

Chapter 4

Planning Directions *and* Actions

The revitalization of Lawrence-Allen, including the redevelopment of Lawrence Heights and other initiatives in the area, is a long term process and may take up to twenty years. The first step toward realizing the Revitalization Plan is to establish a series of policies and guidelines for public and private sector actions, governing change in the area for the next two decades. A future Secondary Plan will be the fundamental planning tool for Lawrence-Allen, supported by many other studies, guidelines, and implementation plans.

The four themes of revitalization – Reinvestment, Mobility, Liveability, and Place-Making – offer a framework to understand the range of issues that must be brought together to form a comprehensive plan for the area.

- Decisions with respect to growth and intensification, housing, land use, sustainability and energy, and servicing infrastructure will provide opportunities for new investment.
- A balanced transportation system provides good options for residents to travel between important places in Lawrence-Allen and to other areas of the city.
- A strong approach to parks, community facilities, and schools will contribute to liveability of the neighbourhood.
- Place-Making ties together opportunities for public and private investment to form the foundation of community character and identity. A new public realm, built-form, cultural heritage, and tree canopy will all contribute to the character and identity of the neighbourhood, and define the setting for public life in Lawrence Allen.

I. REINVESTMENT

Reinvestment in Lawrence-Allen will take many forms and will only be accomplished through partnerships between the many stakeholders in the area. Investments in the public realm, in community facilities, and in transportation will all be required to move revitalization forward.

Opportunities for public investment will come to fruition within a planning context that also creates opportunities for development in Lawrence-Allen. Lawrence-Allen is a part of

Toronto that has the potential to support intensification. Renewal of Lawrence Heights' social housing stock and new private development can both be accommodated within a land use plan that anticipates growth and a mix of housing and uses. Planning directions with respect to environment, energy, and municipal servicing will create opportunities for development and encourage growth in a manner that meets public objectives.

a. Growth

The Lawrence-Allen Revitalization Plan establishes a comprehensive planning framework to provide for growth in the Lawrence-Allen area and to guide and manage the change that it represents. There are a number of reasons why the Lawrence-Allen area is an appropriate part of the City for intensification. The Revitalization Plan recognizes characteristics of the Lawrence-Allen area that result in local growth opportunities.

- The Spadina subway serves the area with two subway stations. While access to the stations is poor, the subway presents an opportunity to intensify while achieving more efficient use of the City's important transit infrastructure.
- The area includes large parcels of land, most of which are publicly owned. This represents an opportunity to reconfigure land to achieve a strong network of infrastructure and a public realm that supports large scale intensification.
- Intensification provides an opportunity for investment, renewal, vibrancy, and improved public amenities in one of the City's priority neighbourhoods.
- The expanse of the Allen Road, while generally a detriment to the urban design of the neighbourhood, provides an opportunity for larger built form than might otherwise occur.

These local growth opportunities, coupled with an array of city-building objectives that can be achieved in the Lawrence-Allen area, underscore the need for a Secondary Plan. While the Official Plan identifies Lawrence Heights as a stable area of little physical change, the Revitalization Plan envisions intensification and reurbanization in Lawrence-Allen, with most change occurring in the Lawrence Heights neighbourhood.

This Revitalization Plan provides for up to 7,500 residential units in the Focus Area, including 1,208 replacement social housing units and up to 6,300 new private, market residential units. The number of residential units in the Revitalization Plan reflects transportation analysis, built form, and opportunities for growth within the city's urban structure. A rough estimate of the population associated with this level of residential development is between 15,000 and 16,750 persons.

The Revitalization Plan apportions development to different parts of the Focus Area – 5,500-6,000 units in Lawrence Heights; 900-1,100 units on Lawrence Square; and 300-400 units on the Bathurst Heights Secondary School site. (Figure 13) Land use and built form policies will further define the arrangement of density across the area.

While the Revitalization Plan provides for significant growth, it is not unusual. Healthy and creative cities grow when they are desirable places to live. The Revitalization Plan is an opportunity to steer this growth in a desirable manner. Through development of private market housing, revitalization is also an opportunity to achieve a full range of housing in a neighbourhood which currently offers only rent-geared-to-income social housing.

Growth and new development in the Lawrence-Allen Revitalization Plan are leveraged to achieve public investment to strengthen the quality of life in the Lawrence-Allen area. A complete, liveable community requires public investment to proceed alongside growth and development. 6,300 new residential units can only be achieved if accompanied by a range of improvements to transportation, municipal servicing, community facilities, and parks and the public realm. Phasing of new development is a tool that the City will rely on to ensure that growth in Lawrence Heights and elsewhere in the Study Area does not outpace the investment required to support it.

Incremental growth outside the Focus Area in Lawrence-Allen may also happen through site-specific development applications. These applications will be evaluated

