

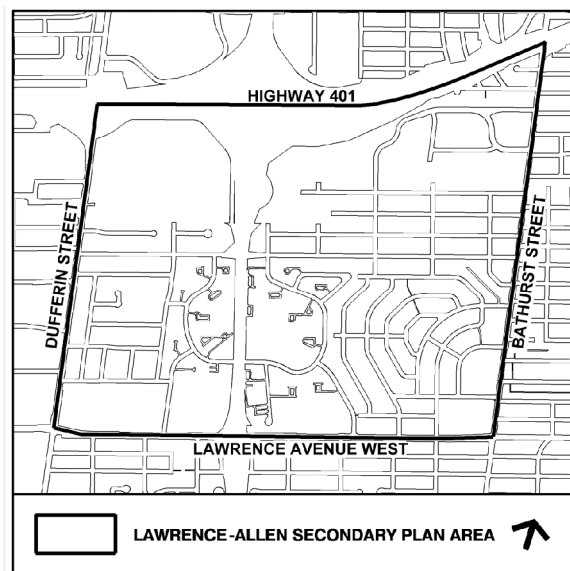
**Final Report
Lawrence-Allen Secondary Plan**

Date:	October 17, 2011
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 15 – Eglinton Lawrence
Reference Number:	08 167708 NPS 00 OZ

SUMMARY

The purpose of this report is to recommend approval of the Lawrence-Allen Secondary Plan and related amendments to the Official Plan. This report also recommends adoption of the Lawrence-Allen Transportation Master Plan, Urban Design Guidelines and Community Service and Facilities Strategy and endorsement of the Infrastructure Master Plan.

The Lawrence-Allen Secondary Plan will provide the foundation for the revitalization of one of Toronto's inner suburban communities, primarily focused on the Lawrence Heights neighbourhood. The proposed Secondary Plan is a planning framework to guide growth and change in this area over the next twenty years. The Plan describes a mixed-income, mixed-use neighbourhood which is park-centred, transit-supportive, and well integrated with the broader city. It lays out a new physical plan including new streets and parks, development blocks, and school and community facility sites. The proposed Secondary Plan also provides for the full replacement of all 1,208 social housing units within the Lawrence Heights neighbourhood and the construction of 4,400 new residential market units, while protecting the stability of existing neighbourhoods in the area.



This proposed Secondary Plan is the outcome of more than three years of coordinated planning study, analysis and community consultation. It addresses a study area bounded by Lawrence Avenue West, Bathurst Street, Dufferin Street, and Highway 401 and gives particular attention to a Focus Area of over 65 hectares of publicly owned land. The Focus Area comprises lands owned by Toronto Community Housing Corporation (TCHC), Toronto District School Board (TDSB), and the City of Toronto. Much of the Focus Area is made up of TCHC's Lawrence Heights neighbourhood. This Secondary Plan responds to the needs of TCHC to re-build social housing and revitalize the community and also incorporates both City and TDSB lands into the planning framework.

City Council endorsed the Lawrence-Allen Revitalization Plan in July 2010 to provide a basis for this Secondary Plan. Council gave further instruction in July 2011 through a set of motions titled "A New Vision for Lawrence Heights", introduced at the conclusion of City Planning's community engagement process and the local Councillor's working committee. The Secondary Plan is informed by the Revitalization Plan, the additional community engagement, and City Council's July 2011 motions.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Official Plan substantially in accordance with the proposed Official Plan Amendment attached as Attachment No. 5.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment as may be required.
3. City Council adopt the Lawrence-Allen Urban Design Guidelines.
4. City Council adopt the Lawrence-Allen Community Services and Facilities Strategy.
5. City Council adopt the Lawrence-Allen Transportation Master Plan which satisfies Phases 1 and 2 of the Municipal Class Environmental Assessment process.
6. City Council endorse the Lawrence-Allen Infrastructure Master Plan as a technical resource for City staff to support the implementation of the Secondary Plan.
7. Should City Council wish to consider the Lawrence-Allen Secondary Plan following the submission of the Lawrence-Allen Corporate Overview report to the January 3, 2012 Executive Committee, that recommendations 1 – 6 listed above be considered at the first regular meeting of City Council in 2012.

Financial Impact

A financial strategy is being prepared by the Deputy City Manager and Chief Financial Officer in consultation with the Executive Director of Social Development, Finance and Administration and will be presented to the City's Executive Committee at its January 3, 2012 meeting. The proposed Secondary Plan will allow for social housing revitalization and the integration of new market housing within the Lawrence Heights area. It will also require significant reinvestment in City infrastructure and community facilities.

Preliminary order of magnitude costs for the infrastructure and community facilities associated with the proposed Lawrence-Allen Secondary Plan have been refined by city staff from the original sum of \$240 million reflected in the July 2010 Lawrence-Allen Revitalization Plan report, to approximately \$204 (2011 \$'s) million over 20 or more years. The financial strategy will provide further detail and potential funding sources for these costs. Currently, there are no funds in place to construct the required infrastructure given that the Secondary Plan for the area has yet to be approved by City Council. The financial strategy will outline a process whereby possible sources of funds may be identified. The development control provisions included within the implementation section of the Secondary Plan will support the financial strategy by ensuring that development does not proceed until such time as the City is satisfied the infrastructure costs and corresponding funding sources are appropriately addressed.

The Deputy City Manager and Chief Financial Officer has reviewed this report and agrees with the Financial Impact Statement

DECISION HISTORY

City Council authorized the Chief Planner at its meeting of July 16-19, 2007 to begin the development of a vision and planning framework for the revitalization of Lawrence Heights. (Council decision:

<http://www.toronto.ca/legdocs/mmis/2007/cc/decisions/2007-07-16-cc11-dd.pdf>)

At its meeting of July 6-8, 2010, City Council endorsed in principle the Lawrence-Allen Revitalization Plan. The Lawrence-Allen Revitalization Plan provides the basis for a Secondary Plan for the Lawrence-Allen area. City Council directed the Deputy City Manager and Chief Financial Officer to report back on a financial strategy to support revitalization at the same time as the City Planning Division brings forward a new Secondary Plan. Council also requested that City Planning consider a number of matters when developing a Secondary Plan. These included integration of social housing units with market housing; maximum numbers of residential units; upgrades to downstream sewer infrastructure; public art; oversight of the proposed community park; completion of transportation studies; and affirmation of Council's commitment to ensure the pedestrian/cyclists paths remain closed to vehicular traffic. As well, Council requested City Planning to continue community engagement and to enter into discussions with

Baycrest Centre for Geriatric Care with regard to the development of a campus plan on their lands. (Council decision:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2010.NY35.67>)

Also at its July 6-8, 2010 meeting, Council adopted a report from the Executive Director, Social Development, Finance and Administration Division respecting corporate implementation actions for the Lawrence Heights Revitalization. City Council provided direction in its roles as the sole shareholder of TCHC and Service Manager under the *Social Housing Reform Act* and gave direction respecting preparation of a Social Development Plan for the Lawrence-Allen area. (Council decision:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2010.CD34.8>)

At its meeting of July 12-14, 2011 City Council adopted motions respecting a new vision for the redevelopment of Lawrence Heights. As part of these motions, City Council requested the Chief Planner and Executive Director, City Planning Division to address a number of changes to the Lawrence-Allen Revitalization Plan when bringing forward a Secondary Plan including: a reduction in the number of new units within the Focus Area; a review of built form transition; direction of retail uses to Primary Streets; elimination of development proposed on Baycrest and Yorkdale Parks; maintaining pedestrian- and cyclist-only connections between Lawrence Heights and Lawrence Manor; prevention of new street connections to Yorkdale Shopping Centre; requirements for additional traffic studies, monitoring and certification; creation of a greenway on both sides of Allen Road; and incremental development coordinated with the financing of the required infrastructure. Council also requested that certain matters be addressed in Urban Design Guidelines and requested that the Chief Planner work with Toronto Community Housing Corporation to limit the scope of the first phase of development. (Council Decision:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2011.NY8.46>)

ISSUE BACKGROUND

The Lawrence-Allen Secondary Plan Area is a collection of neighbourhoods bounded by Lawrence Avenue West, Bathurst Street, Dufferin Street, and Highway 401. It is approximately 340 hectares in size.

The Lawrence Heights neighbourhood is at the centre of the Lawrence-Allen area. Lawrence Heights is a social housing community owned by Toronto Community Housing Corporation (TCHC), with 1,208 rent-geared-to-income social housing units that provide homes to about 3,500 residents. The existing buildings in Lawrence Heights were built more than 50 years ago and include single-detached houses, semi-detached houses, townhouses, and small walk-up apartment buildings.

Since its completion in 1958, there has been little investment in Lawrence Heights and the housing stock has deteriorated. TCHC has identified the need to physically renew the housing and stated its intention to redevelop the neighbourhood, having determined in 2006 that the housing in Lawrence Heights faces a number of functional issues that make

it inadequate to meet the needs of residents, as well as a range of problems related to maintenance, structural and mechanical systems, and cost-effectiveness of repairs. Furthermore, the Lawrence Heights neighbourhood reflects many mid-20th century planning principles of neighbourhood design that ultimately were not successfully executed. The neighbourhood has become disconnected and isolated from the city around it. The public realm of Lawrence Heights, with buildings related to open spaces rather than street frontage, blurs the divisions between public and private spaces and erodes the civic role of the public space. The street network and open space system are difficult to navigate. While culturally diverse, Lawrence Heights has a limited mix of uses and housing types. The neighbourhood lacks good access to services and the quality of physical infrastructure is poor. The physical barrier of Allen Road divides and continues to challenge the neighbourhood.

Revitalization is an opportunity to physically renew the housing stock of Lawrence Heights, revisit the physical design of the neighbourhood, and create social and economic opportunities for its residents. Revitalization is also an opportunity to achieve many objectives of the City's Official Plan - renewal of social housing stock, intensification along a subway route, sustainable development, improved delivery of community services, improved public realm, and creation of high-quality usable parkland, among others. The investment that will accompany revitalization will provide infrastructure, facilities, and amenities that will benefit much of the surrounding area.

In 2008 the City initiated the Lawrence-Allen Revitalization Study and hired a multi-disciplinary consulting team led by the firm planningAlliance. The study included a three phase process to research, prepare and evaluate planning options in order to develop the Lawrence-Allen Secondary Plan. The process incorporated development of Transportation and Infrastructure Master Plans to satisfy Phases 1 and 2 of the Municipal Class Environmental Assessment process. The study work was completed in coordination with a broad range of area stakeholders, including the major public landowners in the area, Toronto Community Housing Corporation (TCHC), and Toronto District School Board (TDSB). The study also included extensive community consultation from 2008 to 2011 with Lawrence Heights residents, residents of surrounding neighbourhoods, community service providers, and other community members.

In 2010, the Revitalization Study culminated in the Lawrence-Allen Revitalization Plan and a series of consultant reports. A list of related reports and studies is attached to this report as Attachment No. 2. All documents are available on the Lawrence-Allen Revitalization Project web site: www.toronto.ca/lawrenceallen.

The Lawrence-Allen Revitalization Plan describes a comprehensive planning framework to serve as the basis for a Secondary Plan, as well as directions for future zoning, implementation guidelines, and other planning documents. The Revitalization Plan is organized around themes of Reinvestment, Mobility, Liveability, and Place-Making and envisions a new mixed-use and mixed income neighbourhood in Lawrence Heights, structured around a vibrant public realm and fitting into the surrounding context of stable,

low-scale residential neighbourhoods. City Council endorsed in principle the Lawrence-Allen Revitalization Plan at its meeting of July 6-8, 2010 and directed staff to continue community consultation and engagement in the preparation of a Secondary Plan. At its meeting of July 12-14, 2011, City Council adopted motions requesting a number of changes to the Lawrence-Allen Revitalization Plan when bringing forward a Secondary Plan.

The proposed Lawrence-Allen Secondary Plan and supporting implementation plans and guidelines have been informed by the Revitalization Plan, the additional community engagement and the motions adopted by Council in July 2011. This report recommends approval of the Lawrence-Allen Secondary Plan, attached to this report as Schedule II to Attachment No. 5.

This report also recommends adoption of Lawrence-Allen Urban Design Guidelines, the Lawrence-Allen Transportation Master Plan, and the Lawrence-Allen Community Services and Facilities Strategy and endorsement of the Lawrence-Allen Infrastructure Master Plan. These supporting implementation plans and guidelines are attached to this report for information as Attachments Nos. 6 – 9. Electronic versions are available as noted in the report.

