

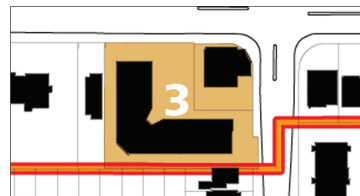
LAWRENCE AVE. E. STUDY DESIGN CHARRETTE, JUNE 16, 2007

DEMONSTRATION SITE 3 Southwest Corner of Pharmacy Avenue and Lawrence Avenue East

F. S. I.		2.0	2.5	3.0
ALLOWED GFA		14,690 m ²	18,363 m ²	22,035 m ²
POSSIBLE BUILT FORM	P L A N			
	3 D			
	S E C T I O N			



SITE PHOTOS



EXISTING SITE, 7,345 m²



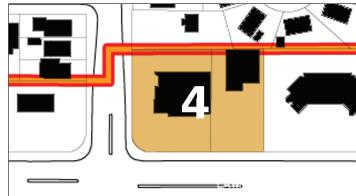
YOUNG + WRIGHT
ARCHITECTS INC.

DEMONSTRATION SITE 4 Northeast Corner of Pharmacy Avenue and Lawrence Avenue East

F. S. I.		2.0	2.5	3.0
ALLOWED GFA		8,814 m ²	11,018 m ²	13,221 m ²
POSSIBLE BUILT FORM	P L A N			
	3 D			
	S E C T I O N			



SITE PHOTO



EXISTING SITE, 4,407 m²



KEY MAP

YOUNG+WRIGHT
ARCHITECTS INC.

Demonstration Site 5: Northwest Corner of Birchmount Road and Lawrence Avenue East

Demonstration Site 5 is located at the east end of the Study Area at the intersection of Birchmount Road and Lawrence Avenue East. These lands are designated industrial and the lots fronting on Lawrence Avenue East are mixed-use.

- a) The northwest corner has a car dealership and a small bank building; and
- b) The southwest corner has a 13 storey mixed-use building.

These lands have the following characteristics: lots in single ownership which are large, wide and deep, and lands that can be easily assembled. West of Birchmount, the northwest corner lot also illustrates the development potential of lots between Crockford and Birchmount backing onto the industrial zone, thereby not requiring the angular plane limitations of lots adjacent to neighbourhoods.

The built form potential of these lots, upon application of the urban design guidelines, is illustrated in the Demonstration Site 5 figure that follows on the next page: the potential site plan and location of buildings; the site with existing buildings and height and massing of new buildings in cross-section.