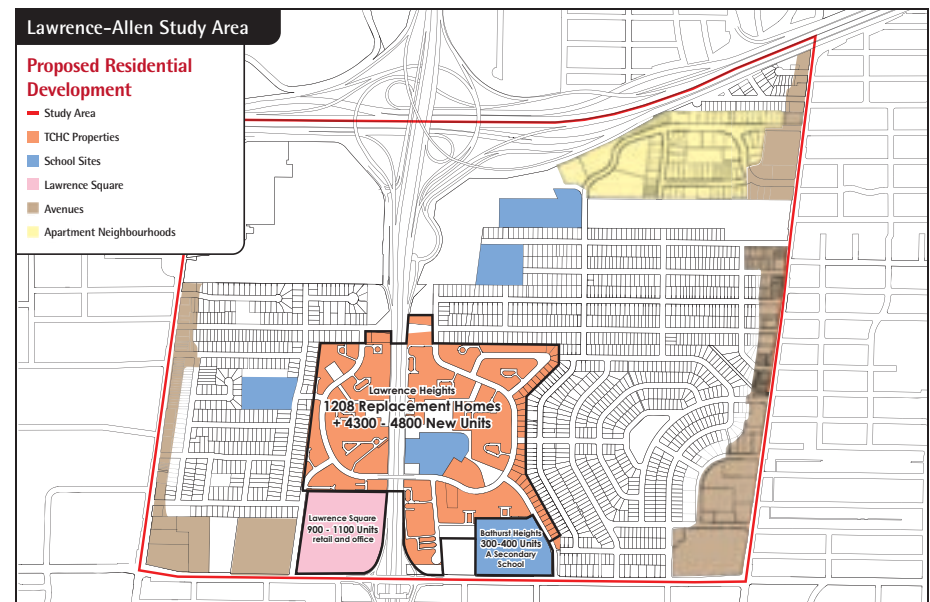


Figure 13: Proposed Residential Development

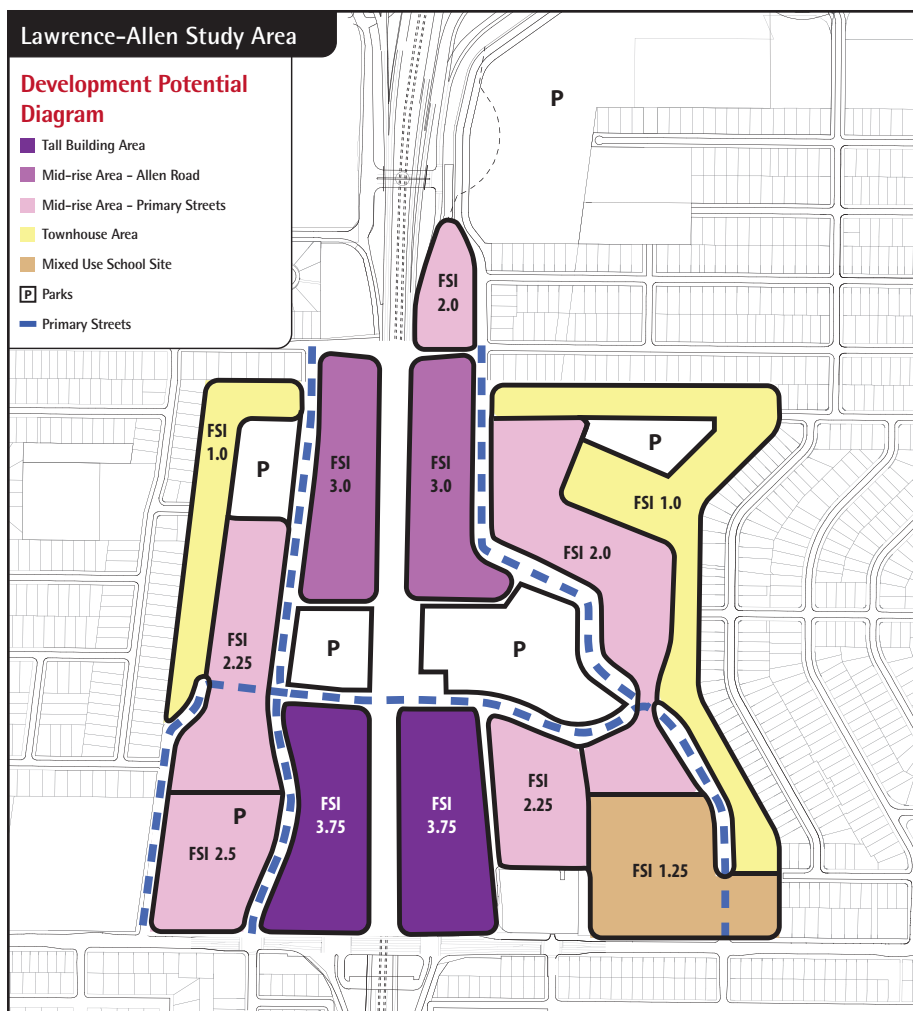


Figure 14: Development Potential Diagram

according to the applicable planning policy framework. The Revitalization Plan does not alter the potential for additional development on lands along Bathurst Street, Dufferin Street, and Lawrence Avenue West that are identified as Avenues in the City's Official Plan. The Official Plan contains policies to guide the planning and intensification of these areas, supported by Avenue Studies. At the same time, the Revitalization Plan confirms the stability of Lawrence-Allen's low-scale neighbourhoods.

PLANNING DIRECTIONS

- Limit the total number of residential units in the Focus Area to 7,500
- Of the 7,500 units, provide for up to 1,100 units on the Lawrence Square lands and up to 400 units on the Bathurst Heights Secondary School lands
- Conduct Avenue Studies on Bathurst Street and Dufferin Street

b. Land Use

Provision for a mix of uses and building types in the Focus Area is at the heart of the Lawrence-Allen Revitalization Plan. Current Official Plan land use designations in Lawrence Heights do not provide for significant new development and do not facilitate the necessary reinvestment, intensification, housing renewal, and school renewal. Existing land uses in Lawrence Heights are homogeneous, largely limited to low-scale residential uses, parkland, and schools. Retail uses are restricted to the Lawrence Square site.

The Revitalization Plan provides for and promotes a mix of land uses to achieve a complete community for Lawrence Heights residents that offers a full range of amenities.

Residential Uses

With provision for up to 7,500 homes, residential uses will be the most common uses in the Focus Area, although they may occur on many blocks with a mix of non-residential uses.

The Development Potential Diagram (Figure 14) expresses the Revitalization Plan for the Focus Area as general locations of different building types.

Townhouse Areas are expected to develop primarily with grade-related homes in townhouse form.

Mid-Rise Areas – Primary Streets will develop with mid-rise apartment buildings, with a height no greater than the width of the adjacent public street right-of-way, generally 6-8 storeys. These areas will primarily accommodate residential uses. Local retail, community facilities, and other non-residential uses that serve the local neighbourhood are possible on the ground floor of these buildings.