Planning Act and Provincial Policy Statement

City Council's planning decisions, including the adoption of Secondary Plans, must have regard for matters of provincial interest set out in Section 2 of the *Planning Act* and are also required to be consistent with the Provincial Policy Statement (PPS).

The PPS came into effect on March 1, 2005 and provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. Some of the matters that are relevant to the proposed Lawrence-Allen Secondary Plan include:

- the efficient use of land, infrastructure and public service facilities;
- intensification in the context of existing and planned development and infrastructure;
- ensuring sufficient land availability for an appropriate range and mix of employment, residential, recreational and open space uses; and
- planning public streets, spaces and facilities to meet the needs of pedestrian and cycling movements.

Provincial Growth Plan

The Government of Ontario released the Growth Plan for the Greater Golden Horseshoe in June 2006. The Growth Plan guides decisions on a wide range of issues including transportation, infrastructure, urban form, housing, natural heritage and resource protection. It also clarifies and strengthens the application of the Provincial Policy Statement. City Council's planning decisions are required to conform with the Growth Plan for the Greater Golden Horseshoe. The Growth Plan provides policies relevant to the proposed Lawrence-Allen Secondary Plan, including priorities to:

- reduce automobile dependency through mixed-use, transit-supportive and pedestrian-friendly development;
- provide convenient access to intra- and inter-city transit and intensify urban areas particularly around major transit stations;
- provide for a range and mix of housing, including affordable housing, a diverse and compatible mix of land uses, and high quality public open spaces;
- ensure an adequate supply of lands for employment in support of a diversified economic base; and
- conserve cultural heritage and archaeological resources as intensification occurs.

The Growth Plan plans for intensification in urban growth centres, major transit station areas, and within intensification corridors.

City of Toronto Official Plan

Chapter 2 of the Official Plan addresses Toronto's urban structure and provides policies to integrate transportation and land use planning at both the local and regional scales. Map 2 (Urban Structure) of the Official Plan identifies Bathurst Street, Dufferin Street and the portion of Lawrence Avenue West west of Allen Road as *Avenues*. *Avenues* are important corridors along major streets where reurbanization is anticipated and encouraged to create new housing and employment opportunities, transit services for community residents and to encourage environmentally sustainable building design and construction practices. Development within *Mixed Use Areas* within *Avenues* is intended to provide intensification along Major Streets that are appropriately massed to provide a transition in scale between areas of differing development intensity. Development standards along *Avenues* are to be implemented through the preparation of an Avenue Study and implementing Zoning By-law.

Chapter 3 of the Official Plan provides policies to guide growth in Toronto by integrating social, economic and environmental perspectives in decision-making, with policy areas that address the built environment, the human environment, the natural environment, and Toronto's economic health. In particular, Section 3.3 of the Official Plan guides the development of new neighbourhoods, including policies directing the preparation of a comprehensive planning framework for a new neighbourhood, identifying elements required to make new neighbourhoods viable communities, and guiding the integration of new neighbourhoods into the surrounding fabric of the city. Chapter 3 also provides housing policies that provide for a full range of housing in terms of type, tenure and affordability, including the replacement of any social or privately owned rental housing that is demolished.

Chapter 4 of the Official Plan applies various land use designations to lands within the proposed Lawrence-Allen Secondary Plan Area: *Neighbourhoods, Apartment Neighbourhoods, Mixed Use Areas, and Parks and Open Space Areas*. Existing Official Plan land use designations are attached to this report as Attachment No. 1.

A majority of lands within the Study Area are designated *Neighbourhoods* and *Apartment Neighbourhoods*. *Neighbourhoods* are considered physically stable areas made up of residential uses in lower scale buildings of up to four storeys. Parks, low scale institutions, home occupations, cultural and recreational facilities and small-scale retail, service and office uses are also provided for in *Neighbourhoods*. *Apartment Neighbourhoods* are made up of apartment buildings and parks, local institutions, cultural and recreational facilities, and small-scale retail, service and office uses that serve the needs of area residents. Like *Neighbourhoods*, built up *Apartment Neighbourhoods* are stable areas of the City where significant growth is generally not anticipated. Development in *Apartment Neighbourhoods* is to reinforce and respect the existing physical character of those areas and is subject to development criteria to ensure that intensification within this land use designation is carefully controlled to prevent impact on *Neighbourhoods*.

Lands along Dufferin Street, Bathurst Street, Lawrence Avenue West between Dufferin Street and Allen Road, and the Yorkdale Shopping Centre are designated *Mixed Use Areas*. *Mixed Use Areas* are made up of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities. As noted above, some of these *Mixed Use Areas* are also identified as *Avenues*. Site- and area-specific Official Plan policy numbers 93, 94 and 95 further define provisions for development on certain properties on the south side of Baycrest Avenue and on the west side of Bathurst Street between Baycrest Avenue and Prince Charles Drive.

City-owned parkland in the area is designated *Parks and Open Space Areas*. Lands that are part of the Baycrest Hospital campus are designated *Institutional Areas*.

Chapter 5 of the Official Plan provides policies respecting the tools to implement the Plan's objectives, including implementing zoning, Section 37, holding provisions, and complete application submission requirements. Section 5.2.1 of the Official Plan provides policies guiding the preparation of Secondary Plans.

Community Consultation

In total, there have been 30 community engagement events sponsored by City Planning in support of the preparation of the Lawrence-Allen Secondary Plan, including targeted outreach to the over 100 community agencies serving the area. Since 2008, over 3,200 residents and community stakeholders have attended these events. In consultation with the local Councillors from Wards 15 and 16, three community forums were held in the spring of 2011, following Council's July 2010 endorsement of the Lawrence-Allen Revitalization Plan. In total, these three forums were attended by over 600 people. The topics and dates of these forums were:

- Buildings and Neighbourhood Design – March 3, 2011
- Transportation, Transit and Infrastructure – April 28, 2011
- Liveable Community: Parks, Community Facilities, Social Development, Employment and Housing – June 2, 2011

Following each of the community forums, a report summarizing the content of the meeting and community input was posted on the project web site and distributed to the community hubs.

The City Planning Division delivered a total of approximately 15,000 notices for each of these three forums. The notice area was expanded southward in 2011, to Glencairn Avenue, adding approximately 3,000 addresses to the distribution list to the 12,000 addresses notified for each of the major community engagement events prior to 2011. Notices were also posted at key community hubs such as the Barbara Frum Library and sent electronically to the project's e-mail list. TCHC assisted the City by offering the translation of notices and providing interpreters at the events.

In addition to community consultation events hosted by the City Planning Division, staff participated in community meetings held by other City divisions, TCHC, TDSB, and TCDSB.

Divisional and Agency Consultation

The Lawrence-Allen Secondary Plan has been developed in consultation and cooperation with relevant City divisions, agencies, boards and commissions, as well as other orders of government. This includes the TTC, Ontario Ministries of Transportation and Education, School Boards and City of Toronto work teams covering areas such as social infrastructure, servicing infrastructure and transportation.

COMMENTS

The proposed Lawrence-Allen Secondary Plan provides the planning framework to guide growth and change in the Lawrence-Allen area and the Lawrence Heights neighbourhood that is at its centre. The revitalization of this area is a process that is anticipated to proceed over a period of 20 years or more. The proposed Secondary Plan is included in Attachment No. 5 to this report.

The proposed Secondary Plan provides for a new neighbourhood that will result from redevelopment of lands owned by Toronto Community Housing, Toronto District School Board, and the City of Toronto. Redevelopment will replace the 1,208 existing social housing units, build up to 4,400 new market units, and complement residential development with non-residential land uses such as retail, office, services, and community facilities, resulting in a mixed use neighbourhood that provides a range of housing suitable for a diverse population with a mix of incomes. The surrounding community will benefit from the investment that accompanies intensification within the Lawrence Heights neighbourhood.

The proposed Secondary Plan includes new and existing networks of parks and streets which will provide a physical structure for the new neighbourhood. In addition, the proposed Secondary Plan addresses the transportation, infrastructure, parks, community facilities, and other amenities needed to support the development of a new

neighbourhood and the accompanying intensification. The policies of the proposed Secondary Plan address the challenges of redeveloping an existing community that will remain home to 3,500 residents over years of construction.

The proposed Secondary Plan includes a number of changes from the Lawrence-Allen Revitalization Plan as previously endorsed by City Council in 2010. Among others, changes addressed in this report include a reduction in unit count, adjustment to the boundaries of the Focus Area, reduced scale of built form on certain blocks, elimination of development potential on Baycrest Park and Yorkdale Park, permission for retail uses, requirements for public art, requirements for traffic certification and monitoring, and pedestrian- and cycling-only connections between area neighbourhoods.

While the proposed Secondary Plan reflects a number of changes to the Lawrence-Allen Revitalization Plan, it continues to demonstrate the fundamental principles and elements that City Council endorsed in July 2010. The proposed Secondary Plan envisions:

- A mixed-use neighbourhood in Lawrence Heights, where residential uses are complemented by non-residential uses that provide amenity, vibrancy, and opportunity to residents.
- A mixed-income neighbourhood that includes both social and market housing in a range of types and sizes that accommodates the needs of diverse households.
- Full replacement of the existing 1,208 social housing units in Lawrence Heights.
- A high quality and comfortable public realm that connects the neighbourhoods of the Lawrence-Allen area to each other and to the surrounding city.
- A park-focused plan, with a range of park types that meet the needs of the community and create community focal points.
- A "Community Commons" in the centre of Lawrence Heights, anchored by a 5-hectare park surrounded by public uses and providing a hub of social activity.
- A network of new and existing Primary Streets that provide access into and through the Lawrence-Allen area, complemented by a fine grain of new Local Streets.
- A mix of building types, planned and designed to provide a physical transition in scale to low-scale neighbourhoods adjacent to Lawrence Heights.
- A balanced transportation system that provides residents with a range of viable travel options that include walking, cycling, transit, and driving.
- Community facilities to meet the needs of local residents and support a high quality of life.
- Construction of servicing infrastructure to support intensification in the Lawrence-Allen area.
- A transit supportive neighbourhood that accommodates intensification within walking distance of existing subway stations.
- Promotion of sustainable development at both a site- and community scale.

The proposed Secondary Plan is made up of six sections.

Section 1: Goals and Vision introduces the Secondary Plan and the context for revitalization, defines the goals of the Secondary Plan, and describes the intensification expected in the Lawrence-Allen area.

Section 2: Community Revitalization describes the future transformation of Lawrence Heights and Lawrence-Allen's planned public realm.

Section 3: Building a New Community guides, manages, and steers growth and development and addresses future sustainability.

Section 4: Mobility sets out policies to establish and foster a balanced transportation system in Lawrence-Allen.

Section 5: Liveability addresses Lawrence-Allen's housing, parkland, and community facilities, to support a high quality of life.

Section 6: Making it Happen articulates policies to implement the Secondary Plan.

In addition, the proposed Secondary Plan is supported by a number of implementation plans, guidelines and strategies. Urban Design Guidelines, a Transportation Master Plan, an Infrastructure Master Plan, and a Community Services and Facilities Strategy have been completed. Additionally, a Public Realm Master Plan has been initiated. These documents are fundamental components of the proposed planning framework and will be instrumental in achieving the proposed Secondary Plan's goals and objectives.

This report describes and comments on the content of each of the six sections of the proposed Secondary Plan.

Goals and Vision

Section 1 of the proposed Secondary Plan reiterates the vision for the Lawrence-Allen area that was introduced in the July 2010 Revitalization Plan and identifies broad goals of the Secondary Plan. The Section also defines a Focus Area within the Secondary Plan Area and defines the amount of residential development within the Focus Area.

Focus Area

Most of the Lawrence-Allen area is not contemplated for redevelopment or expected to undergo significant physical change. The proposed Secondary Plan identifies a Focus Area where significant redevelopment is anticipated within a new neighbourhood structure of public streets and parks. The Focus Area comprises over 65 hectares of publicly owned land, including Lawrence Heights. Toronto Community Housing Corporation, the City, and the Toronto District School Board are the primary landowners. The proposed Secondary Plan provides detailed policies to guide, manage, facilitate, and control development within the Focus Area. Outside the Focus Area, Secondary Plan

policies supplement the Official Plan to manage growth and change in the context of the nearby redevelopment of Lawrence Heights.

The Focus Area defined in the 2010 Lawrence-Allen Revitalization Plan included two properties that have been removed from the Focus Area in the proposed Secondary Plan: the Lawrence Square Shopping Centre and Toronto Community Housing buildings at 135, 145 and 155 Neptune Drive.

