from Warden Avenue to the eastern boundary of the Study Area (east of Birchmount Road). The participants were also divided into two groups, each of which worked on one of the sub-areas. The groups spent most of the morning and part of the afternoon engaged in a design exploration exercise using 3-dimensional physical models, 3-dimen-

sional computerized models, and public realm visualization. At the conclusion of the Charrette, a representative from each group reported back to all participants on key findings.

SUMMARY OF DISCUSSION: VICTORIA PARK AVENUE TO WARDEN AVENUE SUB AREA 1

Hydro Lands

- Treat this location as a focal point for the whole area.
- On the south side of Lawrence Avenue East, provide a dedicated passage for both pedestrians and cyclists across the existing parking lot to connect to east-west trails just north of Eglinton Avenue ensuring that this pathway is designed to distinguish it from the existing parking lot, with decorative paving materials, shrubs etc.
- On the north side of Lawrence Avenue, design an inviting green space with seating areas and include a pedestrian/cycling corridor that connects to the green trail to the north. Improve the design of the Toronto Parking Authority (TPA) parking lot to be attractive with by implementing landscaping and other features.

Parks and Open Space

- Provide a children's playground in the district north west of the hydro corridor.(see figure on page 97).

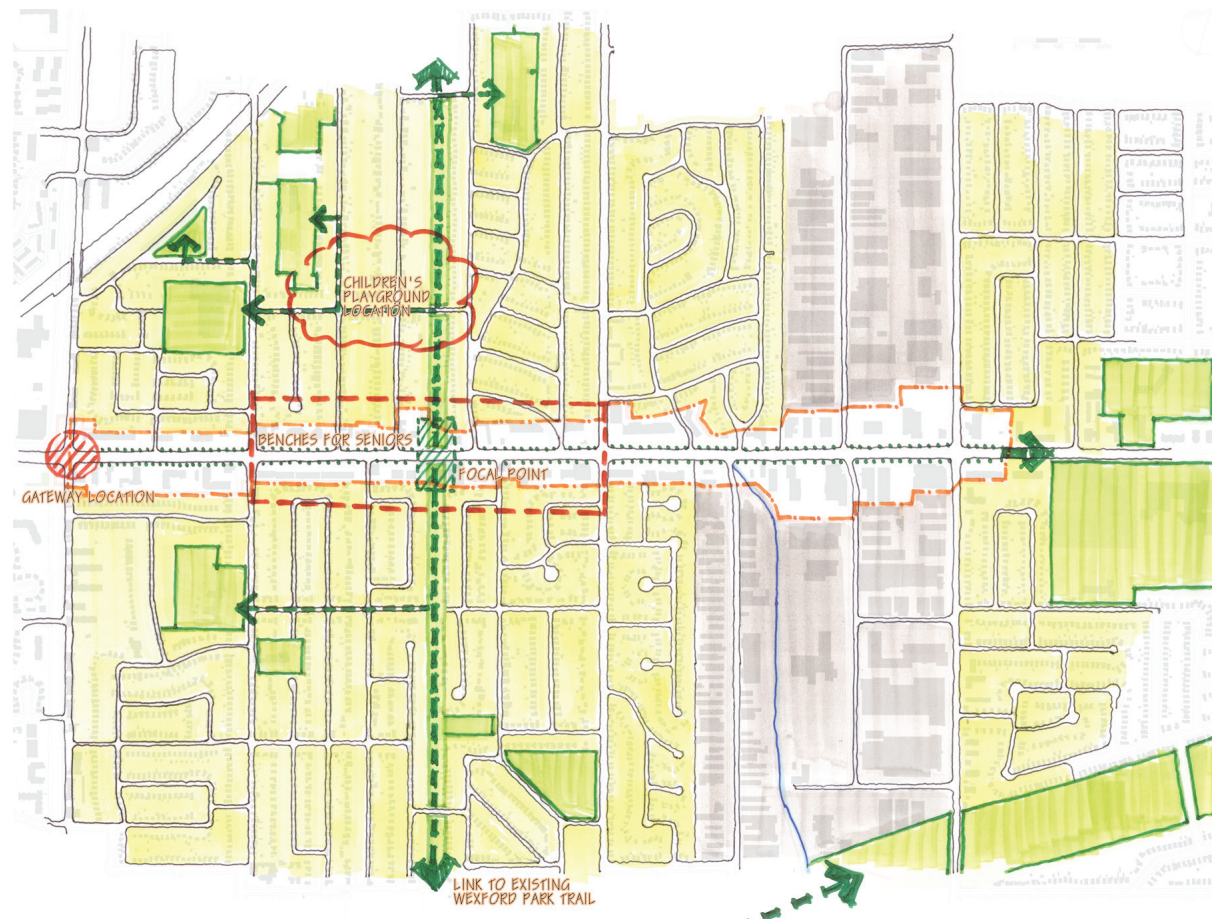
Stoplight Location (Elinor, Hydro Corridor)

- Either locate a new stoplight at Elinor if it does not interfere with the entrance to ARZ bakery, or alternatively (and preferably) locate it at the Hydro corridor to connect the trails on either side of Lawrence Avenue East with a paving treatment that signifies the importance of this crossing as part of a green corridor and an alternative pedestrian route.