Mid-Rise Areas – Allen Road will also have mid-rise buildings with a height no greater than the width of the adjacent public street right-of-way. However, the location of these areas adjacent to Allen Road means that they may appropriately accommodate a larger built form than 6 – 8 storeys. These areas will primarily accommodate residential uses. As in other mid-rise areas, local retail, community facilities, and other non-residential uses that serve the local neighbourhood are possible on the ground floor of these buildings.

Tall Building Areas are located on each side of Allen Road, close to the Lawrence West subway station and south of the Commons. These areas will be developed with tall buildings (i.e. taller than the width of the adjacent public street right-of-way) on mid-rise base buildings. Local retail, community facilities, and other non-residential uses that serve the local neighbourhood are possible on the ground floor of these buildings. Sites on Lawrence Square may continue to provide destination retail.

Non-residential Uses

There are many locations in Lawrence Heights where retail and other non-residential uses are appropriate and desirable in order to offer residents amenities such as local shopping and community services, as well as economic opportunities. These uses are appropriate along the neighbourhood's Primary Streets, especially in the Commons area. They are also appropriate adjacent to the Ranee Avenue entrance of the Yorkdale subway station, to animate the street and foster public activity near the station. In this particular location, non-residential uses must be sensitive to the residential character of nearby neighbourhoods.

The existing shopping mall at Lawrence Square currently provides retail accessible to much of the Lawrence Heights community and is valued by residents. The Revitalization Plan provides for phased redevelopment of Lawrence Square to maintain and replace the destination retail function of the site. The precise location of the new Primary Street, Neighbourhood Park, and pedestrian connections on the site will be determined through a future planning application.

Community facilities may be located throughout the Focus Area, and their locational opportunities are discussed later in this chapter. Grade-related non-residential spaces, such as storefronts, may also serve as community agency space. The Revitalization Plan also provides for schools. Schools may be located in mixed use developments, with residential and/or other appropriate non-residential uses. Elementary school sites are reserved adjacent to planned parks. The Bathurst Heights site is expected to accommodate a secondary school and associated school yard.



Illustration looking north of Lawrence Avenue at Varna Drive and Englemount Avenue - Rendering by planningAlliance

Density

The Lawrence-Allen Revitalization Plan arranges density in Lawrence Heights based on proximity to subway stations, built-form to frame the public realm, and the importance of establishing transition between different scales of development. Proposed densities are highest in close proximity to subway stations and along Allen Road, moderate along Primary Streets, and lowest on the edges of Lawrence Heights adjacent to existing, stable neighbourhoods.

The Development Potential Diagram (Figure 14) expresses density as a ratio of floor space to site area, called Floor Space Index (FSI). The purpose of including FSI on the diagram is to arrange density across the Focus Area in a manner that is consistent with the neighbourhood structure. The FSI shown for different areas is also consistent with the built form of the Revitalization Plan, and therefore lends support to important built-form principles.

The diagram limits FSI to 1.0 for Townhouse Areas; 2.0 – 3.0 for different Mid-Rise Areas; and 3.75 for Tall Building Areas. The FSI for the Bathurst Heights site is shown as 1.25. This lower FSI reflects that a large portion of the site is anticipated to provide a school yard and sportsfield to meet the requirements of a secondary school, as identified by TDSB.

FSI measures apply to large areas of the Revitalization Plan, rather than individual development blocks or parcels, to provide flexibility in building design. In cases where a development proposal significantly exceeds the FSI expected for a particular area, review of the development application will require a planning rationale and context plan that demonstrates that the proposal is consistent with the overall Revitalization Plan.

Yorkdale

Yorkdale Shopping Centre is currently designated Mixed Use Areas in the City's Official Plan. Yorkdale is a regional shopping centre which has expanded in the past and which could continue to expand in the future. Any future proposals for expansion will be assessed on their merits. Future development activity on the site should secure:

- A Stormwater Management Plan for the site to address existing site impacts on the environment and manage future change in an environmentally responsive manner.
- A comprehensive Transportation Plan for the site which would include:
 - a Pedestrian and Cycling Plan
 - a Transportation Demand Management Strategy
 - a Traffic and Parking Management Program

- Participation in the TTC Station Modernization Study for the area around the Yorkdale subway station to improve the relationship of the mall with the subway station, the public streets, and the surrounding neighbourhoods by:
 - providing active uses along the edges of public streets to encourage animated street life;
 - improving pedestrian and bicycle connections with the surrounding neighbourhoods;
 - improving pedestrian access between the mall and the Yorkdale subway station;
 - redesigning surrounding public streets and intersections to improve pedestrian and cycling conditions and to better organize vehicle circulation;
 - managing mall parking with the TTC commuter parking lot; and
 - helping improve surface transit connections between the mall and TTC and GO Transit buses.

Neptune/Hotspur Area

The neighbourhood north of Baycrest Centre for Geriatric Care is designated Apartment Neighbourhoods in the City's Official Plan. Properties in this area front onto Neptune Drive, Wasdale Crescent, Hotspur Road, and Rajah Street. This area is primarily characterized by low-rise, walk-up rental apartment buildings. The neighbourhood contains a large mix of stable and functional rental housing, which provides an important resource of affordable rental housing. There are signals of redevelopment pressure in this area, including a recent development application.

The City's Official Plan policies state that development will respect and reinforce the existing physical character of the buildings, streetscape and open space patterns in stable *Apartment Neighbourhoods*. The Lawrence-Allen Revitalization Plan does not anticipate the Neptune/Hotspur area to undergo significant redevelopment. Change to the rental stock in this area, either through redevelopment or conversion to condominium, is not encouraged. However, some landowners may seek permission to redevelop their properties.

Development criteria for Neptune/Hotspur area should:

- Ensure an appropriate built form and a high-quality public realm;
- Minimize negative impacts to adjacent properties;
- Ensure sufficient transportation and infrastructure capacity;
- Provide for no net loss of rental housing and ensure relocation and assistance for tenants affected by redevelopment; and
- Provide densities that are appropriate to the area.