In July 2011, City Council requested that City Planning consider privately-owned lands as stand-alone sites for future planning purposes. Having considered the request, the proposed Secondary Plan limits the Focus Area to publicly owned land only, and therefore does not include the Lawrence Square Shopping Centre. This is consistent with the treatment of other large privately owned properties abutting the Focus Area, such as the Yorkdale Shopping Centre and Baycrest Centre for Geriatric Care. As with these sites, the proposed Secondary Plan confirms the existing Official Plan urban structure and land use designations applying to the site. The proposed Secondary Plan also identifies important public objectives that should be secured in conjunction with any development activity.

The property at 135, 145 and 155 Neptune Drive is not part of the Focus Area, in contrast to the July 2010 Revitalization Plan. These buildings comprise 134 social housing units owned by TCHC north of Rane Avenue and apart from the Lawrence Heights neighbourhood. TCHC is therefore focusing on community and social development in the Neptune community. TCHC advises that Neptune residents will receive priority, after Lawrence Heights residents, to relocate to TCHC's new buildings in Lawrence Heights.

Residential Unit Counts

The proposed Lawrence-Allen Secondary Plan limits the total number of residential units in the Focus Area to 5,600, comprising 1,208 replacement social housing units and approximately 4,400 new residential units. Of the 5,600 units, 5,300 are attributed to the Lawrence Heights neighbourhood. The remaining 300 units are attributed to the site of John Polanyi Collegiate Institute on Lawrence Avenue West.

The proposed number of residential units in the July 2010 Lawrence-Allen Revitalization Plan was 6,700 – 7,500 units, including 1,208 replacement social housing units. In July 2011, City Council requested that staff address a reduction in the total number of units. This reflected concern expressed at community engagement events with respect to the level of intensification proposed by the Revitalization Plan. Staff have reviewed the suggested reduction in the number of units with respect to built form, transportation, and the local growth opportunities of the area and have determined that a limit of 5,600 is supportable. As a result, the proposed Secondary Plan provides for up to 1,900 fewer units than the 2010 Revitalization Plan.

Community Revitalization

Section 2 of the proposed Secondary Plan provides policies that broadly describe the planned new neighbourhood in Lawrence Heights and its physical structure. The planned

neighbourhood consists of residential areas surrounding a "Community Commons" that is to be a hub of social activity and the Allen Road Corridor is integrated into the public realm. The proposed Secondary Plan provides for land uses and development to result in a mixed community. The section also provides policies respecting the structure, character, and design of the public realm.

Public Realm

The proposed Secondary Plan provides policies to secure key components of the public realm in the Focus Area – streets, parks, open space and sites for civic buildings. The Plan directs comprehensive planning and design of the public realm to ensure that these components work together to provide amenity, support quality of life, and provide the foundation for a strong, positive and distinct community identity.

The 1950's layout of existing streets, parks and buildings in Lawrence Heights was an experiment in building modern neighbourhoods. Most existing buildings in the neighbourhood did not have a traditional relationship to a public street but were organized to front onto parks and walkways and back onto parking courts. This unique set of relationships has fostered strong social relationships around the parking courts but has proved over time to be difficult to service and difficult to orient and navigate through. The structure of the proposed Secondary Plan introduces a fine grain of new streets to give address for new buildings and to promote safe, comfortable walking conditions. Together new streets and parks will maintain the neighbourhood's green and park-like character but resolve the issues of a poorly defined public realm.

The Public Realm Master Plan will be one component of the implementation framework for the Secondary Plan. The Public Realm Master Plan will guide design and development of the public realm by providing a set of design guidelines, cross-sections, diagrams and precedent images. A Request for Proposals to retain a qualified consulting team has been prepared by Parks, Forestry and Recreation staff in consultation with other divisions and will be issued in the fall of 2011. Once completed, staff will submit the Public Realm Master Plan to City Council for approval.

Cultural Heritage

The Heritage Impact Statement and Culture Heritage Resource Assessment prepared for the Lawrence-Allen area in 2010 recommended that a more detailed study of heritage interpretation opportunities be undertaken to interpret and celebrate the history of the Lawrence Heights community. The proposed Secondary Plan requires a Heritage Interpretation Plan for the Lawrence Heights lands, which will be an opportunity for local residents to engage in the commemoration of their community's history.

Archaeology

A Stage 1 Archaeological Resource Assessment was completed for the Secondary Plan Area in 2010. The assessment found that 20th century development in the area resulted in the destruction of landscape integrity. As a result, only one area, consisting of the portion of Baycrest Park located between Sir Sandford Fleming high school and the Allen Road/Highway 401 interchange, exhibits any archaeological potential. A Stage 2

assessment of this area will be required prior to any soil disturbance that may result from future improvements to Baycrest Park or the construction of a new public street on the edge of the park.

Public Art

The proposed Secondary Plan directs public art to publicly visible areas of the Lawrence-Allen area, including new public buildings, parks and infrastructure as well as private development sites. The Urban Design Guidelines identify potential locations for public art on both privately and publicly owned land within the Focus Area. The Public Realm Master Plan will address a strategy for the provision of public art on publicly owned lands.

The proposed Secondary Plan requires TCHC to provide public art on prominent sites identified in the Urban Design Guidelines. Public Art is also identified as a potential Section 37 community benefit associated with any development outside the Focus Area. In both cases, the City's Percent for Public Art Guidelines will govern the public art process.

Building a New Community

Section 3 of the proposed Secondary Plan provides policies respecting development, both in the Focus Area and in the larger Secondary Plan Area. A number of development control tools will be used to ensure that the scale, location and pace of development in the Focus Area is appropriate. These tools include:

- Land use designations for the unique circumstances of the Focus Area and refinements to land use designations outside the Focus Area.
- Building Type Areas in the Focus Area defining appropriate locations for tall, mid-rise and low-rise buildings.
- Height restrictions to ensure appropriate transition to existing neighbourhoods.
- Floor Space Index limits linked to the Building Type Areas in order to appropriately distribute residential units.
- Urban Design Guidelines to ensure the built form of new development supports a positive urban environment.

Section 3 also provides policies respecting municipal servicing of development and the protection of the natural environment.

Development, Land Use, and Built Form

Land Use Designations

Land use policies in the proposed Secondary Plan provide for residential uses in a mix of building types, complemented by non-residential uses that include retail, office, services, community facilities, schools, local institutions, and parks.

The proposed Secondary Plan contains two residential land use designations in the Focus Area: *Neighbourhoods A* and *Apartment Neighbourhoods A*. Both these designations are

based on the land use policies of the Official Plan, but are refined to provide for redevelopment of the Focus Area. Permission for retail and services is important to provide amenities, activity, and opportunities to local residents. These uses are generally limited to Primary Streets and they are particularly encouraged in the Community Commons and near the Rane Avenue entrance to the Yorkdale subway station. Significant areas of the Focus Area are also designated *Parks and Open Space Areas – Parks* and rely on the relevant policies of the Official Plan. The privately-owned property located at 255 Rane Avenue, on the edge of the Focus Area, retains its Official Plan *Neighbourhoods* designation.

Outside the Focus Area, policies for *Apartment Neighbourhoods* are refined by the proposed Secondary Plan to acknowledge the prevailing low-rise built form, anticipate development potential in a few key areas, and confirm the importance of rental housing replacement in any redevelopment. Policies for *Mixed Use Areas* also continue to apply. The proposed Secondary Plan identifies public objectives to be secured for the Lawrence Square Shopping Centre and Yorkdale Shopping Centre in the event these sites undergo future development activity.

There are no changes or refinements to other Official Plan land use designations outside the Focus Area. Policies that respect and reinforce the stability and the existing physical character of *Neighbourhoods* as set out in the Official Plan will continue to apply.

The campus of the Baycrest Centre for Geriatric Care is designated *Institutional Areas*. In keeping with Policy 4.8.5 of the Official Plan, City Planning staff have met with representatives of Baycrest to encourage the preparation of a campus plan. Baycrest advised that they are considering a master planning process for the institution in the coming year.

Building Types and Transition

The proposed Secondary Plan directs the scale of built form by providing for the highest density of development within close walking distance to Lawrence West and Yorkdale subway stations. The proposed Secondary Plan also directs a transition in the scale of built form from tall and mid-rise multi-residential buildings to low-rise buildings along the edges of the Focus Area abutting low-scale residential areas that are designated *Neighbourhoods* in the Official Plan. The type of building provided for in any given location is the result of the considerations discussed above, as well as the relationship of development blocks to surrounding streets, parks and open spaces.

Built form is also limited by the flight approach to the Bombardier Aerospace facility (also known as the Downsview Airport) in the north of the study area. The proposed Secondary Plan protects for the current and future operations of the Bombardier runway. In practical terms, this limits the heights of tall buildings in the Focus Area to a range of 11 to 18 storeys, depending on the location.

The proposed Secondary Plan controls development in the Focus Area through a range of building types that includes tall buildings, two types of mid-rise buildings, and low-rise

buildings. The built form proposed in the plan reflects the planned 5,600 residential units in the Focus Area.

The proposed *Apartment Neighbourhoods A* designation includes areas identified for tall buildings and mid-rise buildings. Tall buildings consist of a base building, shaft, and top. The base buildings will generally be three to six storeys in height, defining the edges of streets and open space on the block. The shaft of a tall building will have a small floorplate, generally less than 750 square metres, and height generally limited to 18 storeys or less due to the flight approach to the Bombardier runway. Areas that the proposed Secondary Plan identifies for tall buildings are all located south of Flemington Road.

Mid-rise buildings in the proposed Secondary Plan are shown along many of the proposed Primary Streets. Mid-rise buildings will be of a height no taller than the width of the facing street. In most cases, this height is anticipated to be six to eight storeys facing Primary Streets. Where mid-rise building areas are located adjacent to Allen Road, the plan provides for mid-rise buildings of up to 12-storeys along the Allen Road Corridor.

The proposed *Neighbourhoods A* designation permits low-rise development. Townhouses and low-rise apartment buildings (including stacked townhouses) are permitted in these areas. To ensure appropriate transitions in built form to low-scale areas outside the Focus Area that are designated *Neighbourhoods*, the proposed Secondary Plan reflects a height limit of 11 metres along most of the eastern, western and northern edges of the Focus Area. Where development in *Neighbourhoods A* abuts the rear property line of a property designated *Neighbourhoods*, the Plan limits the building types to be no more intense than townhouses. The detailed design of these residential units, like all future development in the area, will be determined through applications for rezoning, Plan of Subdivision, and Site Plan Approval.

As requested by City Council, staff have reviewed the development closest to the stable residential communities east and west of Lawrence Heights with respect to transition in scale and built form. Staff also considered input from ongoing community engagement. To address these concerns, mid-rise blocks in the Focus Area are subject to policies directing transition in scale of built form. Policies address development where low-rise built-form co-exists on a block with mid-rise development, to provide transition to nearby *Neighbourhoods A*. Furthermore, certain development blocks that the Revitalization Plan identified for mid-rise buildings have now been designated *Neighbourhoods A*. The proposed Secondary Plan contemplates townhouses or low-rise apartment buildings for these blocks, which do not abut the rear lot lines of properties designated *Neighbourhoods*.

Floor Space Index

Floor Space Index (FSI) expresses development density as a ratio of floor area to site area. The proposed Secondary Plan limits FSI within the Focus Area. One of the primary purpose of limits on FSI is to appropriately distribute residential units across the Focus

Area. In addition, there is a relationship between the FSI shown in the proposed Secondary Plan and the building typology. FSI in *Neighbourhoods A* is limited to 1.0. In *Apartment Neighbourhoods A*, limits on FSI range from 1.5 to 3.5, depending on the planned building type and site-specific circumstances, with the highest densities generally located in closest proximity to subway station entrances and along the Allen Road Corridor.

FSI in the proposed Secondary Plan excludes the floor area of City-owned and non-profit community facilities and is calculated net of parkland, Primary Streets and existing Local Streets. Site area of new Local Streets is included in the calculations of lot area so as not to discourage the conveyance of Local Streets to the City.

Outside of *Neighbourhoods A*, FSI applies to broad areas and is not a site-specific development control. In association with the proposed Secondary Plan's development strategy discussed later in this report, the FSI limits effectively require comprehensive planning of development blocks that are in close proximity to each other. The FSI limits are a maximum. All development will also need to comply with built form policies and meet the proposed Urban Design Guidelines.

