

Chapter 5

Making *it* Happen

The comprehensive planning framework provided by the Lawrence-Allen Revitalization Plan requires application of a number of different planning tools to move from a plan, to redevelopment, to a successful, vibrant, mixed community. Some of these tools are provided through the legislative authority of the *Planning Act*, some are guidelines and strategies to be adopted by City Council, and others are actions to be taken by the City and its partners to achieve revitalization.

I. PLANNING REGULATORY FRAMEWORK

Secondary Plan

Revitalization of Lawrence-Allen will be steered by a Secondary Plan, which forms part of the City's Official Plan. The Secondary Plan will include policies respecting a range of planning matters to guide growth and change and to ensure that redevelopment in the Focus Area reflects the vision for Lawrence-Allen and the Revitalization Plan. Chapters 3 and 4 of this report describe numerous policy directions for the Secondary Plan.

Zoning By-law

The City's Official Plan provides that Council may determine that development in a Secondary Plan area should proceed by site-specific zoning. Each phase of development in the Focus Area will require a Zoning By-law, to be triggered through application by the landowner under Section 34 of the *Planning Act*.

A Zoning By-law establishes permitted land uses, development rights, and performance standards for new buildings. The application review process will assess the proposed development in each phase against the policies of the Official Plan, including the Secondary Plan for Lawrence-Allen.

The Zoning By-law for any particular phase may be subject to holding provisions under Section 36 of the *Planning Act*. When holding provisions are used, the intended use and zoning for lands are approved; however, development may not take place until

specific facilities are in place or conditions are met. Holding provisions may be useful to ensure that development does not outpace municipal investments that are required to support intensification in the Lawrence-Allen area.

Developments described by the Revitalization Plan represent increases in height and/or density over what is currently permitted in many areas. Chapters 3 and 4 of this report have identified a number of public objectives and community benefits that should be achieved in conjunction with development on specific sites. The Secondary Plan will include policies with respect to the use of Section 37 of the *Planning Act* to secure public objectives and community benefits in association with applications for rezoning. Increases in height and/or density will be measured from the existing zoning permissions at the time of application.

Plan of Subdivision

Each phase of redevelopment will require one or more plans of subdivision under Section 51 of the *Planning Act*. A plan of subdivision establishes development parcels and provides a mechanism to convey new public streets and parkland to the City.

The Revitalization Plan reconfigures the existing street network and park system by creating a new streets and blocks plan. With four major landowners in the Focus Area, additional real estate transactions, apart from those associated with plans of subdivision, may be necessary to implement the plan.

Site Plan Approval

Development proposals on individual blocks within the Focus Area will be subject to Site Plan Approval under Section 41 of the *Planning Act* and Section 114 of the *City of Toronto Act*.

II. IMPLEMENTATION PLANS AND STRATEGIES

In addition to the regulatory framework under the *Planning Act*, implementation plans, strategies and guidelines are tools to be adopted by City Council. These policy tools bring refinement and precision to the implementation of a Secondary Plan, to ensure balanced decision-making and to ensure that priorities are addressed.

A number of implementation plans are appropriate to support a Secondary Plan and facilitate effective implementation of the Revitalization Plan:

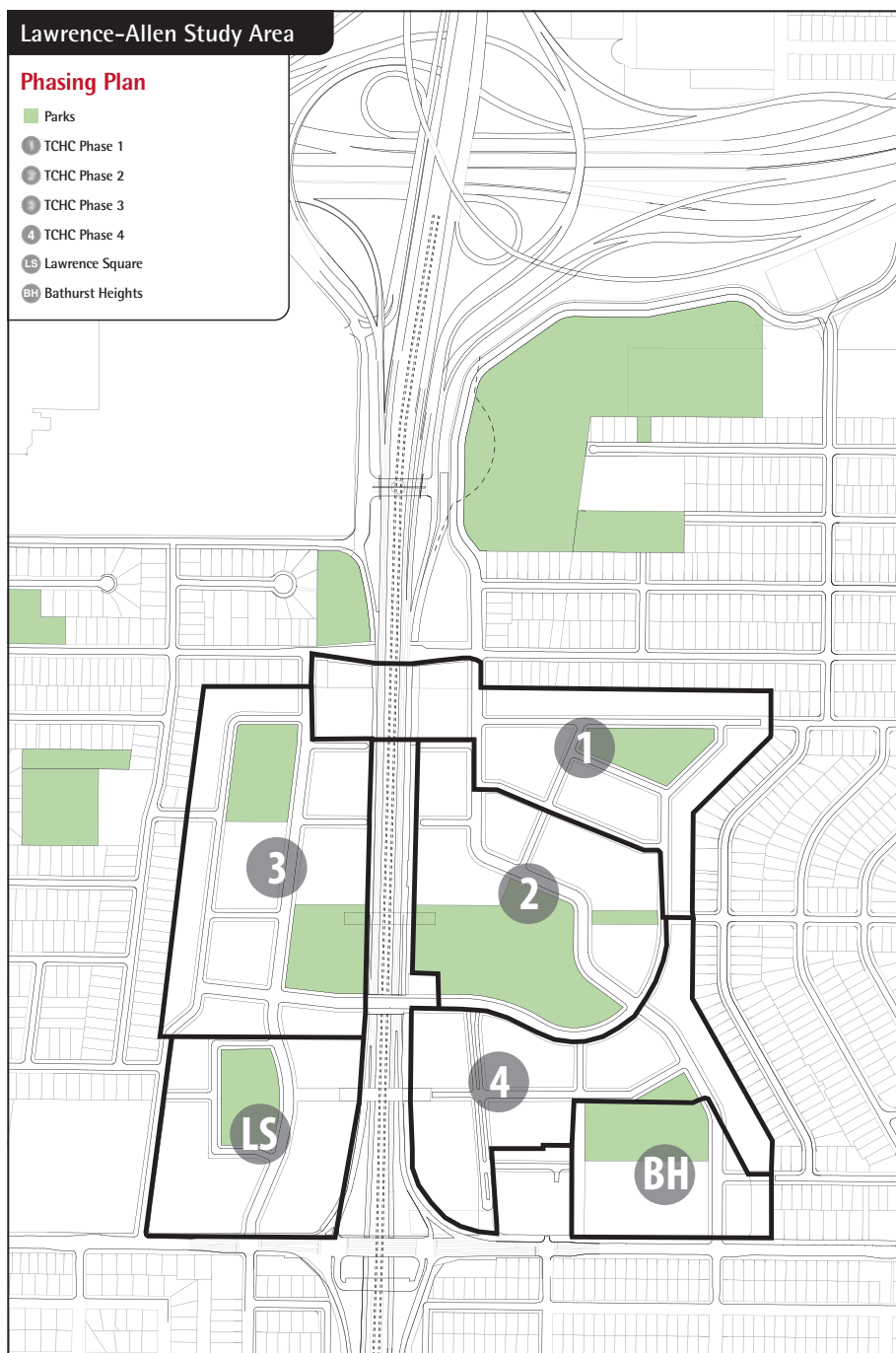
- A Community Services and Facilities Strategy will address the timing, location, funding, and delivery of community facilities in the study area to support provision of community services.

- A Parks and Public Realm Master Plan will guide the design and development of parks and other parts of the public realm into a cohesive whole that fosters place-making.
- Urban Design Guidelines will be required for each phase of development to guide the built form of buildings, the relationship of buildings and adjacent public spaces, and the design of streets and the public realm.
- A Transportation Master Plan will provide a refined plan for the Study Area's transportation system and investments required to accommodate the proposed intensification.
- An Infrastructure Master Plan will determine investments required in the City's municipal servicing infrastructure to support the development proposed in the Revitalization Plan.
- A Community Energy Plan will provide a strategy to attain objectives in energy usage in the Study Area.
- A Heritage Interpretation Plan will articulate a community process to interpret the history of Lawrence Heights and document the social and cultural history of the area's inhabitants over time.

In addition to these implementation plans that will be prepared for the Study Area, there are a number of existing, Council-approved guidelines and policies that will guide new development in Lawrence-Allen. Some of these include:

- Infill Townhouse Design Guidelines
- Design Criteria for Review of Tall Building Proposals
- Development Infrastructure Policy and Standards (DIPS)
- Streetscape Manual
- Wet Weather Flow Master Plan
- Toronto Green Standard
- Green Roof Bylaw
- Climate Change, Clean Air and Sustainable Energy Action Plan
- Bird-Friendly Development Guidelines

Lastly, parts of the Study Area along Bathurst Street, Dufferin Street, and Lawrence Avenue West are identified as Avenues by the City's Official Plan. These areas will be the subject of Avenue Studies, as set out in Policy 2.2.3 of the Official Plan, to guide growth in these areas.



III. ENVIRONMENTAL ASSESSMENT

The Transportation and Infrastructure Master Plans will satisfy Phases 1 and 2 of the Municipal Class Environmental Assessment process and have followed an integrated approach to meet both *Planning Act* and *Environmental Assessment Act* requirements. The Master Plans contain EA Schedule Lists that identify future transportation and infrastructure projects that require further review in the environmental assessment process.

Allen Road will be subject to an Individual Environmental Assessment. The Allen Road Technical Feasibility Study provides the basis for this EA process. The next step will be the development of a Terms of Reference for the Individual Environmental Assessment.