Figure 15 identifies four sub-areas where differing development activity could occur in the Neptune/Hotspur area

Sub-Area 1 is developed with a consistent built form of low-rise apartment buildings. Development in this area must respect and reinforce the existing physical character of the area and be in keeping with the existing three to four storey apartment buildings. Buildings should not exceed a height of four stories and prevailing patterns of rear and side yard setbacks and landscaped open space are required.

Sub-Area 2 comprises parts of two larger blocks which also have higher-scale development. Low- to mid-rise development would be appropriate in this sub-area. Buildings should not exceed a height taller than the planned right-of-way widths of Rajah Street or Neptune/Hotspur. Generally buildings should be no higher than 6 to 8 storeys in these locations and should provide generous landscaped setbacks.

Sub-Area 3 consists of existing tall apartment buildings on large sites where there may be sufficient land to accommodate infill development. Any redevelopment on these sites will need to satisfy the development criteria identified in Policy 4.2 of the Official Plan for development in *Apartment Neighbourhoods*.

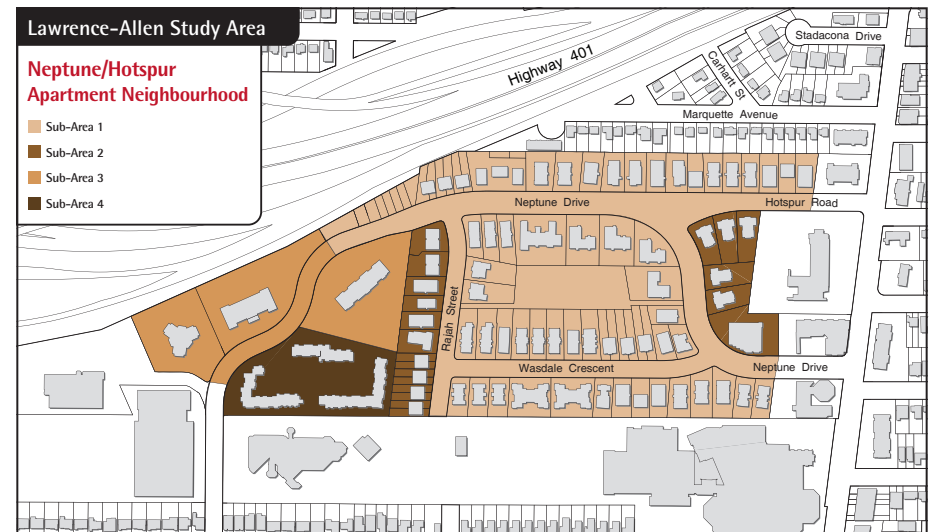


Figure 15: Neptune/Hotspur Apartment Neighbourhood



Neptune/Hotspur - Sub-Area 1



Neptune/Hotspur - Sub-Area 2



Neptune/Hotspur - Sub-Area 3



Neptune/Hotspur - Sub-Area 4

Sub Area 4 consists with social housing owned by TCHC. The Revitalization Study includes this property in the Focus Area; however, rather than pursue redevelopment at this time, TCHC has determined to undertake community renewal initiatives for the property. Significant redevelopment of these lands would require a thorough assessment through a rezoning application.

Baycrest Park

The Revitalization Plan contemplates mixed use development on the southernmost portion of Baycrest Park. The purpose of development in this location is to create activity on the edge of the park and adjacent to the subway and to animate an area that gives many area residents concerns about personal safety.

A pre-requisite for any development on this site will be a plan to replace the parkland that would be lost as result of the development. In addition, any permitted non-residential uses must be defined to ensure that they are compatible with the residential character of nearby neighbourhoods. Possible uses could include community facilities, such as a child care centre, residential, or retail uses that serve nearby residents.

Subway Station Study Areas

The Revitalization Plan must be supported by a well-balanced transportation system that provides area residents with convenient access to transit. The Lawrence-Allen Revitalization establishes a context for improvements to the two subway stations in the Study Area. The Toronto Transit Commission is undertaking Station Modernization