Urban Design Guidelines

The Lawrence-Allen Urban Design Guidelines are a place-making tool consisting of a set of written guidelines, illustrative plans, diagrams and images of buildings and places that demonstrate preferred urban design relationships and support the overall vision for development of parks-focused communities. The Urban Design Guidelines are attached to this report as Attachment 6 and are available electronically at: http://www.toronto.ca/planning/pdf/lawrenceallen_udg.pdf

The Urban Design Guidelines apply to development on all lands within the Secondary Plan Area with emphasis on the Focus Area where intensification and investment will be concentrated. The Urban Design Guidelines will ensure that new development is consistent with the built form policies of the Official Plan and the proposed Secondary Plan. The guidelines will provide direction to developers, architects, planners and landscape architects in the design of new development proposals and provide direction to City staff in their review of development proposals. The guidelines will be complemented by a Public Realm Master Plan that provides direction for development of a green, cohesive and high quality public realm.

The Lawrence-Allen Urban Design Guidelines are formulated to ensure a coordinated approach to the form and organization of future development and to answer issues raised through the community consultation process, including concerns about improving personal and community safety, accessibility, building shadow impacts and the provision of public art. The guidelines provide design direction for how buildings and the space between buildings are organized and designed to create a revitalized community with a positive urban environment and community identity while respecting the scale and character of the stable residential neighbourhoods that surround the areas of intensification.

The guidelines include general built form guidelines applicable throughout the Secondary Plan Area, and guidelines for building location, organization and massing by block type (low-rise, mid-rise, and tall building blocks) within the Focus Area. The guidelines also provide information about and direction for the appropriate forms of development. This includes the siting, construction, and design of low-rise, mid-rise, and tall buildings within the Focus Area and requirements for landscaped courtyards that provide well-proportioned, landscaped outdoor space within development blocks. Special areas with unique development challenges or opportunities are identified, and direction for their design and development is included within the guidelines. As development proceeds over time, it is anticipated that other special areas within the Secondary Plan Area may be identified, and additional area specific guidelines will be developed and added to the Lawrence-Allen Urban Design Guidelines.

Staff recommend that City Council adopt the Lawrence Allen Urban Design Guidelines.

Municipal Servicing

Municipal Servicing Infrastructure

The proposed Secondary Plan includes policies to ensure that intensification in the Secondary Plan Area does not proceed without investment in servicing infrastructure that is needed to support both existing and new development. Policies require that new development in the Secondary Plan Area be supported by upgrades to the municipal servicing infrastructure and that new infrastructure be constructed cost-efficiently. For this purpose, infrastructure analysis associated with development proposals will be required to consider both the proposed development and future development provided for by the proposed Secondary Plan.

A comprehensive analysis of existing infrastructure conditions in the Secondary Plan Area assessed the water distribution system, sanitary sewers, storm sewers, and storm drainage. The proposed Secondary Plan has been prepared with the support of an existing infrastructure analysis and an Infrastructure Master Plan (IMP), with conclusions summarized below.

Infrastructure Master Plan

The Lawrence-Allen Infrastructure Master Plan is one of the most comprehensive infrastructure master plans that has been developed to support a Secondary Plan Area within the City of Toronto. The IMP was developed by MMM Group Limited to provide an overview of the required water distribution system, storm drainage, sanitary drainage, stormwater management and public roads to support the proposed Secondary Plan. The IMP is integrated with environmental assessment principles and satisfies Phases 1 and 2 of the Municipal Class Environmental Assessment process. The Infrastructure Master Plan Report is attached to this report as Attachment No. 7 and is available electronically at: http://www.toronto.ca/planning/pdf/lawrenceallen_imp_sept2011.pdf. Copies of the IMP appendices are available to be viewed at the North York Civic Centre.

The municipal servicing requirements for the Focus Area were developed based on the 5,500-6,300 new market residential units reflected in the July 2010 Council endorsed LARP report. The proposed Secondary Plan is recommending a lower unit count for the Focus Area of 4,400 new units.

The IMP is a technical resource document that will be utilized by City staff and engineering consultants to strategically guide the planning and implementation of new municipal servicing infrastructure in the Lawrence-Allen Secondary Plan Area and upgrades to the existing municipal servicing external to the Secondary Plan Area. All new development proposals within the Secondary Plan Area will be required to submit a Functional Servicing Report. These reports will have regard for the IMP and identify the following:

- municipal servicing infrastructure within the lands subject to development proposal required to serve the proposed development;
- municipal servicing infrastructure within the lands subject to the development proposal required to support the overall future development levels anticipated in the Focus Area; and
- municipal servicing infrastructure outside the boundaries of the development proposal (both inside and outside the Secondary Plan Area) required to serve the proposed development, having regard for future development levels anticipated in the Focus Area when determining capacity.

Redevelopment of the Focus Area requires a planned and phased approach for its successful implementation. The IMP includes a detailed analysis of the most cost effective and efficient manner to implement the required servicing infrastructure within the phasing context that has been proposed for the Focus Area. Along with identifying the existing conditions and the phased/ultimate servicing requirements for the municipal servicing, a detailed order of magnitude cost estimate was developed to assist the City in the preparation of a financial strategy for this infrastructure.

It is recommended that City Council endorse the Infrastructure Master Plan as a technical resource to support the implementation of the proposed Secondary Plan.

Water Distribution

The existing water distribution system within the Lawrence Heights neighbourhood is sufficiently sized to meet the existing peak hour, maximum day demands, and the maximum day plus fire demands. The IMP has completed a water distribution model for the proposed intensification for the Focus Area. The model indicates that the proposed watermain system, in combination with the existing external water system, is sufficiently sized to accommodate the ultimate development levels provided for by the proposed Secondary Plan.

Storm Sewers

The existing condition survey identified a number of constraints within the existing municipal storm sewers for the Lawrence Heights neighbourhood. The IMP proposes the replacement of the local storm sewers as part of the redevelopment of the Focus Area.

The IMP also includes an analysis of the impact on the downstream storm sewers as a result of the proposed development levels. As a result of requirements of the Wet Weather Flow Master Plan/Guidelines that all new developments address the quantity and quality of stormwater discharges within the confines of individual sites, it is expected that rate of stormwater release to the external storm sewer system will be significantly reduced. Therefore, the IMP has recommended no upgrades to the external storm sewer systems for the intensification of the Focus Area

Toronto Water is currently conducting a Basement Flooding Study that encompasses most of the Study Area. It is anticipated that the study will identify the causes of basement and surface flooding and recommend solutions through a comprehensive Flooding Remediation Plan.

Sanitary Sewers

There are sections of external downstream sanitary sewers that are currently constrained under existing conditions. The IMP proposes that existing local sanitary sewers within the Focus Area be replaced as part of proposed redevelopment in the area. The IMP also identifies and recommends that additional sections of downstream sanitary sewers that are impacted by Focus Area redevelopment be upgraded to accommodate the proposed intensification.

Stormwater Management

The IMP has proposed stormwater management objectives and techniques within the Focus Area for the new road allowance cross-sections, development blocks and green spaces. A variety of stormwater management measures have been identified for each type of development that will ensure that each development site conforms to the City's Wet Weather Flow Management Master Plan and Guidelines. A specific stormwater management report and plan will be required for each development proposal.

Hydro Service

City staff have consulted Toronto Hydro staff in response to concerns raised by residents regarding reliability of Hydro Service in the Lawrence-Allen area and the capacity of hydro infrastructure to serve new and existing development. Toronto Hydro staff have advised that they log and investigate all electrical power outages in the city. Typical causes of outages include wildlife, weather, tree contact, and equipment failure. The Secondary Plan Area is served by three electrical feeders, and all three have experienced outages over the past three years. None of the outages have been due to inadequate capacity.

When an electrical feeder experiences multiple outages over a given time period, Toronto Hydro conducts a special analysis to determine root causes and ways to improve the feeder's reliability. Toronto Hydro has \$4.7 million of capital investment planned through 2013 to address the outages in and immediately surrounding the Lawrence-Allen area, as well as to improve reliability and operation.

Natural Environment and Energy

Sustainability

One goal of the proposed Secondary Plan is to foster sustainable development. The proposed Secondary Plan incorporates many policies that promote sustainable development at both a site-specific and community scale.

All development in the Secondary Plan Area will be required to meet the Tier 1 requirements of the Toronto Green Standard. TCHC, as one of the primary landowners in the Focus Area, has a strong track record of building green and sustainable buildings in other parts of the city. In addition, the proposed Secondary Plan encourages development to meet the Tier 2 requirements of the Toronto Green Standard.

Energy

The City of Toronto has established targets for city-wide reduction of energy use and greenhouse gas emissions. The scale of redevelopment contemplated by the proposed Secondary Plan creates particular opportunities for energy efficient development, renewable energy generation, and sustainable energy distribution. The presence of large non-residential land uses in the Secondary Plan Area, including Yorkdale Shopping Centre, Lawrence Square Shopping Centre, and Baycrest Centre for Geriatric Care, complement these energy opportunities. The proposed Secondary Plan encourages a range of renewable energy technologies and innovations in community energy. Development applications in the Focus Area will require an energy strategy to ensure that opportunities for energy efficient buildings and feasible ways to incorporate renewable energy generation and efficient energy distribution are explored early in the planning process.

Forestry

The proposed Secondary Plan includes a 30 - 40 per cent target for tree canopy coverage, matching the established City-wide target. The target will be achieved through planting along existing public streets and parks outside the Focus Area, planting in the new public realm of the Focus Area as new streets and parks are constructed, and securing tree plantings and conditions for mature tree growth in site plans for new development in the Focus Area.

Many existing trees will be removed as a result of redevelopment in the Focus Area. While this tree removal is unavoidable, it is anticipated that future tree canopy in the area will be enhanced. Using the development approval process to replace and increase the number of trees will result in a larger and healthier tree canopy comprising more biodiversity with several native tree species included. Street and site designs that provide for mature tree and root growth are very important in maximizing tree canopy. The Public Realm Master Plan will also include a strategy for tree planting to support mature tree growth.

The goal for the tree canopy is long term; it takes many years for newly planted trees to reach maturity. Existing trees will not be removed earlier than necessitated by the

redevelopment of the Focus Area. Individual applications for tree removals will be dealt with in accordance with City by-laws.

Mobility

Section 4 of the proposed Secondary Plan provides policies with regard to transportation, including a Transportation Master Plan, the Allen Road Corridor, public streets, walking and cycling, transit, and automobile traffic. The Lawrence-Allen area has seen little investment in its transportation or public realm infrastructure over the past 25 years. Despite the presence of many key pieces of transportation and transit infrastructure, the area today does not provide a full range of travel choices.

The proposed Secondary Plan focuses on creating a balanced transportation system to provide people with a range of viable travel choices --- walking, cycling, transit, and driving --- that are connected, safe, and convenient. A balanced transportation system will allow people to travel more easily between important destinations in the Secondary Plan Area and will better connect Lawrence Heights with the surrounding city fabric. Revitalization offers an opportunity to improve the transportation system gradually over time as new public and private development and investment occur.

Transportation Master Plan (TMP)

The proposed Secondary Plan is supported by a long-range comprehensive Transportation Master Plan that identifies transportation infrastructure required to serve existing and future development in the Secondary Plan Area. It will guide public and private investment in transportation infrastructure over time and provide high-level transportation policy direction. The TMP will also be used during the review of development proposals. The Transportation Master Plan is attached to this report as Attachement 8 and is available electronically at:

<http://www.toronto.ca/planning/pdf/transportation-masterplan.pdf>

The TMP addresses transportation elements such as Allen Road, public streets, pedestrians and bicycles, transit, auto traffic and parking, phasing and implementation, and includes an Environmental Assessment schedule. The TMP is integrated with environmental assessment principles and satisfies Phases 1 and 2 of the Municipal Class Environmental Assessment process. The remaining phases of the EA process will be satisfied for each EA project and/or through subsequent Plans of Subdivision.

To support development of the Transportation Master Plan, a number of comprehensive transportation studies were undertaken, which can be found on the City's website:

- Lawrence-Allen Revitalization Area Profile - March 2008
- Walking and Cycling Study - February 2009
- Existing Issues and Opportunities - August 2009
- Existing Transportation Inventory - August 2009
- Existing Traffic Conditions - August 2009
- Allen Road Technical Feasibility Study - August 2009
- Traffic Assessment for Emerging Preferred Plan - May 2010

- Transportation Master Plan - September 2011

Based on these extensive transportation studies, the Transportation Master Plan supports a proposed development scenario of up to 5,500 new market residential units built out gradually over the next 20 years, and that additional development of up to 6,300 new residential units will require continuous monitoring and study as development proceeds. The proposed Secondary Plan limits the number of new residential units in the Focus Area to 4,400.