IV. PHASING

The scope of the Lawrence-Allen revitalization is broad and cannot be accomplished in the short term. TCHC anticipates a 20-year development period on their land, divided into four or more development phases. Development proposals at Bathurst Heights and Lawrence Square will come forward for review by the City under timelines determined by the landowners. The anticipated phasing is shown on Figure 30.

Successful implementation of the Lawrence-Allen Revitalization Plan will rely on phasing redevelopment to manage the many facets of revitalization, to ensure that redevelopment and growth does not outpace the municipal investment in the area that is needed to support intensification. The Secondary Plan will include a proposed phasing plan, which will form the basis of an implementation strategy for transportation, infrastructure, parks, and community facilities investment. Each phase should provide the basis for a complete and functional community, to provide a good quality of life for residents while the remainder of the Focus Area may continue to undergo redevelopment. This includes with a functioning street network and infrastructure system, parks, and community facilities.

Landowners may wish to advance development proposals out of sequence with the phasing plan. Such proposals will require close review to determine whether they are feasible and supportable and whether it is practical to adjust the overall phasing to permit them to proceed.

Figure 30: Phasing Plan

V. PARTNERSHIPS

The revitalization of the Lawrence-Allen area will not be realized by any single individual or organization working alone. Negotiations and partnerships between area stakeholders will allow them to jointly achieve these broader community goals at the same time as they pursue their own distinct priorities.

The area's diverse public and private stakeholders consist of City divisions, other public organizations (e.g. Toronto Community Housing, TTC, Toronto District School Board (TDSB), Toronto Catholic District School Board, Ministries of Transportation, Education, and Municipal Affairs and Housing, major private landowners (e.g. RioCan, Yorkdale, Baycrest Hospital), community residents, businesses, agencies, and other special interest groups. Likely areas of partnership between these groups include:

- *Real Estate Transactions:* The physical reconfiguration of streets and blocks in the Focus Area will require the development of a real estate strategy between landowners. This will most commonly occur between the three major public landowners - the City, TCHC and the TDSB – with approvals sometimes required from the Ministries of Transportation and the Environment.
- *Affordable Housing:* Both the City and TCHC will require the support of senior levels of government to fully realize the housing objectives reflected in the Revitalization Plan. Achieving a broader range of affordable housing and supporting the redevelopment of the social housing are key areas for future partnerships with the Ministry of Municipal Affairs and Housing.
- *Environment, Energy and Infrastructure Initiatives:* Achieving city-wide goals for efficient water and stormwater or as part of the Community Energy Plan with landowners such as TCHC, TDSB, RioCan, Yorkdale and Baycrest will require cooperation and partnership from the plan stages through to site design and building construction. Individual residents may also have a role to play through changes to their own homes.
- *Community Facility Location and Design:* Co-location of community facilities and the development of future hubs will require partnership between the City, TCHC, TDSB, TCDSB and the Ministry of Education. The design of these facilities, as well as parks, community art projects and other services will also require the active participation and involvement of community residents and agencies. These processes will be addressed through the Community Services and Facilities Strategy and Social Development Strategy.
- *Transportation and Transit:* Re-balancing the transportation system for the Study Area will require leadership from the TTC and a longer term partnership with the other private landowners such as Yorkdale, RioCan, TCHC as well as support from the Ministry of Transportation (MTO).

There will be many other opportunities for partnership identified as the Lawrence-Allen Revitalization Plan evolves and a broader City revitalization strategy emerges.

VI. MONITORING AND REVIEW

The long-term realization of the Revitalization Plan necessitates that the plan be reviewed over the course of its implementation. Secondary Plan reviews may determine an increase or decrease in overall development capacity of the Study Area based on the success of implementing the municipal investments that support intensification and the continually evolving context of the surrounding city.

The planning application review process associated with each phase of development will offer the City a strong opportunity to review the success of the Revitalization Plan with each phase of development. Furthermore, a review of the Secondary Plan will be appropriate after two phases of TCHC development.

Height restrictions associated with the flight path of the Downsview Airport have been one important consideration in the building heights anticipated by the Revitalization Plan. Should the flight path height restrictions change in the future, a comprehensive review of building heights should be completed before considering buildings taller than those anticipated by the Revitalization Plan.



Acknowledgments

LAWRENCE-ALLEN REVITALIZATION STUDY CONSULTING TEAM

planningAlliance (lead consultants)

MMM Group

Arup Canada

Corban and Goode

N. Barry Lyon Consultants

LURA

Halsall

Dougan & Associates

Urban Marketing Collaborative

E.R.A. Architects

Archaeological Services Inc.

Toronto Community Housing Corp.

Sweeny Sterling Finlayson & Co Architects Inc.