

Backgrounder

Lawrence Heights and area revitalization

- Toronto Community Housing owns and operates 1,208 units of rental housing in Lawrence Heights.
- Lawrence Heights was built in the mid- to late-1950s by the Canada Mortgage and Housing Corporation
- Lawrence Heights is located north of Lawrence Avenue West and south of Ranee Avenue on both the east and west side of the Allen Road
- Lawrence Heights is home to more than 3,500 people
- Lawrence Heights was selected for revitalization because of:
 - Unacceptable housing conditions: mouldy roofs, leaky plumbing, a complete lack of accessibility for seniors and parents, and expensive building systems like boilers that are nearing the end of their useful lives.
 - 1950s community planning that – though well intentioned – contributes to social and safety issues
 - Isolation from the surrounding community
 - Potential for better use of land that has gone completely untapped
 - Missed opportunities for partnerships with the school boards and the City to create better schools, recreation facilities, economic development and social services
- Key elements of the Lawrence Heights revitalization plan will include:
 - A phased approach that minimizes impacts of construction and relocation
 - A green approach that preserves Lawrence Heights' strong landscape heritage and its mature trees
 - Improving housing and community health through better and more efficient use of land – not loss or dispersal of rent-geared-to-income housing
 - Replacing any units of existing social housing that we close – as required by law
 - Tenants having the full right to return to the community
 - Toronto Community Housing co-ordinating moves and covering moving costs
- The team working with Toronto Community Housing is made up of experts and leaders in the fields of architecture, planning, urban design, landscape architecture, development and business planning, engineering and community engagement. The project manager and lead urban designer is Sweeny Sterling Finlayson & Co. Other firms that make up the team include GHK International Inc., N. Barry Lyon Consulting, Dillon, The Planning Partnership and Public Interest.
- The Lawrence-Allen Study Area includes approximately 850 acres land located on either side of the Allen Road.

- Up to 165 acres land – mostly in public ownership – could undergo physical change or redevelopment as a result of revitalization process. The table below summarizes the land.

Lands	Owner	Area (approximate)
Lawrence Heights housing	TCHC	60.6 acres
North Acres housing	TCHC	4.4 acres
Neptune Drive housing	TCHC	3.8 acres
Bathurst Heights Learning Centre	TDSB	12.1 acres
Flemington Public School	TDSB	6.1 acres
Lawrence Heights Middle School	TDSB	5.0 acres
Baycrest Public School	TDSB	5.4 acres
Sir Sandford Fleming Academy	TDSB	7.8 acres
Streets and Lanes	City of Toronto	23.0 acres
Lawrence Heights Community Centre	City of Toronto	1.3 acres
Baycrest Park	City of Toronto	23 acres
Varna Park	City of Toronto	0.8 acres
Yorkdale Park	City of Toronto	2.1 acres
Flemington Park	City of Toronto	8.6 acres
S/E corner, Lawrence Ave and Allen Road	City of Toronto	1.0 acre
TOTAL		165.0 acres

- About 17,000 residents live in the Lawrence-Allen Revitalization Study Area.
- The Allen Road divides the Lawrence-Allen Revitalization Study Area and the Lawrence Heights community. The Allen Road was the first segment of the Spadina Expressway, which was never completed. It functions as a high-speed link from Highway 401 to Eglinton Avenue West. There are only two places to cross the Allen Road between Highway 401 and Lawrence Avenue West.
- There are two subway stations in the Lawrence-Allen area – Lawrence West and Yorkdale.
- The consulting team working with the City of Toronto includes experts and leaders in the fields of architecture, urban design, planning, sustainability, transportation, engineering, energy, community engagement, landscape architecture, recreational and community facilities, and business planning. The project manager and lead urban designer and planner is planningAlliance, led by John Van Nostrand. Other firms that make up the team include: Lura consulting, Arup, MMM consulting, Halsall, Corban + Goode landscape architecture; dmA planning and management services, ward associates, Dougan + associates.

For more information:

Toronto Community Housing - www.torontohousing.ca

City of Toronto - www.toronto.ca/planning/north_york.htm