Staff recommend that City Council adopt the Lawrence Allen Transportation Master Plan.

Allen Road Corridor

The Allen Road Corridor is a physical barrier that divides the Lawrence-Allen area. Its width, grade and elevation create a poor relationship with surrounding lands, and there are few crossing opportunities. The bridges and underpasses that do exist have safety issues for pedestrians and cyclists and provide poor access to the subway station entrances, which are located in the middle of the Corridor.

The revitalization of the lands surrounding the Corridor offers an opportunity to re-examine the role of Allen Road in the City's transportation system and improve its relationship with the neighbourhoods that surround it, unlocking re-development potential and improving the quality of life for people who live around it. The proposed Secondary Plan recognizes that the Allen Road Corridor is part of the public realm and includes policies to reintegrate it with the surrounding communities by creating public frontages along both the eastern and western edges and by defining it with buildings and parkland.

A preliminary technical feasibility study of possible improvements to the Allen Road Corridor was undertaken and the proposed Secondary Plan recommends that the Allen Road Corridor be the subject of a future detailed Individual Environmental Assessment (IEA) study. The City will undertake the first step in the IEA process and create a Terms of Reference (ToR) over the next year. To that end, the City recently selected a consulting firm to carry out the ToR as part of a competitive RFP process. When the ToR is completed, it will be presented to City Council for further discussion and direction.

The proposed Secondary Plan is a long-term plan that can adapt to a variety of potential future improvements to the Allen Road Corridor. Development in the Secondary Plan Area that is consistent with the objectives for the Corridor can proceed prior to the completion of any potential EA work.

Minor improvements to key areas along the Allen Road Corridor can also proceed prior to any potential EA work. To this end, and as directed by City Council, several immediate improvement projects are being initiated by the City at the Allen Road and Lawrence Avenue West intersections, outside the Lawrence West subway station, and

along Ranee Avenue, outside the Yorkdale subway station. City staff are finalizing design details of this work, which was authorized by City Council at its meeting of July 12-14, 2011. (Council decision: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2011.NY8.12>)

Public Streets

The proposed Secondary Plan and TMP propose a network of new and existing public streets that will provide improved connectivity and circulation for all users and that will be well-integrated with the surrounding network of existing public streets. Along with parks and open spaces, the public streets will form the physical structure of the Focus Area and the surrounding Secondary Plan Area.

The public street network in the Secondary Plan Area will be comprised of a legible hierarchy of street types – Allen Road, Major Streets, Primary Streets, and Local Streets. The proposed Secondary Plan includes a map of the existing and planned street network in the Secondary Plan Area. The public street network on the east side of the Focus Area consists of a more direct north-south Primary Street from Lawrence Avenue West to Ranee Avenue. At Lawrence Avenue West, Varna Drive will be realigned with Englemount Avenue. At Ranee Avenue, Varna Drive will continue further north around Baycrest Park to connect with Neptune Drive. This new public street will give the park a more public edge and improve safety, access, and visibility in and around the park. The Highway 401-Allen Road on-ramp currently located within the park may need to be redesigned to accommodate this street. There will be no new motor vehicle connections to Yorkdale Shopping Centre from Ranee Avenue or the new street around Baycrest Park. On the west side of the Focus Area, Marlee Avenue will be extended north from Lawrence Avenue West to Ranee Avenue. Flemington Road, the existing east-west Primary Street will continue to connect over Allen Road on Flemington Bridge. Blossomfield Drive, an existing street, will continue to function as a Primary Street.

Other existing Primary Streets in the Secondary Plan Area, such as Ameer Avenue, Ranee Avenue, and Neptune Drive are not planned to be widened, but may undergo streetscape improvements.

Transit

The Spadina subway line is the backbone of the transit system in the Secondary Plan Area, with two subway stations: Lawrence West and Yorkdale. The proposed Secondary Plan provides for development to create transit-supportive neighbourhoods with higher density, mixed-use buildings located in close proximity to subway stations and provision for direct and convenient walking and cycling routes between the subway stations and the surrounding neighbourhoods.

The Toronto Transit Commission (TTC) has initiated Station Improvement Studies for the Lawrence West and Yorkdale subway stations. These studies will provide recommendations to improve the subway stations and the public realm surrounding them to meet the following objectives:

- Integrate the subway station with the surrounding land uses, development, and

- community.
- Improve convenient, safe, and comfortable access to the subway station by walking, cycling, taxi, or bus.
 - Provide a high-quality, well-designed, attractive public realm in and around the subway station to promote way-finding and place-making.
 - Improve present and future transit operations of the subway station.

The TTC will be reporting to City Council regarding the study recommendations, which will outline a comprehensive program, including improvements to pedestrian conditions at the Ranee entrance to the Yorkdale subway station, and consideration of a reduced bus lay-by and widened sidewalk.

Walking and Cycling

The proposed Secondary Plan includes plans for pedestrian and bicycle routes. As revitalization proceeds over time, the public realm will be improved to create a new network of direct, convenient, and attractive walking and cycling routes. The proposed Secondary Plan gives guidance with respect to new public and private spaces that will be barrier-free and have high-quality design with excellent pedestrian and bicycle amenities.

The proposed Secondary Plan provides for two new multi-use pedestrian and bicycle trails along the Allen Road Corridor to provide north-south routes through the Secondary Plan Area and connect to the larger city-wide network. On the east side of the Allen Road, a linear public park will form a "Greenway". On the west side of the Allen Road, a publicly-accessible multi-use trail will be secured on private land through the development review process.

Improved Neighbourhood Connections

The proposed Secondary Plan provides for a network of public streets, parks, and pedestrian and cycling routes that will strengthen neighbourhood connectivity.

Existing neighbourhood connections at the west end of Rondale Boulevard, Ridgevale Drive, and Kirkland Boulevard currently do not permit motor vehicle traffic, and offer only limited walking and cycling access. Providing local street connections in these locations including motor vehicle access would strengthen neighbourhood connectivity. However, in response to concerns of some community members and to City Council direction, the proposed Secondary Plan provides policies to prohibit access for motor vehicles. Policies also guide the redesign and improvement of these connections for pedestrians and cyclists. The purpose of pedestrian and cyclist improvements is to create connections that knit together different neighbourhoods in the Secondary Plan Area, that encourage people to walk and bicycle more often, and that are safe and attractive with generous tree plantings, lighting, and benches.

Legal Services staff has confirmed that there are existing City-owned one-foot reserves that have not been dedicated for public highway purposes at the west end of each of these three streets. These existing one-foot reserves ensure that City Council has complete control over vehicular access to and from these streets and can continue to prohibit

vehicular access across the one-foot reserves. Accordingly, the Legal Services Division has advised that an easement agreement is not required to prevent vehicular access to these streets.

In addition, in the case of Rondale Boulevard and Kirkland Boulevard, the City also owns land to the west of the one-foot reserves that motor vehicles are not currently permitted to cross. At Rondale Boulevard, the City owns a parcel of land that extends from the western limit of the one-foot reserve to Varna Drive. This parcel of land originally formed part of Rondale Boulevard, but was closed as a public highway in 1962. At Kirkland Boulevard, the City owns a 12-foot-wide strip of land that extends from the western limit of the one-foot reserve to Varna Drive. This parcel of land was dedicated for public walkway purposes in 1959.

The proposed Secondary Plan specifically prohibits new connections for motor vehicles at Rondale Boulevard, Ridgevale Drive, and Kirkland Boulevard. Under the Secondary Plan, if City Council resolved to permit vehicular access across the one-foot reserves in the future, it would need to undertake an Official Plan Amendment (OPA). The OPA process triggers extensive legal requirements for public notice and community consultation. It also gives interested parties the right to appeal Council's decision to the Ontario Municipal Board. In addition to an OPA, Council would also need to pass a by-law to dedicate the one-foot reserves for public highway purposes.

Previous Council direction requested that city staff explore designating these one-foot reserves as part of the greenspace system in the City's Official Plan, as additional protection against future street connections for motor vehicles. The proposed Secondary Plan prohibits opening these neighbourhood connections to motor vehicles, and given their small land size, they do not substantially add to the proposed park system in the Secondary Plan. In staff's opinion, no further measures are required.

Auto Traffic Certification and Monitoring

Recognizing the long-term nature of revitalization and redevelopment in the Focus Area, the proposed Secondary Plan directs that a Transportation Monitoring Program be periodically undertaken to monitor development over time and associated transportation travel patterns and characteristics in the Secondary Plan Area. Program findings will form the basis of future comprehensive transportation analyses and inform periodic reviews of the Secondary Plan. In addition, the proposed Secondary Plan contains policies that require a qualified transportation professional to prepare a Traffic Certification as part of the Transportation Impact Study for each development to ensure that infrastructure improvements are in place prior to development and that there is sufficient transportation capacity available.

Liveability

Section 5 of the proposed Secondary Plan provides policies to ensure the replacement of Lawrence Heights' social housing in a way that will result in a mixed community. The Section also sets out the planned park system in the Secondary Plan area and provides for

the acquisition of parkland, the planning of community facilities, and the location of new schools.

Housing

Housing Revitalization and Mixed Communities

Redevelopment of the existing social housing is a significant undertaking. The proposed Secondary Plan policies provide clear direction regarding the redevelopment of Lawrence Heights to ensure the existing social housing is replaced appropriately and that existing tenants are protected and supported throughout the process. The policies also guide development of new rental and ownership housing in the area.

The revitalization will involve the demolition and redevelopment of 1,208 social housing units with over 3,500 residents. The existing social housing is in poor physical condition and comprises a mix of detached and semi-detached houses, townhouses and low-rise apartments. Over half the units contain three, four or five bedrooms, providing housing for a variety of household sizes, from singles to large families. All the units are rent-geared-to-income (RGI), which means that rents are subsidized so that tenants do not pay more than 30% of their income on rent. Revitalization will allow the housing to be improved and modernized. Revitalization will provide the opportunity to change Lawrence Heights from a homogeneous, isolated neighbourhood to a socially mixed neighbourhood, inclusive neighbourhood with housing for a mix of different household sizes and incomes.

Social Housing Replacement

A key commitment of the proposed Secondary Plan is the full replacement of all existing social housing units. Policy 3.2.1.7 of the Official Plan requires that where social housing properties are redeveloped, replacement of the same number of social housing units with similar rents and a tenant relocation and assistance plan will be secured. The proposed Secondary Plan augments the Official Plan framework by including housing policies that address the unique character of the Lawrence Heights redevelopment. Redevelopment of existing social housing will require the replacement of the same number of units by bedroom type, meaning that a 3-bedroom unit will be replaced with a 3-bedroom unit, a 4-bedroom unit with a 4-bedroom unit, and so on. New social housing units will generally be of a similar size as the units they replace. Smaller replacement units will be considered where it is demonstrated that design efficiencies will provide similar functionality to larger existing units.

Lawrence Heights is unique for a social housing development with respect to the character and number of single-detached, semi-detached and townhouse family housing units that exist on the site. The replacement of this housing in its current form will hamper TCHC's ability to revitalize this community. However, preserving the attributes that make this type of housing a valuable resource – such as the provision of private front and back yard outdoor space, easy access to and from units, accessible design, and sufficient interior space for large families – will be a priority. All existing grade-related units will be replaced with new grade-related units. New grade-related units may take the

form of conventional townhouses, stacked townhouses, or townhouse style units on the ground floor of mid-rise or tall apartment buildings.

To ensure the existing low-rise character of the social housing is preserved in the revitalized Lawrence Heights, at least 25% of the grade-related replacement social housing will be in typical townhouse or other house form buildings. This will provide for a mix of housing forms to accommodate different types of households and household needs.

Replacement social housing units will be secured as social housing for a period of at least 25 years, which means no application can be made to demolish or convert to non-social housing purposes (such as condominium tenure) during this time. After the 25 year period has expired, the units will continue to be social housing, but Toronto Community Housing would have the right to apply to convert or demolish the units. However, any such application would have to meet the requirements of provincial social housing legislation, the City's Official Plan and Secondary Plan housing policies, and any related by-laws, in place at that time.

To provide greater flexibility and allow for a mix of housing tenures within new residential buildings, individual units located in a registered condominium building may be purchased and owned by TCHC for the purposes of replacement social housing. Condominium rental units do not provide the same degree of security of tenure for tenants as do conventional rental units, nor do they meet the same policy standard for replacement social housing, as the City is not able to secure the unit for on-going social housing purposes in perpetuity. To mitigate these issues, social housing replacement units located in condominium buildings are proposed to be secured for a period of at least 50 years, after which time City approval would be required to change the units from social housing tenure.