Streetscape Improvements

- Reduce number of through lanes to 6.
- Use space created by 7th lane to create a boulevard area on both sides of the road for landscaping and tree planting.
- Use part of the existing right-of-way between private property and the public sidewalks for a green strip with landscaping and a double row of deciduous trees.
- Proposed street section: 1.0 -3.0 metre setback on private development; 2.5 metre landscaped area extending from private property to the public sidewalk; 3.0 metre wide public sidewalk ; 2.5 metre landscaped boulevard between the sidewalk and the road edge pavement; a pavement width of 21 to 23 metres.
- No on-street parking (revisit 20 years from now).
- Plan for deciduous street trees along the street edge to create a green street wall.
- Provide benches for seniors with a plan for more on the north side of the street than on the south side, since this is where the majority of seniors' facilities are located.

- Create a unique signature design for the street lights that celebrates the area history and/or modernist design influences.
- Create a major gateway feature at Victoria Park perhaps through signage, art, or built form. This may be an opportunity for a public art installation through a public art competition.



Parks and Open Space Linkage. N.T.S.

Private Property Improvements

- Encourage landscape improvements to surface parking lots located in front of buildings, particularly areas that will stay for a long time without being redeveloped i.e. the plaza on the south side of Lawrence Avenue just east of Pharmacy.
- Explore incentives with the BIA to encourage owners to improve the peripheries of their parking lots.
- Encourage owners to design and build an attractive kiosk at the NE corner of Lawrence and Warden to accommodate temporary or seasonal market activity.

Buildings and Land Use

- At major intersections such as Warden, Pharmacy and Victoria Park, examine the potential of 15 storey slim towers tapering down to 8 storeys for the remainder of the strip.
- Provide for a setback at the sixth storey for buildings located at the street frontage.
- Provide for a 45 degree angular plane from residential properties to the north and south of Lawrence Avenue frontages.
- Allow for buildings with front courtyards, if possible.
- Provide for a 1.0 to 3.0 metre setback from the property line.
- Provide for landscaping at the rear of properties to create a green buffer with existing residential.

SUMMARY OF DISCUSSION: WARDEN AVE TO BIRCHMOUNT RD. SUB AREA 2

PUBLIC REALM

Parks and Open Space Linkage

- Many streets that feed onto Lawrence Ave. do not have streetscape. Improve these connections through vegetation and / or tree planting;
- Provide pedestrian links from cul-de-sacs to Lawrence Ave.;
- Turn the strip of land east of Ellington Dr. into a trail that connects to the surrounding open spaces and community amenities, such as the Greek Community Centre and the Ellesmere Community Centre. The trail can connect to form a loop with the Hydro corridor.

Streetscape Improvements

- Improve the public realm with public or BIA funds and encourage the private sector to follow the example;
- Create a better environment for pedestrians by providing wider sidewalks and pedestrian-related lighting;
- Vegetation along Lawrence Ave. is an important element. Improvement must strike a balance between improving the attractiveness of the environment and visibility in front of strip malls. Vegetation should be low enough to beautify while maintaining visibility to signage. Alternatively, deciduous-canopy trees can be used to ensure ground level visibility;

- Work within the existing public right-of-way and pavement width to incorporate on-street parking, a bike lane, High Occupancy Vehicle (HOV) lane, etc.;
- Provide kiosks for pedestrian wayfinding, map of local businesses, and information on the area.

PRIVATE REALM

Existing Private Realm Improvements

- Improvement must strike a balance between maintaining the area's character and promoting redevelopment;
- Provide outside fairs and markets for small entrepreneurs with a low cost entry point.
- Provide incentives for improved signage, parking and building facades;
- Apply signage regulations to help move things in the right direction;
- The major impediment to improvement is the fractured ownership of the strip malls; therefore, it is crucial to create a mechanism for making common improvement.

New Developments: Land-Use & Built Form

- Encourage mixed-use along Lawrence Ave. E.;
- Encourage new mixed-use development between Hydro Lands and Birchmount Rd. that could result in creating a new community, taking advantage of the fact that this stretch of Lawrence Ave. has fewer constraints than the rest of the study area;
- The new community will form the link between the residential community west of Warden Ave. and the residential community east of Birchmount Rd.;

- Integrate new mixed-use development into the existing communities along Lawrence Ave. west of the Hydro Lands, enhancing and strengthening the existing retail activities;
- Buildings can have an eight-storey base, stepped back at the sixth storey. Thin towers can be located above the eighth storey. The building height should be justified by good design.



YOUNG-WRIGHT
ARCHITECTS INC.



DILLON
CONSULTING

J.C. Williams Group Ltd.

