



West

Lawrence Avenue East: North Elevation



Left: Existing Condition Bird's Eye View from Southwest



East

Lawrence Avenue East: South Elevation

Figure 3.3: Characteristics of Sub Area 1, N.T.S.



the majority of lots are shallow in depth, whereas on the south side, lots are deeper (60-75 metres) (Figure 3.2). The residential blocks tend to be oriented east-west, with larger frontage and fewer access points to Lawrence Avenue. The east-west orientation of the residential blocks results in many low rise residential backyards abutting the property lines of lots fronting onto Lawrence Avenue East which may constrain future development.

SUB AREA 2: CENTRAL COMMERCIAL NEIGHBOURHOOD

The central stretch of the Study Area between Pharmacy Avenue and Crockford Boulevard is the commercial hub of the community. It has a wide range of retail commercial uses, with very diverse multi-ethnic businesses. The multi-ethnic diversity includes Lebanese, Syrian, Iranian, Egyptian, Afghan, Korean, Tamil, Indian and Chinese business establishments.

The lot depths vary along this sub-area, with generally shallow lots located on the south side of Lawrence Avenue and more varied but deeper lots on the north side of Lawrence Avenue. In general, the north side also has few residential backyards abutting the rear property lines (Figure 3.4).



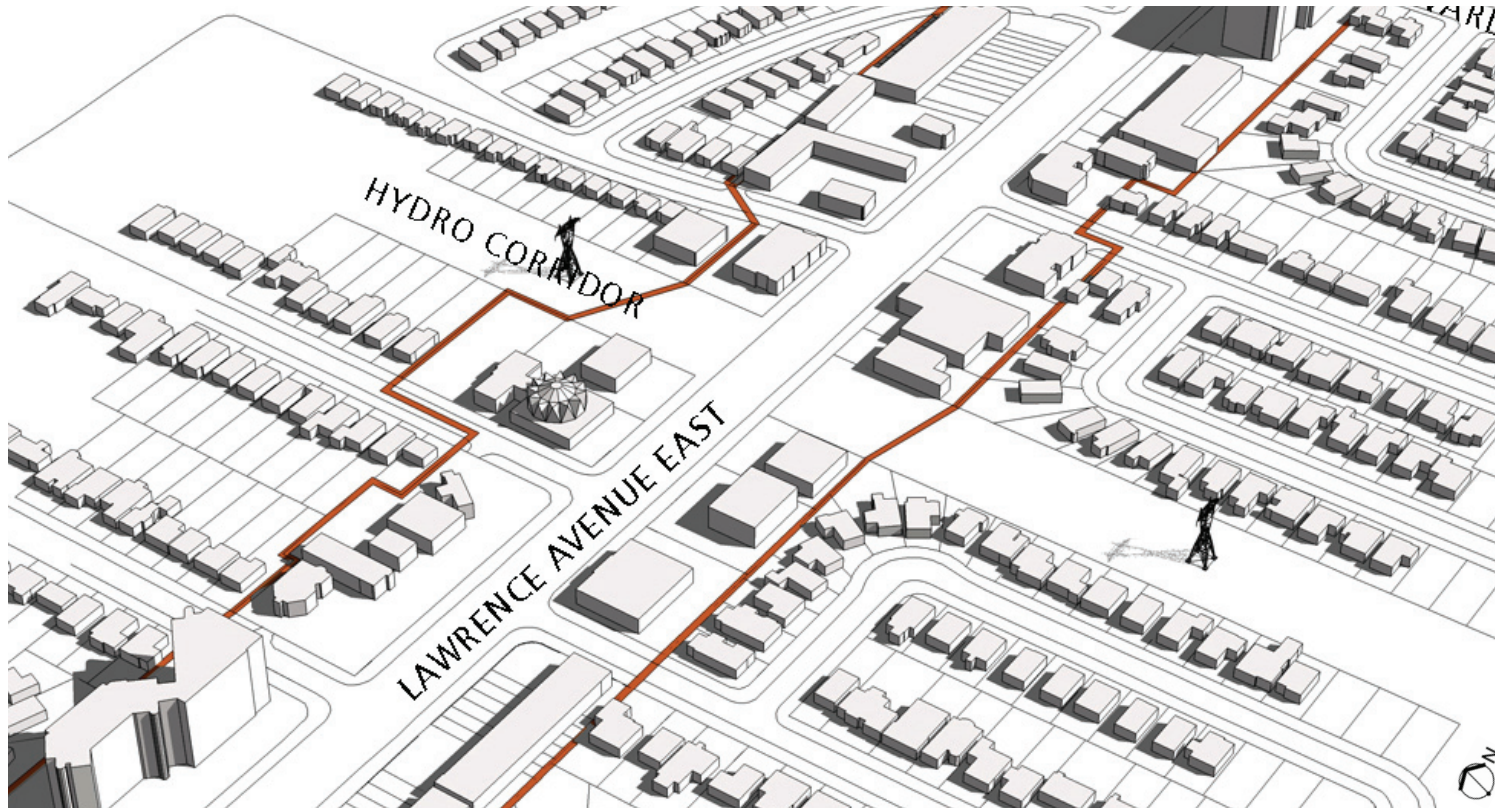
Photos: Business Signs Reflect Ethnic Diversity



West



Lawrence Avenue East: North Elevation (Partial)



Existing Condition Bird's Eye View from Southwest



East



Lawrence Avenue East: South Elevation (Partial)

Figure 3.4: Characteristics of Sub Area 2, N.T.S.

Lawrence Avenue between Pharmacy Avenue and Warden Avenue has no signalized intersections. The street represents a barrier between the two neighbourhoods to the north and south, partly because of its width, its lack of pedestrian amenity and lack of signalized intersections.

SUB AREA 3: EASTERN MIXED-USE NEIGHBOURHOOD

The eastern stretch of the Study Area, between Crockford Boulevard to east of Birchmount Road, contains the Wexford Employment District. This north-south belt of industrial lands creates a break between the residential neighbourhoods to the west and the east, and in the retail character of Sub Area 2. This sub-area is comprised of primarily low-rise industrial and retail buildings, with the exception of a high-rise apartment building at Birchmount Road (Figure 3.5). There are also several auto-related uses in this sub area. The lots fronting on Lawrence Avenue are large and typical of industrial land parcels, and back on to other industrial properties.



Photos: Auto-related uses in Sub Area 3