Tenant Relocation and Assistance

Revitalization will have a significant impact on the 3,500 tenants who currently live in Lawrence Heights. The City has long-standing policies and practices which seek to mitigate hardship caused by redevelopment of rental and social housing. The proposed Secondary Plan policies will ensure that tenants are informed and have the opportunity to be involved in every step of revitalization. Tenants of Lawrence Heights will continue to be tenants of the community during and after revitalization.

A key principle of the proposed tenant assistance policies is to provide for “zero displacement” of existing tenants by ensuring that tenants have the right to stay in their community during and after revitalization. Tenants will be given the opportunity to remain in Lawrence Heights during construction through temporary accommodation in existing vacant social housing units. While not all tenants may choose this option, it will allow tenants to stay in the community and not be temporarily displaced outside the community. All tenants will have the right to a new social housing unit in the revitalized Lawrence Heights.

Tenants will also be given assistance and supports with moving to temporary and new housing. The intent of the policies is to protect tenants as much as possible from additional challenges arising from revitalization. This is particularly important for tenants who are currently in an economically vulnerable position. Specific provisions for assistance will be secured, such as entitlement to movers; financial assistance to cover reconnection of utilities and other incidentals; and extended notice prior to having to relocate due to demolition or to occupy a new unit.

New Affordable Housing

The replacement of the existing 1,208 social housing units is a large and costly undertaking that will take considerable resources to complete. Policy 3.2.1.9 of the Official Plan requires that for large residential development on sites greater than 5 hectares, a minimum of 20 per cent of the new housing units constructed as a result of the density increase must be affordable.

Rebuilding the city's social housing stock is a significant public undertaking that is an important and unique role for TCHC. Despite an aging social housing stock, there are very limited funding programs from other levels of government to fund the rebuilding of older social housing at the scale of Lawrence Heights. Replacement of the existing social housing in Lawrence Heights will be funded through the sale and development of new market housing. As such, the proposed Secondary Plan policies will not require TCHC to construct additional new affordable housing beyond the replacement housing on the Lawrence Heights lands. The purpose of this is to ensure that TCHC can dedicate development revenue to the replacement of all social housing. Landowners outside of Lawrence Heights lands will still be required to fulfill the housing policies of both the proposed Secondary Plan and the Official Plan.

While it is not a requirement of development in the Lawrence Heights lands, the proposed Secondary Plan encourages the provision of additional new affordable housing. Given that revitalization will be an undertaking of twenty years or longer, it is expected that opportunities to create new affordable housing will arise and be explored over this period of time.

Construction Mitigation

The City's practice is that, where construction is proposed on sites with existing rental housing, a construction mitigation plan be submitted at each stage of development. Construction Mitigation and Resident Communication plans will be required that provide tenants and neighbouring residents with information and direct communication about the construction process, including construction timing and scheduling. Measures will be secured to maintain pedestrian and road access within the community and to local community facilities.

Family Housing

A mixed community is not only about a range of tenures and affordability, but is also about providing housing for a mix of different types of household sizes. The proposed Secondary Plan includes a requirement that at least 5 per cent of the new housing be

suitable for large households and contain three or more bedrooms. The replacement social housing will also include a significant number of three plus bedroom units. When coupled with new market family units, these will provide for a mix of housing throughout the Secondary Plan Area to accommodate a range of household types and sizes.

Parks

Planned Park System

The planned park system in the Focus Area achieves a number of objectives that improve the functionality and distribution of parkland in Lawrence-Allen. The proposed Secondary Plan doubles the existing amount of parkland and provides an opportunity to consolidate and redistribute land to create sizable park parcels that can meet a range of recreation needs and natural environment functions. The locations of planned parks are part of the basic physical structure of the neighbourhood planned in the Focus Area and provide community focal points and amenity. The planned parks also fit into the system of existing parks in the Secondary Plan Area to create a cohesive park system.

The plan for the Focus Area supports a network of parks of different types and sizes including a centrally located Community Park that will provide an anchor to the Community Commons and serve as a hub of social activity for Lawrence-Allen. The proposed Secondary Plan also includes a District Park, and Neighbourhood Parks that will be distributed throughout the community and will serve as focal points of attention and activity. A Greenway along the east side of Allen Road will serve as a north-south linear park that accommodates a trail for pedestrians and cyclists and provides connections within the larger community.

The 2010 Lawrence-Allen Revitalization Plan contemplated development potential on the southern portion of Baycrest Park, subject to parkland replacement. Council further requested that staff consider changes to Yorkdale Park that would include a pedestrian promenade with potential for retail uses. Community members generally expressed concern with these proposals at community engagement events in 2011, placing value on the parkland, and City Council requested in July 2011 that City Planning consider the elimination of the provision for residential and commercial development on this parkland. Furthermore, no clear opportunity has emerged to replace the parkland in the event of development. As a result, the proposed Secondary Plan maintains both of these areas as parkland.

Parkland Acquisition

The proposed Secondary Plan provides an opportunity to add new parkland to the Focus Area, as well as improve, consolidate and reconfigure existing parkland. The Official Plan prohibits sale or disposal of City-owned land designated *Parks and Open Space Areas*, unless exchanged for other nearby land of equivalent or larger area and comparable or higher green space utility. Over time, development of the new neighbourhood planned for the Focus Area will require land to be exchanged between the City, TCHC, and TDSB. To meet the intent of the Official Plan, the proposed Secondary

Plan requires that 4.35 hectares of existing parkland in the Focus Area be retained or replaced.

The Official Plan identifies Lawrence-Allen as an area of low parkland provision and the City's Alternative Parkland Dedication By-Law (By-law 1420-2007) applies to the area. The by-law provides a mechanism for the City to require increased parkland conveyance in the Focus Area as a result of development, to help address the low parkland provision in the area. The proposed Secondary Plan includes policies requiring the alternate rate for parkland dedication be met across the entirety of the Focus Area, rather than for each individual development parcel. This will allow the City to consolidate parkland into the planned park system over the course of redevelopment in the Focus Area.

Park Design and Programming

The Public Realm Master Plan will provide direction for the comprehensive planning and design of the park system. Individual parks will be designed and programmed at the time of their development and will be subject to community consultation and engagement. City Council has directed a steering committee be established to oversee the Community Park. The appropriate time for this would be after parkland for the community park is acquired and design has commenced.

The City will also seek to improve the safety, accessibility, visibility, use and amenity of existing parks throughout the Secondary Plan Area, including the enhancement of Baycrest Park as a District Park. The extension of Varna Road on the west and north side of Baycrest Park will contribute to this process by creating a public edge to the park, enhancing safety and access.

The Public Realm Master Plan will also assess and identify opportunities to improve existing parks within the Secondary Plan Area.

Community Facilities and Schools

Community Facilities

Community facilities include non-profit publicly accessible facilities such as public schools, child care, libraries, community recreation, and human service agencies (including health, employment and food security services). The proposed Secondary Plan treats this social infrastructure as an essential neighbourhood building block on par with 'hard' services like sewer, water, roads and transit.

While many of the current facilities in the area provide valuable services, the size and scope of facilities across the area have been recognized as inadequate. Access to current facilities is also an issue due to their geographical location and the limitations of the current transportation network. The proposed Secondary Plan identifies a series of community facility priorities, describes principles for the location of these facilities and sets out the framework for ensuring timely provision by linking facility implementation to the development review process. In addition, it includes policies for reviewing and updating priorities over time.

City priorities for new and renovated community facilities which are set out in the proposed Secondary Plan include:

- New, full-sized community centre with an indoor swimming pool.
- Facility renovations to the existing Barbara Frum Library.
- Non-profit child care centres.
- Non-profit community service space.

The proposed Secondary Plan provides for facility and school sites that are visible and accessible with strong pedestrian, cycling and transit connections on Primary and Major streets. Co-location of facilities is encouraged. Some facilities will be in the Community Commons, contributing to its role as a focal point of activity for the Secondary Plan Area. Others will be geographically distributed to broaden access for local residents. This includes the potential for facilities to be established in the base of new tall and mid-rise buildings throughout the proposed Secondary Plan area. To maximize the utility of outdoor recreational spaces, the proposed secondary plan and Community Services and Facilities Strategy directs that agreements be established between the City and the appropriate school board to permit school use of public parks as outdoor play areas and public access to school yards and other school facilities.

Community Services and Facilities Strategy

The proposed Secondary Plan directs the creation of a Community Services and Facilities Strategy. A Community Service and Facilities (CS&F) Strategy has been completed and will guide the implementation of this social infrastructure. The CS&F Strategy is attached to this report as Attachment No. 9 and is available electronically at: http://www.toronto.ca/planning/pdf/lawrenceallen_csf-strategy_oct2011.pdf

The CS&F Strategy complements the proposed Secondary Plan by providing a greater level of detail about characteristics of the community, facility priorities and implementation processes. The CS&F Strategy was developed by City staff in cooperation with Toronto Community Housing, school boards, residents and the Lawrence Heights Inter-Organization Network.

To better serve the northeastern portion of the proposed Secondary Plan area, City Council passed motions in both July 2010 and July 2011 encouraging community programming to be established at Sir Sandford Fleming Academy. The TDSB-owned site is currently being used by the TCDSB on a short term lease for the Beatrice Campus of Dante Alighieri Academy. The Community Services and Facilities Strategy encourages the TDSB, TCDSB and City staff to explore the feasibility of establishing community recreation programming at the school. The site is identified in the proposed Secondary Plan as a school site to allow for its future use by one of the school boards, subject to negotiations with the TDSB.

Other facility and service improvements expected in the neighbourhood include expanded human service agency space. Human service agencies are non-profit community-based organizations which provide a wide range of services. Organizations which have

identified potential future initiatives in the community include Unison Health and Community Services, which is examining the potential for a satellite space to complement their current facility, and the North York Harvest Food Bank, which has initiated a feasibility study to examine the establishment of a Food and Distribution Hub. The CS&F Strategy directs the TDSB and North York Harvest Food Bank to discuss the feasibility of incorporating such a facility into the redevelopment of the John Polanyi school site. The Strategy also directs appropriate City staff to coordinate with Unison to assist in securing future space for their satellite facility.

Staff recommend that City Council adopt the Community Service and Facilities (CS&F) Strategy.

Policies of the proposed Secondary Plan also direct preparation of a Social Development Plan, which is currently being developed by Social Development, Finance and Administration and TCHC, with City and community partners.

Schools

The proposed Secondary Plan identifies six school sites to address both existing and future school needs. Staff have also given consideration to existing schools outside the Secondary Plan Area, including the Dante Alighieri Academy. The Toronto District School Board (TDSB) and the Toronto Catholic District School Board (TCDSB) as well as the Ministry of Education have been active participants in the development of the proposed Secondary Plan through an Education Partnership Table, convened by City staff. Both school boards and the Ministry of Education have indicated that the proposed Secondary Plan provisions satisfy their school facility requirements.

The TDSB, an owner of five existing school sites in the Secondary Plan area, initiated an Accommodation Review Committee (ARC) in 2008 to look at the future opportunities for schools in the Lawrence Heights area. The ARC presented its recommendations in 2009. In June 2010, TDSB supported the Lawrence-Allen Revitalization Plan, noting its consistency with the results of the ARC. (The 2010 TDSB letter of support is attached to this report as part of Attachment No. 4.) Policies relating to TDSB schools in the proposed Secondary Plan and CS&F Strategy are consistent with the LARP. Since 2010, the TDSB has proceeded to implement the first recommendation of the ARC, most notably the relocation of students and staff from Sir Sandford Fleming Academy to the former Bathurst Heights Secondary School, since renamed John Polanyi Collegiate Institute.

The TCDSB does not own any sites within the Secondary Plan area and was not required to initiate an ARC process. However, TCDSB staff have played an active role in the development of the proposed Secondary Plan to ensure that student accommodation needs are met in the area. In June 2010, TCDSB identified its concern with the Lawrence-Allen Revitalization Plan, primarily due to their accommodation challenges for secondary school students. These issues have since been resolved. In September 2011, the Ministry of Education confirmed funding for a replacement of Dante Alighieri Academy with a new secondary school facility with sufficient capacity to serve existing

secondary school students and those generated by new development contemplated in the proposed Secondary Plan. The TCDSB has communicated its support in a letter noting that the Ministry's funding announcement, together with the designation of a TCDSB elementary school site, "addresses the Board's concerns with the proposed Secondary Plan for the Lawrence-Allen area." The TCDSB letter is attached to this report as part of Attachment No. 4.

