

# SUBMISSIONS | VISIONS AND MASTER PLANS

## Project Title

Lawrence Heights Revitalization  
Development Concept Plan

## Site

Lawrence Avenue West/Allen Road

## Project Team

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The Planning Partnership  
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Economics

Dillon Consulting

Transportation/Infrastructure/Sustainability

## Client

Toronto Community Housing



Concept Plan - Aerial View From The North

2009

TORONTO Urban Design Awards

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Constructed in the late 1950s, the existing form of this 100-acre neighbourhood illustrates the failure of the modernist planning ideology. Separate institutions, ministries and agencies had maintained that transportation, open space and buildings were mutually exclusive and could therefore be planned in isolation. As a result, Lawrence Heights is now physically and socio-economically disconnected from the urban fabric surrounding it. The alignment of the W.R. Allen Road (the former Spadina Expressway) further isolates residents - as the community is split in two.

The Concept Plan proposes a transit-oriented, mixed-tenure neighbourhood that replaces 1,208 rent-geared-to-income units within a new community of 8,000-9,000 units in a connected grid of streets and open spaces. Efforts to re-vision the community, with integrated planning ideas driven by community engagement, continue to be challenged by a legacy of inherited modernist planning ideologies. The Concept Plan optimizes existing subway infrastructure, concentrating density around two subway stations, while a proposed new Central Park crossing the Allen Expressway trench creates a new physical and symbolic link between the east and west sides of Lawrence Heights. Linear Parks run north from the Central Park and provide green links to the Yorkdale TTC subway station and beyond to Baycrest Park.



2009