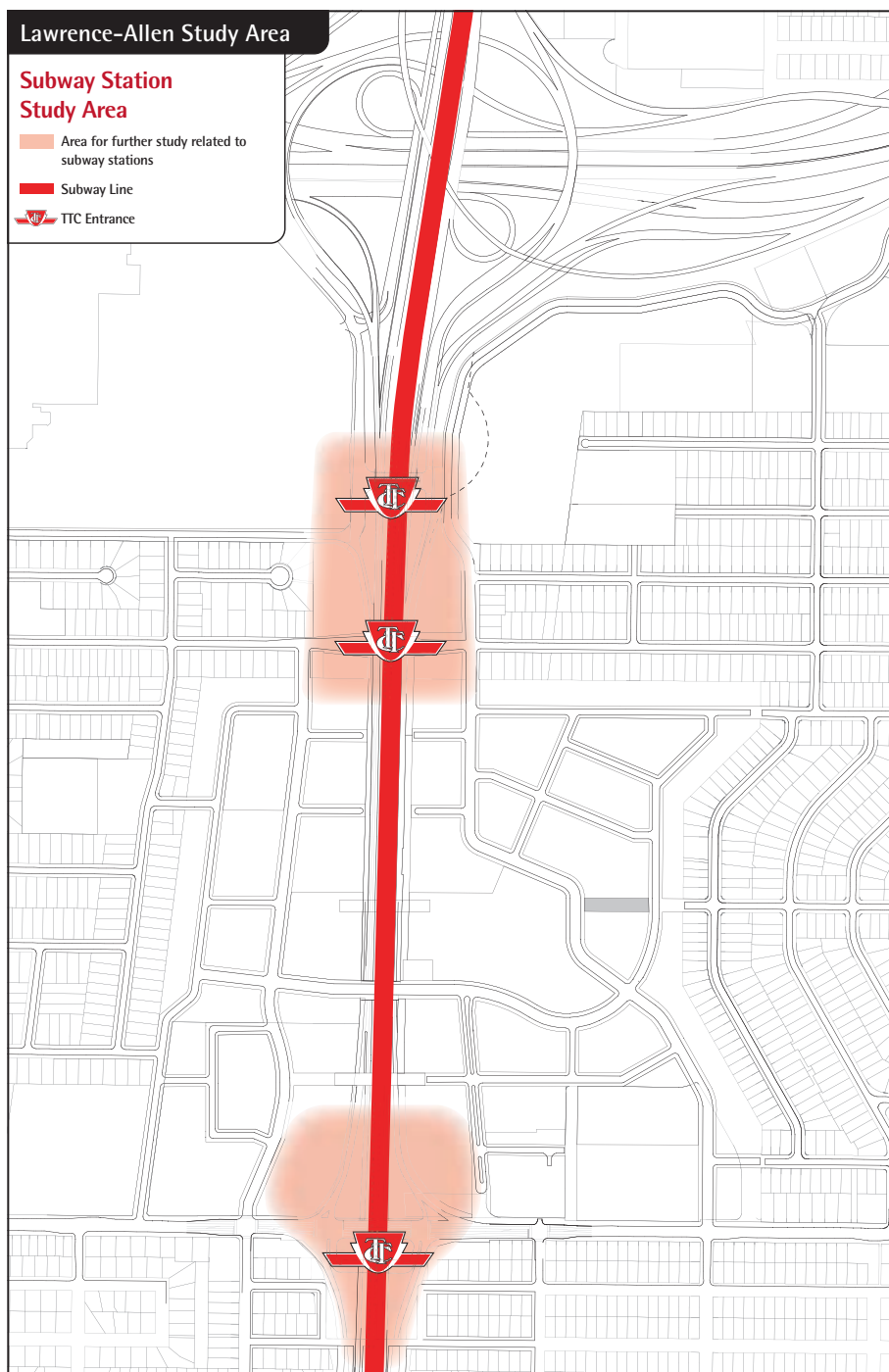


Figure 16: Subway Station Study Area

Studies for the Yorkdale and Lawrence West subway stations to determine feasible opportunities to improve the stations, adjacent properties, and the public realm around the station to improve pedestrian, cyclist, and transit vehicle access to the stations. The Allen Road Environmental Assessment may open up further opportunities for improvements, especially at the Lawrence West station.

Figure 16 illustrates the areas that will be examined in the Station Modernization Studies. The outcome of these studies could lead to refinements in the design of the public realm, massing of built-form, and the type of development permitted adjacent to the subway stations. These refinements will be considered as part of the monitoring and review process of implementing the Revitalization Plan.

Official Plan Land Use Designations

Current Official Plan land use designations for most of the Lawrence-Allen Study Area provide a solid policy framework to protect the stability of neighbourhoods and to provide for incremental growth and intensification where appropriate along arterial streets. In the Focus Area, the land use designations of the Official Plan need to be revised to implement the Revitalization Plan.

Figure 17 is a map which expresses the Revitalization Plan's land use and building types as proposed Official Plan land use designations. This map confirms that land use designations of most of the Study Area. For the Focus Area, the map expresses the Revitalization Plan as Official Plan designations revised to provide for the proposed land uses and development. The map also expresses amended designations for Yorkdale Shopping Centre and the Neptune/Hotspur area.

PLANNING DIRECTION:

- Provide for non-residential uses in the Focus Area to provide for a full range of neighbourhood retail, services, and amenities.
- Define retail uses in the Focus Area to ensure that they have a local focus and do not detract from residential amenity.
- Utilize limits on Floor Space Index to provide density in the neighbourhood in a manner that fits the neighbourhood structure, as illustrated in Figure 14.
- Amend Official Plan land use designations to implement the Revitalization Plan in the Focus Area and to manage future change at Yorkdale Shopping Centre and in the Neptune/Hotspur area. Rely on current land use designations in other areas.
- Consider the outcome of the TTC Subway Station Modernization Studies in future review of the plan.
- Provide for the achievement of public objectives on specific sites, including Yorkdale, Lawrence Square, Bathurst Heights, and Baycrest Hospital.
- Provide for mixed use development on the southernmost portion of Baycrest Park, subject to replacement of parkland and policies to define uses to ensure compatibility with the residential character of nearby Neighbourhoods.
- Define the location, scale, and development criteria for potential development in the Neptune/Hotspur area.

Lawrence–Allen Study Area

Proposed Official Plan Land Use Designations

- Neighbourhood A
- Neighbourhood B
- Apartment Neighbourhood A
- Apartment Neighbourhood B
- Apartment Neighbourhood C
- Mixed Use A
- Mixed Use B
- Mixed Use C
- Parks
- Institutional Areas