The proposed Secondary Plan contemplates significant investment in school facilities in the area. The Ontario Ministry of Education and the school boards have agreed to participate in an ongoing coordinated review of school accommodation needs with the TDSB, TCDSB and French language boards over time to identify appropriate resources to support the accommodation of future enrolment growth. Policies in the proposed Secondary Plan encourage these reviews to coincide with the submission of major development applications throughout the Secondary Plan area. A letter from the Ministry of Education is attached to this report as part of Attachment No. 4.

It is anticipated that some new schools in the Focus Area will be integrated within the lower floors of mixed use buildings, which also include residential units and other community facilities. This is a model supported by both the TDSB and TCDSB and has been implemented in other parts of Toronto, such as North Toronto Collegiate Institute and Market Lane Junior and Senior Public Schools. It is an efficient use of land, which allows for increased open space. Co-location of facilities also makes it easier for family members of different ages and needs to access services. However, this is not a school model which currently exists in the Lawrence-Allen area, and some residents have expressed concerns. Policies in the proposed Secondary Plan and Urban Design Guidelines specifically address these concerns, with guidelines relating to entrances, parking, drop off facilities, playgrounds and other aspects of the site to ensure that schools have their own distinct identity and access, and are generally safe, attractive and enjoyable public spaces.

Making it Happen

Section 6 of the proposed Secondary Plan provides policies to implement the Secondary Plan over a timeframe of 20 years or more. The Section includes a number of policies that will ensure development does not outpace the investments in transportation, infrastructure, parks, community facilities and the public realm that are required to support a high quality of life in the area's neighbourhoods.

The proposed Secondary Plan policies require a comprehensive implementation approach that will encourage development at a manageable pace and ensure that financing is in place for the infrastructure necessary to support development. The development control framework will also strategically connect the implementation plans, guidelines and strategies.

Planning Regulatory Framework

The proposed Secondary Plan establishes a comprehensive planning framework for development and intensification, but does not put in place zoning or other approvals

required for development to proceed. These approvals must be achieved by development proponents through appropriate applications under the Planning Act.

The proposed Secondary Plan identifies the planning tools that will be utilized to review development proposals in the Focus Area. These include plans of subdivision, implementing zoning by-laws, and potential use of holding symbols on zoning pursuant to Section 36 of the *Planning Act*. Where development involves the demolition and replacement of rental housing, including the social housing in Lawrence Heights, the City must also grant approval under Section 111 of the *City of Toronto Act*.

As noted above, the proposed Secondary Plan is supported by a number of implementation plans, strategies and guidelines, including the Transportation Master Plan, Infrastructure Master Plan, Urban Design Guidelines, Community Services and Facilities Strategy and Public Realm Master Plan. These documents provide direction to City staff when evaluating development applications.

District-Based Development Strategy

The proposed Secondary Plan defines seven development districts in the Focus Area. The purpose of the development districts is to ensure that development is planned comprehensively, that necessary investment is made in infrastructure, facilities and the public realm, and that development proceeds in an orderly manner.

To permit the development provided for in the Focus Area, the proposed Secondary Plan requires concurrent applications for Draft Plan of Subdivision and for Zoning By-law amendments. Both applications must encompass all the lands of an individual development district and will be reviewed simultaneously, to ensure that zoning standards are appropriate for the configuration of the land parcels proposed by the Draft Plan of Subdivision.

The proposed Secondary Plan does not restrict the order in which the development districts in the Focus Area proceed; however, limitations on the phasing and sequencing of development may be determined through review of development applications. Development within the Focus Area will present a number of logistic requirements such as the relocation of TCHC tenants, construction of replacement social housing, assembly of parkland, delivery of community facilities, and construction of new transportation and servicing infrastructure while maintaining service. The Focus Area also requires investment in the public realm, public infrastructure, and community facilities to support intensification. Lands may not always be ready for development without public investment in the area. The proposed Secondary Plan provides for the use of a holding symbol (H) on zoning by-laws that permit development. Where the holding symbol is utilized, development may not proceed until City Council agrees that defined conditions have been met. Use of the holding symbol will ensure that development does not proceed prematurely or outpace required investment in infrastructure, facilities, and amenities.

Section 37

The proposed Secondary Plan relies on existing Official Plan policies regarding the use of Section 37 of the *Planning Act* to secure community benefits in exchange for an increase in the height and/or density of development permitted by the Zoning By-law. Section 37 will be used within the Focus Area to secure the terms of the replacement of social housing and tenant assistance, as well as public art on development sites. Outside the Focus Area, Section 37 will be used in accordance with the Official Plan, with reliance on community benefit priorities identified in the proposed Secondary Plan and having appropriate regard for the various implementation plans and strategies for the Lawrence-Allen area.

Real Estate Strategy

The majority of the property in the Lawrence- Allen Focus Area is owned by three major parties, the City, TCHC and TDSB. The draft Secondary Plan provides for the redevelopment of these lands in a way that requires the realignment and creation of new rights-of-ways, the relocation and expansion of parks and the relocation of schools into future development parcels. To implement the development pattern proposed by the draft Secondary Plan, numerous real estate transactions must be undertaken, including but not limited to road closings and conveyances, land exchanges, and operational management transfers.

The nature of these transactions and the parties involved will vary by each development district given the varied nature of the real estate holdings for each area. As development applications are submitted, Real Estate Services and Legal Services Divisions will work closely with TDSB, TCHC and City Departments to determine the best approach to implement the Secondary Plan through the various real estate transactions. The district focused real estate strategy will be coordinated with the planning approval process for each development district.

Corporate Update

This proposed Secondary Plan provides the planning framework to guide growth and change in the Lawrence Heights area over the next twenty years. A companion Corporate Overview Report from the Executive Director, Social Development, Finance and Administration will address broader revitalization implementation issues for Lawrence Heights and will be presented to Executive Committee at its January 3, 2012 meeting. The Corporate Overview Report will provide an overview of progress in four key areas of City interest when undertaking revitalization: a financial strategy; social housing Service Manager responsibilities; the Social Development Plan; and the Employment Plan. It will also incorporate responses to several directions to TCHC as requested by City Council in the July 2010 and July 2011 meetings.

Financial Strategy

As directed by City Council in July 2010, this report will include a financial strategy, prepared by the Deputy City Manager and Chief Financial Officer in consultation with the Executive Director, Social Development, Finance and Administration. In addition to the social housing revitalization and integration of new market housing within the study

area, significant reinvestment in city infrastructure and community facilities will be required. The financial strategy will outline a framework for City staff to follow when examining the infrastructure costs required to support the proposed Secondary Plan.

The Corporate Overview Report will provide an update on the ongoing refinement of preliminary order of magnitude costs for infrastructure that was undertaken in conjunction with all relevant divisions over the past year. The preliminary order of magnitude costs included costs for: road and above grade infrastructure; water, wastewater and below grade infrastructure; parks and community facilities. The preliminary estimates have been refined by City staff from the original sum of \$240 million outlined in the July 2010, Lawrence-Allen Revitalization Plan report, to approximately \$204 million over 20 or more years. The financial strategy will provide further detail and potential funding sources for these costs. The financial strategy will also identify a process whereby possible sources of infrastructure funding between the City, TCHC, and other orders of government may be identified. The development control provisions included within the implementation section of the proposed Secondary Plan will support the financial strategy by ensuring that development does not proceed until such time as the City is satisfied that infrastructure costs are appropriately addressed.

Social Housing Service Manager

The Corporate Overview Report will address the City's areas of responsibility as the social housing Service Manager. There will be a report back on the request for Ministerial consent to sell/lease TCHC lands, ensuring that service level standards for rent-geared-to-income units are maintained. The report will also address the details on tenant relocation and assistance provisions that TCHC will be required to submit to the General Manager, Shelter, Support and Housing Administration acting as Service Manager for approval. In addition, the report will discuss feasibility options for providing a variety of housing opportunities and tenure, including affordable housing, in the revitalized neighbourhood.

Social Development Plan

The Corporate Overview Report will address the current work by City and TCHC staff, and community partners, on the creation of a Social Development Plan. The Social Development Plan will provide a vision and strategies to support the community as Lawrence Heights transitions from a social housing to a mixed income, mixed use neighbourhood. The areas of focus include community connections, community services, community safety, housing, green space, environment and physical infrastructure, and employment. A resident-based Community Steering Community has been established and has prepared a draft Social Development Plan. Residents are currently providing outreach and seeking input from the broader community.

Employment Services Plan

Employment is a key factor in improving the quality of life for residents. Revitalization in Lawrence Heights provides an opportunity to support local hiring and provide employment supports to local residents. As part of the Social Development Plan, Toronto Employment and Social Services staff will prepare an employment services plan

that will incorporate their outreach efforts and work with residents, TCHC, and community agencies. The employment services plan will address: the needs of residents and ensure access to a wide range of employment services supports and benefits; the needs of employers and creating partnerships; and enhancing coordination between employment service agencies, networks and partners to plan, coordinate and deliver services effectively.

An interdivisional Lawrence Heights Project Management Team has been established to ensure a stream-lined, integrated work program between the proposed Secondary Plan and broader implementation areas and to contribute to the development of the Corporate Overview Report.

Current Development Applications

There are two significant applications for re-zoning within the proposed Secondary Plan boundaries.

Toronto Community Housing Corporation has submitted applications for Official Plan Amendment and Zoning By-law Amendment, Rental Housing Demolition approval and Draft Plan of Subdivision approval for lands in the northeast quadrant of the Focus Area. The applications cover 10.3 hectares and include the Ranee and Northeast Development Districts of the proposed Secondary Plan. The proposal involves the demolition of the existing 233 rent-geared-to-income units and development of 233 replacement rent-geared-to-income units, 1,046 new market residential units, and a 1.1 hectare public park, all within a realigned street network. At its meeting of July 12-14, 2011, City Council requested that City Planning work with TCHC to limit the scope of their first phase of development by focusing initial reinvestment to the two development blocks fronting the south side of Ranee Avenue. Review of this application will include additional community consultation. A Preliminary Report was considered by North York Community Council at its June 22, 2010 meeting:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2010.NY35.60>

2135335 and 2145072 Ontario Inc. have submitted an application to amend the Zoning By-law for 50 and 52 Neptune Drive. A Preliminary Report was considered by North York Community Council at its March 9, 2010 meeting:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2010.NY32.38>

The application proposes a 14-storey residential building on the east side of Neptune Drive, containing 155 units, including 24 rental replacement units and two levels of below-grade parking. The applicant has also submitted a residential rental demolition application for the 24 existing residential units. The proposed building would have a gross floor area of 12,868 square metres with a density of 4.5 times the area of the lot. A community consultation meeting has been held and a community working group established. Staff have identified a number of issues and have provided feedback to the applicant. To date the applicant has not submitted revisions.

Conclusion

The proposed Lawrence-Allen Secondary Plan provides the planning framework to guide growth and change in the Lawrence-Allen area and the Lawrence Heights neighbourhood that is at its centre. The revitalization of this area is a process that is anticipated to proceed over a period of 20 years or more. The proposed Lawrence-Allen Secondary Plan envisions a mixed-income, mixed-use neighbourhood which is park-centred, transit-supportive, and well integrated with the broader city. The proposed Secondary Plan is supported by a number of implementation plans, guidelines and strategies: Urban Design Guidelines, a Transportation Master Plan, an Infrastructure Master Plan and a Community Services and Facilities Strategy. The proposed Secondary Plan has addressed a full range of planning issues, it has built upon the synergies between different public and private investments and interests, and it has taken a sustainable approach to neighbourhood planning.

