Authority: North York Community Council Item 11:24 as adopted by City of Toronto Council on November 29 and 30, 2011

Enacted by Council:

CITY OF TORONTO

Bill No. 1423

BY-LAW No. --2011

To adopt the Lawrence-Allen Secondary Plan as Amendment No. 162 to the Official Plan for the City of Toronto.

WHEREAS authority is given to Council under the Planning Act, R.S.O. 1990, c.P. 13, as amended, to pass this By-law;

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act.

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The attached Amendment No. 162 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

2. This is Official Plan Amendment No.162

ENACTED AND PASSED this th day November, 2011.

FRANCES NUNZIATA, ULLI S. WATKISS
Speaker City Clerk

(Corporate Seal)
AMENDMENT NO. 162 TO THE OFFICIAL PLAN
Lawrence-Allen Secondary Plan

The Official Plan of the City of Toronto is amended as follows:

1. Map 16, Land Use Plan and Map 17, Land Use Plan are amended by re-designating parts of the lands in the Lawrence-Allen Secondary Plan area as shown in Schedule I, attached hereto, as follows:
   
   a) Apartment Neighbourhoods to Neighbourhoods and Parks
   b) Parks to Apartment Neighbourhoods and Neighbourhoods
   c) Neighbourhoods to Apartment Neighbourhoods and Parks

2. Chapter 6 is amended by adding Section 32, the Lawrence-Allen Secondary Plan, attached hereto as Schedule II.

3. Schedule 1 – Existing Minor Streets with Right-of-Way Widths Greater Than 20 Metres is amended as follows:
   
   a) change the planned right-of-way width of Blossomfield Drive from 23 metres to 27 metres; and
   b) add Flemington Road from Blossomfield Drive to Varna Drive, with a planned right-of-way width of 27 metres.

4. Schedule 2 – the Designation of Planned but Unbuilt Roads is amended by adding the following planned but unbuilt roads:

<table>
<thead>
<tr>
<th>Street Name</th>
<th>From</th>
<th>To</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Link</td>
<td>Intersection of Lawrence Avenue West and Englemount Avenue</td>
<td>Ranee Avenue east of Allen Road</td>
</tr>
<tr>
<td>New Link</td>
<td>Intersection of Ranee Avenue and Varna Drive</td>
<td>Neptune Drive</td>
</tr>
<tr>
<td>New Link</td>
<td>Intersection of Lawrence Avenue West and Marlee Avenue</td>
<td>Ranee Avenue west of Allen Road</td>
</tr>
</tbody>
</table>

City of Toronto By-law No. ~~~2011
Schedule 'I'
32. Lawrence-Allen Secondary Plan

1: GOALS AND VISION

The Lawrence-Allen area is a collection of neighbourhoods in northwestern Toronto located north of the intersection of Lawrence Avenue West and Allen Road. These neighbourhoods began to emerge from farmland in the 1930s and were largely built in the post-war era as a suburban community on the outskirts of Toronto. Today these neighbourhoods sit in the middle of a vibrant urban region.

The neighbourhoods in Lawrence-Allen are the home of a rich social fabric and many Torontonians find the area a desirable place to live. At the same time, there are a number of reasons why revitalization is needed.

The Lawrence-Allen area has seen relatively little recent investment. Despite the presence of many key pieces of transportation and transit infrastructure, the area does not provide a full range of travel choices. Neighbourhoods are poorly connected to each other and to the larger city. Additionally, the Lawrence-Allen area is part of a larger area identified as a priority for investment due to widening income gaps, unequal distribution of services and facilities, and concerns about community safety.

The strongest catalyst for revitalization is the potential for transformation of the Lawrence Heights neighbourhood – a community of social housing owned by Toronto Community Housing Corporation (TCHC) located in the centre of Lawrence-Allen. TCHC’s lands are interwoven with lands owned by Toronto District School Board and the City of Toronto, forming a resource of over 65 hectares of publicly-owned land. The neighbourhood today is the site of 1,200 rent geared-to-income social housing units and home to more than 3,500 residents.

Construction of Lawrence Heights was completed in 1950 and the new neighbourhood was largely greeted with enthusiasm. Over the years, the neighbourhood has provided homes to thousands of Torontonians who required access to affordable housing. Now and then, strong community networks have formed in the neighbourhood.

At the same time, a number of issues have confronted Lawrence Heights and its residents. There has been little investment in Lawrence Heights since its construction. The quality of the housing stock has deteriorated and the neighbourhood remains disconnected and isolated from the city around it. The public realm of Lawrence Heights, with buildings related to open spaces rather than street...