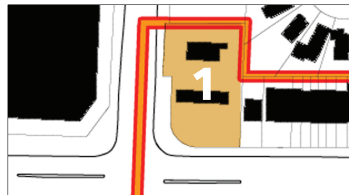


DEMONSTRATION SITE 1 Northeast Corner of Victoria Park Avenue and Lawrence Avenue East

F. S. I.	2.0	2.5	3.0
ALLOWED GFA	5,956 m ²	7,445 m ²	8,934 m ²
POSSIBLE BUILT FORM	<p>P L A N</p>	<p>P L A N</p>	<p>P L A N</p>
	<p>3 D</p>	<p>3 D</p>	<p>3 D</p>
	<p>S E C T I O N</p>	<p>S E C T I O N</p>	<p>S E C T I O N</p>



SITE PHOTO



EXISTING SITE, 2,978 m²



KEY MAP

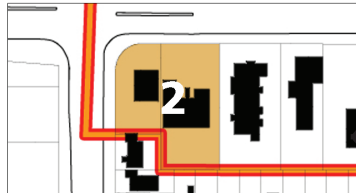
LAWRENCE AVE. E. STUDY DESIGN CHARRETTE, JUNE 16, 2007

DEMONSTRATION SITE 2 Southeast Corner of Victoria Park Avenue and Lawrence Avenue East

F. S. I.		2.0	2.5	3.0
ALLOWED GFA		7,492 m ²	9,365 m ²	11,238 m ²
POSSIBLE BUILT FORM	P L A N			
	3 D			
	S E C T I O N			



SITE PHOTOS



EXISTING SITE, 3,746 m²



KEY MAP

YOUNG+WRIGHT
ARCHITECTS INC.

Demonstration Site 3: Southwest Corner of Pharmacy Avenue and Lawrence Avenue East

Demonstration Site 4: Northeast Corner of Pharmacy Avenue and Lawrence Avenue East

The lands at the corners of the Lawrence and Pharmacy intersection at the west end of the Study Area, were chosen as Demonstration Sites 3 and 4. These sites contain a number of properties that illustrate several characteristics influencing redevelopment: small sites, shallow lot depth, corner lots, larger and deeper lots, and adjacency to low-rise, stable residential neighbourhoods.

The sites at the northwest and southeast corners represent the shallowest and the smallest properties in this area. The largest and deepest site is at the southwestern corner. The next largest site is located at the northeast corner.

Existing building heights and relationships, and potential development massing based on the urban design guidelines, are shown on the drawings.