CONTACT

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Kyle Knoeck, Senior Planner
Tel. No. (416) 395-7116
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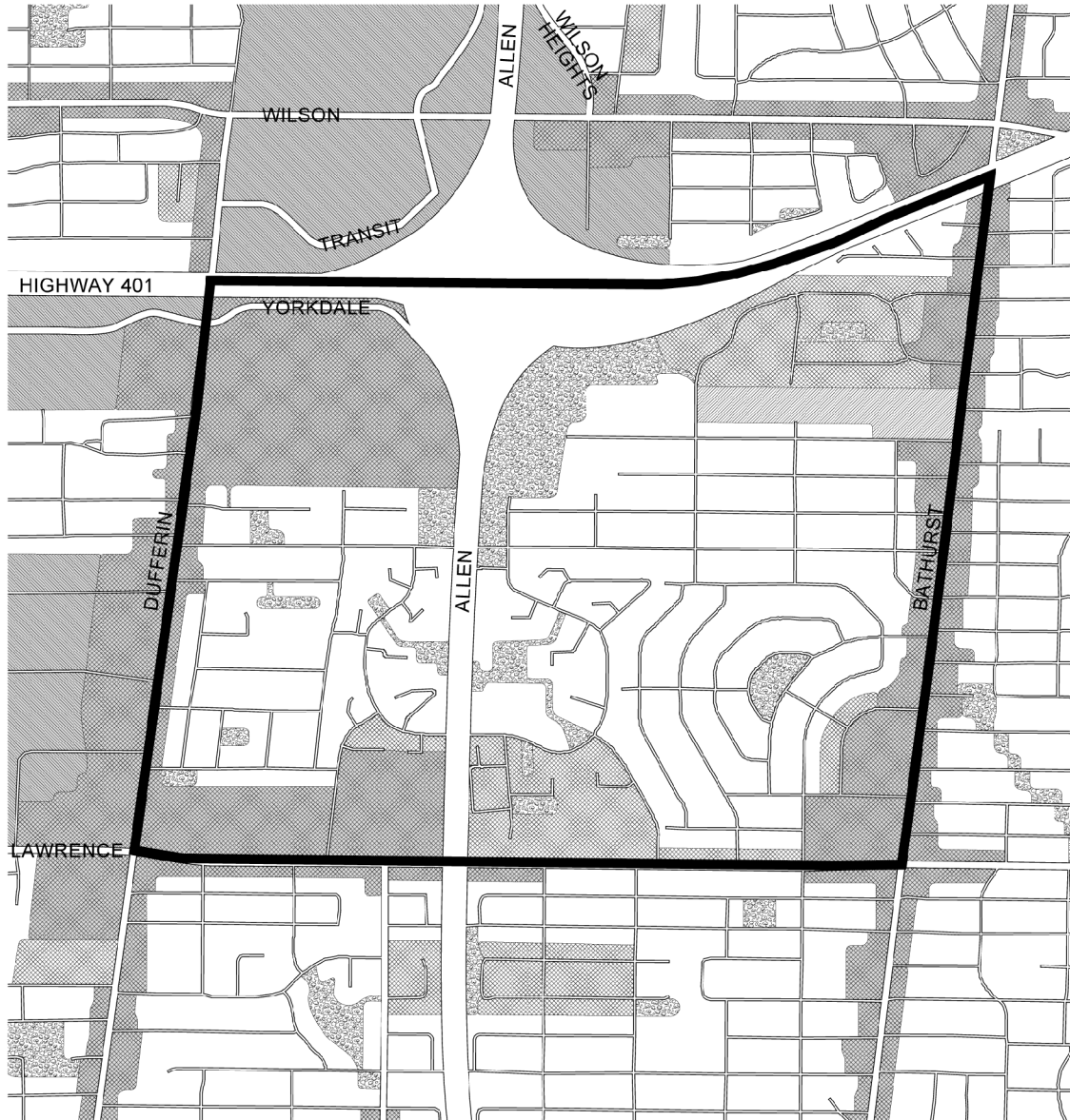
SIGNATURE

Allen Appleby, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Existing Official Plan Land Use Designations
Attachment 2: Lawrence-Allen Revitalization Project – Studies and Reports
Attachment 3: List of Community Engagement Events
Attachment 4: School-related Communications.
Attachment 5: Draft Official Plan Amendment
Attachment 6: Lawrence-Allen Urban Design Guidelines
Attachment 7: Lawrence-Allen Infrastructure Master Plan
Attachment 8: Lawrence-Allen Transportation Master Plan
Attachment 9: Lawrence-Allen Community Services and Facilities Strategy

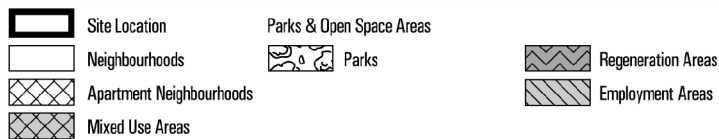
Attachment 1: Existing Official Plan Land Use Designations



TORONTO City Planning
Official Plan

Lawrence-Allen Secondary Plan Area

File # 08 167708 NPS 00 NZ




Not to Scale
10/11/2011

Attachment 2: Lawrence-Allen Revitalization Project – Studies and Reports

Studies and Reports supporting the Lawrence-Allen Revitalization Project were completed by City of Toronto Staff and a multidisciplinary consulting team led by planningAlliance. The consulting team also included: Arup, MMM group, LURA consulting, UMC, N Barry Lyons, Halsall, Corban and Goode, dmA, Ward and Associates and Dougan and Associates. These reports are all available on the project web site at: www.toronto.ca/lawrenceallen.

Final Reports

- Lawrence-Allen Revitalization Plan - June 2010
- Lawrence-Allen Revitalization Study - Final Consultant Report - December 2010

Transportation

- Transportation Master Plan - September 2011
- Transportation Issues and Opportunities – August 2009
- Existing Transportation Inventory – August 2009
- Existing Traffic Conditions - August 2009
- Traffic Assessment for Emerging Preferred Plan - May 2010
- Allen Road Technical Feasibility Study – August 2009
- Cycling and Walking Study – Main Report - February 2009

Infrastructure and Energy

- Infrastructure Master Plan – September 2011
- Existing Infrastructure Analysis – September 2009
- Community Energy Plan Technical Assessment – November 2010

Community Services and Facilities

- Community Services and Facilities Strategy – October 2011

Urban Design

- Urban Design Guidelines – October 2011

Cultural Heritage and Archaeology

- Stage 1 Archaeological Resource Assessment - January 2010
- Heritage Impact Statement And Cultural Heritage Resource Assessment - April 2010

Market Analysis

- Residential Market Analysis – May 2010
- Retail Market Analysis – December 2010

Background Report

- Lawrence-Allen Revitalization Area Profile - March 2008

Attachment 3: List of Community Engagement Events

In total, 30 events have been organized or co-organized by City Planning and held since 2008, involving over 3,200 residents and community stakeholders. In addition to these events, SDFAs has led an extensive engagement process towards the creation of the Social Development Plan. City staff has also participated in events organized by Toronto Community Housing, the TDSB, LHION and other organizations.

2008

1. May 13: Community Agency Meeting
2. July 3: Project Overview and Principles
3. July 16: Visioning Workshop
4. September 8: Community Advisory Group Meeting
5. September 13: Youth Event: 'Rebirth'
6. September 18: Community Agency Meeting
7. October 6: Community Advisory Group Meeting
8. October 16: Community Forum and Open House
9. October 19: Neighbourhood Tour - Energy
10. November 2: Neighbourhood Tour - Mixed Communities

2009

11. February 23: Community Advisory Group Meeting
12. March 2: Project Update and Open House
13. March 25: Project Update and Open House
14. June 10: Option Plans Open House
15. June 11: Option Plans Open House
16. June 16: Community Workshop
17. June 18: Community Workshop
18. June 28: Youth Event: 'Invite to Revite'
- Additional scheduled workshops cancelled due to labour disruption

2010

19. February 23: Community Open House – Emerging Preferred Plan
20. March 1: Community Workshop
21. March 8: Community Workshop
22. March 10: Community Workshop
23. March 19: Seniors Workshop
24. March 24: Community Workshop
25. April 15: Community Agency Workshop
26. April 21: Youth Workshop
27. April 27: Youth Workshop

2011

28. March 3: Community Forum - Buildings and Neighbourhood Design
29. April 28: Community Forum – Transportation, Transit and Infrastructure
30. June 2: Community Forum - Liveable Community: Parks, Community Facilities, Social Development, Employment and Housing

Attachment 4: School-related Communications

Ministry of Education Ministère de l'Éducation
Capital Programs Branch Direction des programmes d'immobilisations
21st Floor, Mowat Block 21^e étage, Édifice Mowat
900 Bay Street 900, rue Bay
Toronto ON M7A 1L2 Toronto ON M7A 1L2



September 29, 2011

Ms. Ann-Marie Nasr
Project Manager
Lawrence-Allen Revitalization Project
City Planning Division
5100 Yonge Street
Toronto, ON M2N5V7

Dear Ms. Nasr,

I am writing in response to your letter of July 25, 2011 regarding the Lawrence-Allen Secondary Plan and associated implementation documents.

We appreciated the opportunity to provide feedback on the documents. While it is not the role of the Ministry to comment on the appropriateness of a municipal revitalization plan, we recognize the City's involvement of school boards during the planning process. The Ministry is willing to participate in an ongoing review process of student accommodation needs in the area, as it would be beneficial to boards and partners in the redevelopment. This process, involving the City, the Ministry, and the four area school boards, would support the coordinated review of accommodation needs as the revitalization project unfolds.

We look forward to working with you in the future.

Sincerely,

A handwritten signature in blue ink that reads "Nancy Whynot".

Nancy Whynot
Director
Capital Programs Branch

cc: Gabriel F. Sékaly, Assistant Deputy Minister, Business and Finance
Division, Ministry of Education
Amy Olmstead, Manager, Capital Programs Branch, Ministry of Education



September 8, 2011

Mr. Allen Appleby
Director
Community Planning-North District
North York Civic Centre
5100 Yonge Street
North York, Ontario
M2N 5V7

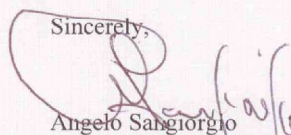
Dear Allen Appleby:

Re: Lawrence-Allen Revitalization Plan

I am pleased to inform you that the Ministry of Education has approved funding for the replacement of Dante Alighieri Academy at the main campus on Playfair Avenue. This funding will enable the Board to construct a new, state-of-the-art secondary school facility with sufficient capacity to serve existing secondary students as well as those secondary students that may be generated by new development in the Lawrence-Allen Revitalization Project as well as the larger Lawrence Heights community.

This recent funding announcement, together with the City's designation of Block 19 on the west side of Allen Road as a mixed-use block permitting the construction of a Catholic elementary school, addresses the Board's concerns with the proposed secondary plan for the Lawrence-Allen area. We look forward to meeting with City and TCHC staff to finalize the acquisition of the above-mentioned Catholic elementary school site.

The City's efforts in working with the TCDSB throughout the public consultation process and in facilitating stakeholder involvement are most appreciated.

Sincerely,

Angelo Sangiorgio
Associate Director of Planning & Facilities

Cc: Ann-Marie Nasr, Community Planning, LARP Project Manager

80 Sheppard Avenue East, Toronto, Ontario M2N 6E8 Tel. (416) 222-8282



Toronto
District
School
Board

5050 Yonge Street, Toronto, Ontario M2N 5N8 • Tel: (416) 395-8201 Fax: (416) 393-0600

CHRIS SPENCE
Director of Education

June 22, 2010

City of Toronto
North York Community Council Members
c/o City Clerk's Office
North York Civic Centre
5100 Yonge Street
Toronto, ON M2N 5V7

Re: Lawrence Allen Revitalization Plan

Dear Councillors:

In October of 2005, City of Toronto Council designated Lawrence Heights as one of 13 priority neighbourhoods targeted for infrastructure investment and community service improvements. The revitalization of this area and in particular, the Lawrence Heights community provides us with an opportunity to address the social, economic and educational changes that this neighbourhood needs.

As a former principal of Lawrence Heights Middle School I know this neighbourhood very well. There are good kids and educators here but they need better opportunities to develop their full potential. Revitalization is about giving them those opportunities.

The Toronto District School Board's Vision of Hope focuses on improvements on three key areas; student achievement; parent and community engagement; and financial stability. As part of that vision, we are committed to addressing the achievement gap currently faced by marginalized students such as many of those living in the Lawrence Heights Community.

A number of the facilities in the community today are old and underutilized. Students in the Lawrence Heights Community deserve better. They deserve green, sustainable and state of the art facilities with specialized learning spaces and enough students to provide programs with expert staff. Through our Better Schools Brighter Futures framework we will create those facilities in the Lawrence Heights Community.

Beginning in 2008, we reached out to the community through our Lawrence Heights Accommodation Review Committee (ARC). Parents, students, community members and board staff have come together and worked very hard to make recommendations. The recommendations of the ARC and the needs of the TDSB are reflected in the Revitalization Plan that is before you today. I am particularly pleased that the plan articulates our vision of schools as hubs of the neighbourhood and places where people from different communities can come together.

The TDSB has been working hand in hand with the City of Toronto and Toronto Community Housing throughout this process. I encourage all of you to support the report before you today.

We all need to continue moving forward together and investing in this community!

Sincerely,

A handwritten signature in cursive script that reads "Chris Spence".

Dr. Chris Spence
Director of Education