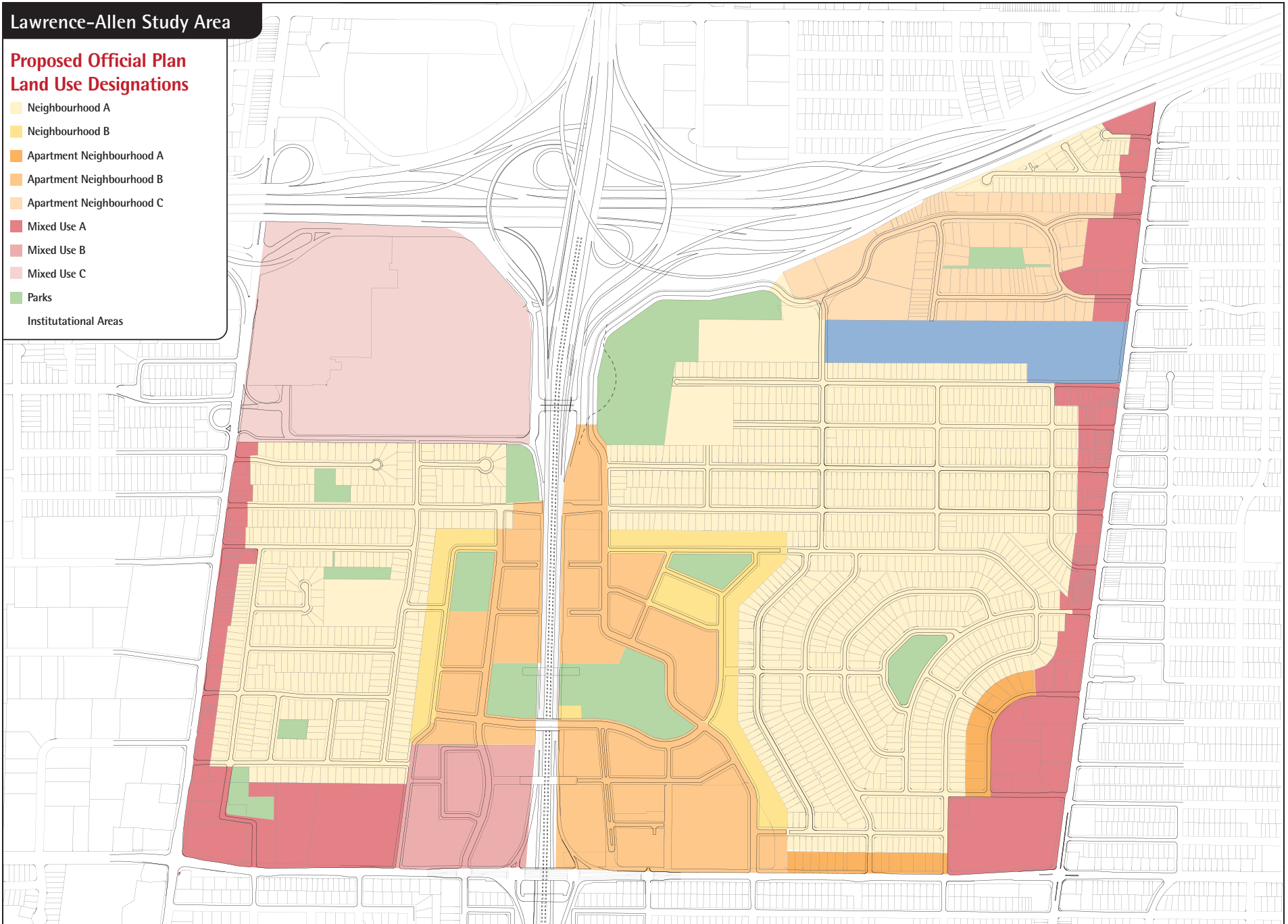


Figure 17: Proposed Official Plan Land Use Designations

Proposed Official Plan Land Use Designations - Figure 17

Neighbourhoods A are areas outside Lawrence Heights that the Official Plan currently designates *Neighbourhoods*. These stable areas are to remain in their current form and the policies of the Official Plan will continue to apply.

Neighbourhoods B are areas within Lawrence Heights where the prevailing building type will be townhouses. Once developed, these areas will be stable. The Revitalization Plan also provides for other low-rise building types. Permitted land uses will be similar to *Neighbourhoods* in the Official Plan, including low-scale local institutions, such as the New Heights Community Health Centre, which intends to continue operations on its current site.

Apartment Neighbourhoods A are areas outside Lawrence Heights that the Official Plan currently designates *Apartment Neighbourhoods*. These areas are to remain stable and the policies of the Official Plan will continue to apply.

Apartment Neighbourhoods B are areas within Lawrence Heights where the prevailing building types will include mid-rise and tall apartment buildings. The Development Potential Diagram expresses where different forms of apartment buildings may be located within areas designated *Apartment Neighbourhoods B*. Once developed, these areas will be stable. Permitted land uses will be similar to *Apartment Neighbourhoods* in the Official Plan.

The *Apartment Neighbourhoods B* area includes the Bathurst Heights site. The Revitalization Plan provides for a secondary school on the site, within a mixed use development that includes residential uses. Development of the site should secure:

- public access to the school yard on the site for recreational purposes;
- re-alignment of Varna Drive to align with Englemount Avenue; and
- parkland dedication in compliance with the City's parkland dedication by-law, with parkland provided on or off site in the neighbourhood.

Apartment Neighbourhoods C is the stable Neptune/Hotspur apartment neighbourhood. This designation will confirm the stability of the area and identify locations and provide guidance for future development. Permitted land uses will be similar to *Apartment Neighbourhoods* in the Official Plan.

Mixed Use Areas A are areas that the Official Plan currently designates *Mixed Use Areas* outside the Focus Area. The Official Plan also identifies these areas as Avenues – areas which may undergo intensification. Policies of the Official Plan, complemented by Avenue Studies, will continue to guide growth and change on these lands.

Mixed Use Areas B comprises Lawrence Square. These lands will provide both destination and local retail and other commercial uses, representing retention of existing uses or their replacement in a different physical form. The Development Potential Diagram expresses where different forms of buildings may be located within areas designated *Mixed Use Areas B*. Residential development may accompany commercial development in this area. Permitted land uses will be similar to *Mixed Use Areas* in the Official Plan.

Redevelopment of this site may occur in phases and should secure a number of important public objectives, including:

- the extension of Marlee Avenue through the site as a north-south Primary Street;
- space for community agencies;
- a connection to either a pedestrian or a vehicular bridge across Allen Road;
- parkland dedication in compliance with the City's alternative rate of parkland dedication by-law, with parkland provided on site;
- a clear pedestrian route through the site to the Lawrence West subway station;
- affordable housing in accordance with the Official Plan policies for sites larger than 5 hectares in size.

Mixed Use Areas C is the Yorkdale Shopping Centre. The site may continue to evolve and expand in accordance with City Official Plan policies; however, new development activity should secure public objectives associated with the site. Permitted land uses will be similar to *Mixed Use Areas* in the Official Plan.

Parks are both existing parks in the Study Area and new parks that will be created through the redevelopment of Lawrence Heights, Lawrence Square, and Bathurst Heights. Current Official Plan policies for *Parks* areas will apply to these lands. Flemington Public School will be provided for as a land use in the Community Park until such time as this elementary school re-locates to one of the elementary school sites shown in the Revitalization Plan.

Institutions are the lands of the Baycrest Centre for Geriatric Care. The Official Plan encourages campus plans for institutional lands. A campus plan for the Baycrest Centre should provide for a north-south pedestrian connection across the site aligned with Rajah Street.

c. Housing

Reinvestment in the City's social housing stock is a catalyst for revitalization in Lawrence-Allen and is fundamental to the Revitalization Plan. The social housing in Lawrence Heights contributes to the area's character and tenure mix through the provision of publicly funded housing for low and moderate income households. Not only does the social housing contribute to the economic health of individual households, but it also plays a significant role to ensure that a mix of households can thrive in and contribute to the community.

The Lawrence-Allen Revitalization Plan provides for the redevelopment of the social housing in Lawrence Heights so that it continues to be an integral part of the community. Redevelopment will also contribute to the overall maintenance of the City's social housing stock. In order to preserve and maintain the social housing on an on-going basis, the Revitalization Plan will ensure that the replacement housing is secured as permanent social housing.

Social Housing Redevelopment

The Revitalization Plan provides for replacement within the Lawrence Heights neighbourhood of all 1,208 of the existing social housing units. The current mix of single detached houses, townhouses and walk-up apartments will not be replaced in exactly the same form of housing as currently exists. Emphasis will be placed on replacing the function of the existing social housing. This means that units that have grade-related outdoor space will continue to have this type of outdoor space. The intent is to maintain housing that remains functional for families and large households.

The same number of units by bedroom type will be replaced, meaning that a 3-bedroom unit will be replaced with a 3-bedroom unit, a 4-bedroom with a 4-bedroom, and so on. Generally, replacement social housing units will be roughly the same size as previously existed, although it is recognized that units may be slightly smaller in some cases as new building designs may provide similar functionality with smaller space.

Revitalization will mean that construction activity will be commonplace in Lawrence Heights over the next 20 years. The City will work with Toronto Community Housing to ensure that construction activities are mitigated in order to minimize disruption for residents of Lawrence Heights and adjacent neighbourhoods.



Existing TCHC housing in Lawrence Heights



New TCHC buildings under construction in Regent Park and Don Mount Court/Rivertowne

Tenant Assistance

Tenants in Lawrence Heights will be affected by the demolition of their housing. Social housing tenants will receive assistance, including the provision of alternative accommodation at rent-geared-to-income levels, the right to occupy a new replacement social housing unit, and financial or other assistance to mitigate the hardship caused by relocation.

The Revitalization Plan will also prioritize no displacement of existing tenants. A key principle is that all tenants who have to move from their housing due to redevelopment will have the right to live in a new social housing unit in the Lawrence Heights community.

New Affordable Housing

Redevelopment of large sites in the Lawrence-Allen area may create opportunities to add to the supply of affordable housing. The Official Plan requires that redevelopment of large sites, generally greater than 5 hectares in size, achieve a mix of housing types and affordability by providing 20% of the new units as affordable housing.

Replacement of the rent-geared-to-income social housing is an ambitious undertaking. Its redevelopment and replacement represents a significant public benefit for the community and the city, which will ensure the continued presence of this important public resource in Lawrence-Allen.

In order to balance the constraints and objectives of replacing social housing, creating a mixed income community, and providing additional affordable housing, the Lawrence Heights lands will not be subject to that the Official Plan large site policy. However, the City and Toronto Community Housing will work together to take advantage of opportunities to provide new affordable housing in Lawrence Heights and elsewhere in Lawrence-Allen when funding programs become available.

PLANNING DIRECTIONS

- Secure the permanent replacement of all social housing in Lawrence Heights.
- Replace grade-related social housing units with new grade-related units.
- Ensure that the same number of units by bedroom type is replaced.
- Require that tenants receive assistance with relocation and a commitment for no displacement from Lawrence Heights.
- Work with TCHC to identify and take advantage of opportunities to achieve new affordable housing in addition to replacement social housing; however, relieve the TCHC lands from requirements under the City's Official Plan large site policy for new affordable housing.

d. Environment and Energy

The housing in the Lawrence Heights neighbourhood dates to a time when questions of environmental sustainability and energy efficiency received less consideration than today. Revitalization is an opportunity to incorporate sound principles and innovative strategies toward environmental sustainability into new development.

New development in the Lawrence-Allen area will be subject to current City standards for green development. Furthermore, the Lawrence-Allen Revitalization Plan has been developed in part through a comprehensive evaluation framework that incorporates sustainability by considering social, economic, environmental and cultural factors. The Revitalization Plan fosters positive environmental conditions through such measures as efficient stormwater management, moderated automobile usage, improved air quality, and goals to maintain and increase the tree canopy.

Revitalization presents particular opportunities to impact energy usage and energy planning. (Figure 18) The objective is to meet targets for greenhouse gas (GHG) emission reductions and total energy use articulated in the City of Toronto Climate Change, Clean Air and Sustainable Energy Action Plan, which envisions that by 2030 total energy consumption will have been reduced by 21% (31% on a per capita basis).

A City-led Community Energy Plan for the Lawrence-Allen area will be the first of its kind in Toronto. A Community Energy Plan (CEP) is an integrated community-wide energy strategy which takes a long-term approach to energy requirements. The objective of the CEP is to maximize energy conservation, ensure energy security, and implement renewable energy development when appropriate. Through the CEP, energy opportunities that could be created by revitalization include the potential for district energy, facilitated by location of park spaces, and solar orientation of new buildings, especially in the Northeast Area of the Lawrence Heights neighbourhood.

The CEP will provide high-level recommendations for new and existing buildings on policies and funding mechanisms to ensure that the long term vision of the CEP can be implemented. The CEP will contribute to the goals of achieving Toronto's emission and renewable energy production targets, increasing the overall quality of life for Lawrence-Allen residents. The CEP analysis will investigate incorporating green building technologies in new buildings and/or providing sustainable energy supply strategies such as:

- High Performance Building Systems and Designs
- Solar Photo Voltaic Panels
- Solar Thermal Hot Water Systems
- Ground Source Heat Pumps

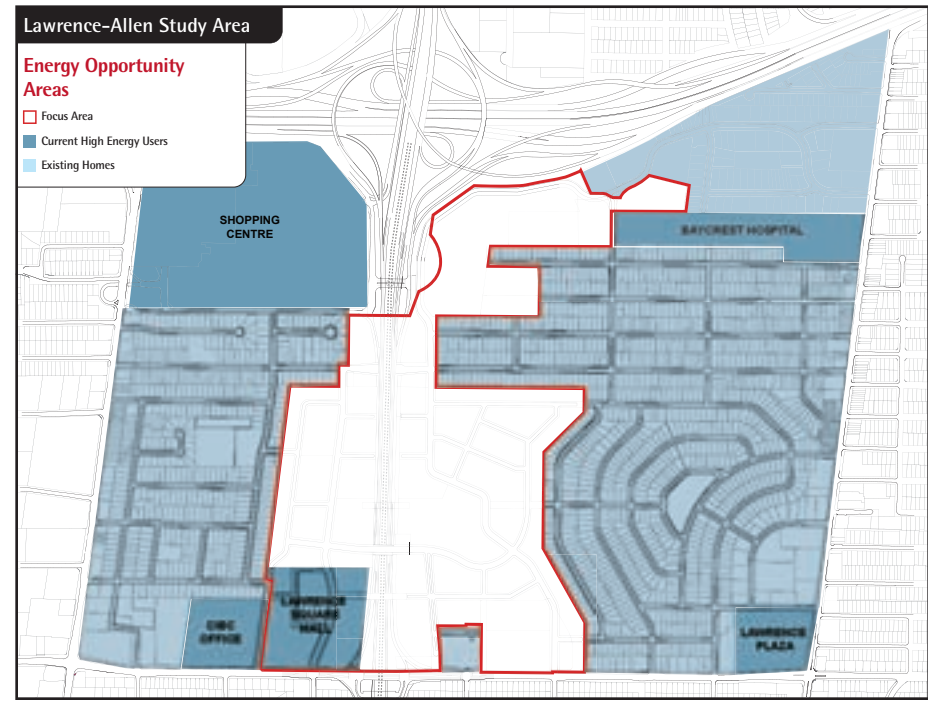


Figure 18: Energy Opportunity Areas



Solar Panels



Green Building Design



Passive Solar



Bioswale

- Thermal Storage Systems
- District Energy Systems
- Combined Heat and Power Systems
- Occupant and Operator Education and Engagement

The Lawrence Heights neighbourhood is not the only part of the Study Area that offers opportunities to reduce energy usage. Large sites, such as the Yorkdale Shopping Centre, Lawrence Square, and Baycrest Centre for Geriatric Care are particularly high energy users. Many of these sites also make a significant contribution to the urban heat island effect due to large, flat, dark roof tops and asphalt parking lots.

The CEP will encourage owners to address energy efficiency in plans for new development. Consequently, owners may take advantage of city-wide initiatives towards energy retrofits and other improvements, such as the Mayor's Tower Renewal Project, Toronto's Better Buildings Partnership, Toronto Sustainable Energy Funds and initiatives through the Toronto Environment Office such as Home Energy Assistance Toronto (HEAT).

The City can continue to investigate opportunities to support the retrofit of existing structures to support lower energy consumption and to achieve other environmental benefits.

PLANNING DIRECTIONS

- Establish energy targets for Lawrence-Allen that are consistent with the City's "Climate Change, Clean Air and Sustainable Energy Action Plan".
- Introduce a Community Energy Plan for the Lawrence-Allen Area to guide achievement of energy targets.

e. Municipal Servicing

The Lawrence-Allen Revitalization Study reviewed the existing servicing infrastructure within the Lawrence Heights neighbourhood and the larger Study Area to determine constraints and opportunities for new infrastructure, both internal and external to the Study Area.

Much of the existing servicing infrastructure within the Lawrence Heights neighbourhood is located outside of the existing City rights-of-way and its ownership and maintenance are not the responsibility of the City. The majority of the existing servicing infrastructure was constructed in the late 1950's and is nearing the end of its life-cycle. Over the long term implementation of the Revitalization Plan, it is expected that most of this aging infrastructure would require replacement.

The replacement of the existing servicing infrastructure within the Focus Area will be

coordinated with redevelopment and intensification. Furthermore, new water and wastewater infrastructure will help reduce constraints in the existing municipal systems. Revitalization is also an opportunity to ensure that new infrastructure contributes to the environmental sustainability of the neighbourhood.

The Secondary Plan will be supported by an Infrastructure Master Plan (IMP) to address water, wastewater, and stormwater. The IMP will:

- require the introduction of new municipal rights-of-way and infrastructure;
- identify downstream infrastructure improvements required to support the land use and development envisioned;
- direct all future development in the Study Area to incorporate the principles of the City's Wet Weather Flow Master Plan and meet its targets;
- identify additional opportunities to treat the stormwater for the public realm; and
- introduce a phasing plan for all new servicing infrastructure to support the phasing of development proposals as well as ensure that the new servicing infrastructure is implemented in the most effective and efficient manner.

PLANNING DIRECTIONS

- Coordinate construction of new servicing infrastructure with development in the Focus Area.
- Develop an Infrastructure Master Plan to guide implementation of new infrastructure in Lawrence-Allen.



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